

## **COUNCIL CORRESPONDENCE UPDATE TO JANUARY 24, 2024 (8:30 a.m.)**

### **Correspondence**

- (1) 2 submissions, January 18 and 23, 2024, regarding Budget for Pickleball Facilities**
- (2) 8 submissions, January 19-23, 2024, regarding Proposed 2024 Budget**
- (3) 2 submissions, January 20 and 22, 2024, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023; and Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023 (2229 Folkestone Way) (Referred to the January 22, 2024 public hearing)**
- (4) January 20, 2024, regarding “Protection of 30 rental buildings in Ambleside”**
- (5) 4 submissions, January 20-22, 2024, regarding Various News Articles**
- (6) Howe Sound Trading Co. Ltd., January 22, 2024, regarding “Re: Automatic reply: Horseshoe Bay utility undergrounding.”**
- (7) HUB North Shore West Vancouver Liaison, January 23, 2024, regarding “Proposed bike lane on Cypress Bowl Road”**
- (8) Forest Enhancement Society of BC, January 26, 2024, regarding Forest Enhancement Projects**
- (9) Committee and Board Meeting Minutes – Lower Caulfeild Advisory Committee meeting January 31, 2023; Community Engagement Committee meeting November 8, 2023; Board of Variance hearing November 15, 2023; and Heritage Advisory Committee meeting November 29, 2023**

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

- (10) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), January 17, 2024, regarding “RESCHEDULED: Constituency Office Open House Postponed to February 22”**

### **Responses to Correspondence**

No items.

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, January 18, 2024 8:44 AM  
**To:** correspondence  
**Subject:** West Vancouver Budget 2024.pdf  
**Attachments:** West Vancouver Budget 2024.pdf

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



## WEST VANCOUVER BUDGET 2024

Mayor and Council,

We understand that the District of West Vancouver is undertaking engagement on its upcoming 2024 budget and we are pleased to provide inputs to your efforts. This letter is sent on behalf of the West Vancouver players within the North Shore Pickleball Club (NSPC). The three main points we would like to address are:

1. Our appreciation of Council & Staff addressing the needs of the pickleball community for facilities in West Vancouver and our availability to provide support.
2. The need to choose a budget option that will retain money for permanent pickleball facilities, and
3. The fast growth and popularity of the sport of pickleball.

First, we would like to extend our appreciation knowing that staff and council members in the DWV are expanding time, resources and budget to address the needs of the pickleball community. We understand that there are many competing issues that need tackling within a municipality, additional pickleball facilities being one of them. We applaud the creation of the Pickleball Advisory Roundtable and we are working closely with one of its members, Anne Watson, to ensure that our interests and needs are represented. Additionally, we are staying in contact with the West Van Players group to ensure that our common interests are presented in a coordinated fashion to the DWV. We welcome the opportunity to weigh in on future plans and any proposed changes prior to finalization. Thank you.

Second, we received confirmation that the DWV had allocated \$800,000 in last year's budget for the installation of new permanent pickleball courts to replace the loss of the courts from 29th Street. We urge council members to retain the budget allocation of \$800,000 to address the needs of the growing pickleball community and avoid the dilution of funds to other competing sports. If these funds are not retained, we must support a budget option in 2024 that ensures pickleball specific courts can be built in a central location away from residential neighborhoods which is accessible by foot, transit and bicycle, offers suitable parking and has access to bathrooms and water.

Finally, you may be interested to know pickleball is the fastest growing sport in North America. It is extremely popular because it is easy to learn, inclusive, and social. It is cost effective and provides an enjoyable means of exercise. It is a densified sport compared to tennis; 16 pickleball players can play in the same space as 4 tennis players. Pickleball is played by all ages, but the popularity among baby boomers is exponential. The demographic of WV is well suited to this ideal form of exercise and social engagement. Permanent outdoor pickleball courts will ensure the DWV will remain a vibrant city addressing the needs of their population in 2024!

Thank you for your consideration on behalf of the West Vancouver residents of the NSPC.  
Court Advisory Committee  
North Shore Pickleball Club

**From:** Ed Pielak <westvanplayers@shaw.ca>  
**Sent:** Tuesday, January 23, 2024 10:24 PM  
**To:** correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Budget 2024 for New Pickleball Courts

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January 24, 2024

Dear Mayor Sager and Council,

West Van Players seek your support for the expenditure of funds to construct new, dedicated, public, outdoor pickleball courts. In May 2022, Council promised four pickleball courts would be built as replacement for the 29<sup>th</sup> street courts that the District closed April 30, 2022.

Money is available to accomplish the construction of these courts. In the 2022 budget, Council approved funding of \$192,815 with augmentation by funding from the Community Amenity Contributions (CAC) fund of up to \$750,000 for building four dedicated pickleball courts at Hugo Ray Park. The final approved amount was \$800,000.<sup>1</sup>

Funds from the 2022 budget for courts were carried into the 2023 budget. At that time, the District estimated the capitol cost to construct four outdoor public courts to be approximately \$250,000. This cost was based on works undertaken by the District with the renovation of tennis courts. Costing was also based on having a suitable site with minimal geotechnical, environmental, or construction access issues.<sup>2</sup>

In the summer of 2022, District Parks staff conducted community engagement activities regarding the placement of courts at Hugo Ray Park. These courts were planned to be the replacement for the 29<sup>th</sup> Street pickleball courts.

The above plan was overturned by an announcement made at the April 3, 2023, Council meeting. Mayor Sager announced that the District had entered a partnership with Tennis BC to build an indoor community tennis hub at Hugo Ray Park. It would also include 6 indoor pickleball courts.

We believe it will be years before the Tennis BC hub and pickleball courts are constructed at Hugo Ray Park. With the huge increase in people playing pickleball, the District needs new courts now. Extrapolating from a 2023 survey, it is estimated there are 3,500 to 4,000 pickleball players in West Vancouver.<sup>3</sup> Currently there is only one temporary, outdoor, dedicated pickleball court in West Vancouver. Pickleball players are grossly under-served.

In the public in-person 2024 budget information session, held January 16, 2024, the District's Director of Financial Services stated that the \$800,000 has not been spent and is still available.

We request the Mayor and Council to:

- Include in the 2024 budget the \$800,000 available from the 2022 budget.
- Direct Parks staff to present plans to Council for the immediate construction of new, outdoor, public, dedicated pickleball courts.

**1** Council Report titled "Pickleball Update for Hugo Ray Park," May 12, 2022.

**2** Appendix A: Council report dated November 16, 2021, titled "Update on Pickleball Sport in West Vancouver," presented at the December 13, 2021, regular meeting of Council.

**3** Sport Information Resource Centre. May 1, 2023. Pickleball in Canada - January 2023 Survey.

Sincerely,

Edward Pielak,  
On behalf of the Executive, West Van Players

s. 22(1)

West Vancouver BC

s. 22(1)

#### **ADDENDUM:**

During the spring of 2021, the DWV Parks Department reduced the hours of play at the 29<sup>th</sup> St pickleball courts consequent to noise complaints from a few adjacent neighbours. This action led to the formation of the West Van Players. We are an advocacy group lobbying for more outdoor dedicated pickleball courts in West Vancouver and more indoor play time in the District's Community Centres. Membership of the WVP consists mainly of residents of West Vancouver. We have been working with the Parks Department to identify potential locations for new dedicated courts.



**From:** ADRA Ambleside Dundarave Residents Association <adrawestvan@gmail.com>  
**Sent:** Friday, January 19, 2024 1:04 PM  
**To:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Linda Watt;  
Budget; correspondence  
**Subject:** ADRA BUDGET 2024 SUBMISSION

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Dear Mayor and Council,

Thank you for the opportunity to comment on the 2024 Budget. This is really the first Budget under the full control of this new Council with a new Municipal Manager in place. ADRA Director, Graham McIsaac, attended the public input session held on January 16 and has reviewed the available information on the website (which is limited).

Comments on the DWV 2024 Budget processes:

**MEANINGFUL INPUT:** Without a full operating, utilities and capital budget at a more granular level, it is hard for organizations and members of the public to provide meaningful input. Setting priorities for the Capital Budget would benefit from resident input. Many times the priority of residents is on maintaining existing infrastructure rather than building new facilities. (eg at the January 16 meeting many commented on the poor state of sidewalks, creating a hazard for residents, especially the elderly).

**NEED TO EXTEND THE JANUARY 19TH DEADLINE:** The deadline for public comment is set for January 19, which is a mere one day after the second opportunity for public input. We would request that this be extended as this does not give the public much time at all to respond. This point was raised by a number of people at the meeting on January 16.

#### DWV BUDGET 2024

**OPERATING AND UTILITY COSTS:** As background, many residents of West Vancouver are seniors who have modest and fixed incomes. There has been a trend for a number of years for operating expenses and utility costs at the District to rise well above the rate of inflation. **This is not a sustainable model.** Although many seniors can defer their property taxes, seniors **cannot defer their utility bills** which are now a significant % of property taxes (approximately 50% of West Vancouver Municipal portion and 25% of total).

**TAX INCREASES ABOVE INFLATION:** Between 2017 and 2023 tax revenues, salaries & benefits and total operating costs are up around approximately 30%. This compares to inflation during this time period being approximately 20%. During the same time, the number of permanent employees of the District has risen by 6% while population has remained essentially flat.

The options presented at the meeting for DWV Budget 2024 show increases (excluding utilities) of Municipal Property taxes of between 7.65% and 11.28%. On top of this is a roughly 8% increase in utilities. As yet, increases in education, transit, metro taxes are not known but one can expect these also to increase beyond the rate of inflation.

All three options presented are well above B.C. Inflation for 2023 of 3.9% and forecast 2024 inflation of 2.5% to 3.0%.

While we understand the collective agreement negotiated settlements for union employees ws 5.0%, these proposed property tax increases are simply too high and continue the ongoing practice of Council approving annually, tax increases above inflation.

**ASSET LEVY:** A significant part of the increase relates to the ever increasing Asset Levy (**up from \$7.4 million in 2017 to proposed \$19.8 million in 2024**). An increase in Asset Levy taxes of between 4% and 6% considered for the 2024 Budget.

Points on the Asset Levy:

a) The Asset Levy was first introduced in 2015 when estimated optimal capital investment had increased from \$13.9 million to \$19.8 million per year.

- b) A more thorough explanation is required as to why every year, the increase in optimal capital investment significantly outstrips inflation resulting in an ever increasing Asset Levy?
- c) It is noted that for many years the DWV has grown its Cash and Investments and its Net Assets. At December 31, 2022 Cash and Investments (largely GIC's) stand at \$266 million compared to \$78 million as of December 31, 2017. Net Financial Assets stand at \$105 million at December 31, 2022 compared to \$23 million as of December 31, 2017.

It would seem that the DWV is taxing residents every year, taking their money to then hold it in growing Cash and GIC deposit balances with Financial Institutions. Based at current interest rates, the interest (at 4%) from the \$266 million along should amount to around \$11 million per year.

So it would perhaps be useful to consider how some of these funds, including some of the interest (not already included in the operating revenue) could be used to avoid further increases in the Asset Levy. Failing that, taxpayers need a far more thorough explanation of what these funds are for and then the expenditure is expected to be incurred.

In closing, we would refer you to the election commitment given by you, our Mayor and supported by most of the current Council during the last election in the fall of 2022:

*"Council will ensure that they take their responsibility for fiscal management seriously. All expenses will need to be fully justified to ensure value for taxpayers including a line by line analysis of dollars spent. With the assistance of a newly configured **Finance Commission**, we are confident that we can hold the line on expenses without impacting community services. With the prospect of a potential recession there has never been a more important time to have people with real experience setting the budget."*

We appreciate and thank Council for having spent much time reviewing carefully this budget. Unfortunately with no Finance Commission and Property Taxes continuing to rise faster than inflation, this appears to be a District "business as usual" budget with little difference from those presented by previous Councils.

ADRA urges you to extend the deadline for public input beyond the January 19 deadline. We also ask you to take a further, deeper look at the budget as presented. Expenditures should be reviewed as to whether they support the core responsibilities of the District (eg local service provision of clean water, sewer systems, parks, fire protection). Non essential expenditures should be considered for elimination (eg Heat Pump subsidies, EV's and related costs etc.) We would like you to examine how the current property tax increase as presented can, at the very least, be reduced to the rate of inflation.

Thank you all for your service to our community and for your consideration.

Respectfully submitted on behalf of the Ambleside and Dunderave Residents Association (ADRA),

Heather Mersey, President ADRA  
Graham McIsaac, Vice President ADRA  
c/o 772 20th Street  
West Vancouver BC

Please do not redact our information

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Visit our website: [ADRAwestvan.ca](http://ADRAwestvan.ca)



**From:** [REDACTED] s\_22(1)  
**Sent:** Friday, January 19, 2024 12:34 PM  
**To:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Cc:** Budget; correspondence  
**Subject:** 2024 District Budget  
**Attachments:** DWV Surpluses 2013-2022.pdf; DWV Net Financial Assets 2012-2022.pdf

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Mayor Sager and Members of Council:

I was very surprised to see the proposed 2024 Budget options, which included:

- a “Preferred Budget” with a 9.88% tax increase; and
- a “Best Practice Budget” with a 11.28% tax increase.

Before getting to the substance of the issue, I have to ask who on earth would consider an 11.28% tax increase as “Best Practice”?

A 2024 property tax increase within the range proposed is totally unacceptable.

The obvious issue is the proposed increase in the “Asset Levy” of 4% (under the “Minimum Budget”) or 6% (under the “Preferred Budget” and “Best Practice Budget”).

The proposed increase in the Asset Levy is in addition to the existing Asset Levy. The existing Asset Levy currently amounts to 17.7% of the Operating Levy, which reflects successive increases in the Asset Levy since 2016. In other words, even with no increase in the Asset Levy, 2024 property taxes would include an Asset Levy of 17.7%.

The rationale for the proposed increase in the Asset Levy is to “prioritize the urgency of replenishing asset reserves to maintain the current state of the District’s assets and prevent further degradation”.

This implies that the District has insufficient funds to maintain its existing assets, and that the problem of “deferred maintenance” is the result of a lack of financial resources.

Having reviewed the District’s audited financial statements for the last ten years (2013 to 2022), nothing could be further from the truth.

The attached two graphs were prepared from these audited financial statements. They illustrate how dramatically the District’s finances have improved over this period. In particular:

- the District has realized \$156 million of unbudgeted surpluses over this 10-year period, and
- the District’s net financial assets have increased from virtually zero 10 years ago to \$105 million at December 31, 2022.

At December 31, 2022, the District was holding cash and investments of \$266 million, an amount that I believe has increased since then. The December 31, 2022 figure represents an increase from the corresponding figure of \$70 million 10 years earlier.

Clearly, the issue of deferred maintenance is not a result of a lack of financial resources.

In its 2022-2026 Five-Year Financial Plan, the District incorporated an Asset Levy increase of 1% into each of the years from 2023 to 2026 “which will allow the District to continue building up capital funds in the asset reserves to catch-up with maintenance that has been deferred because of lack of resources or put on hold due to the pandemic and to reach the average amount required for infrastructure needs to prevent assets from failing”.

In the current Budget information, no explanation has been given as to why a planned increase in the Asset Levy of 1% for 2024 is now proposed to be 4% (“Minimum”) or 6% (“Preferred” and “Best Practice”).

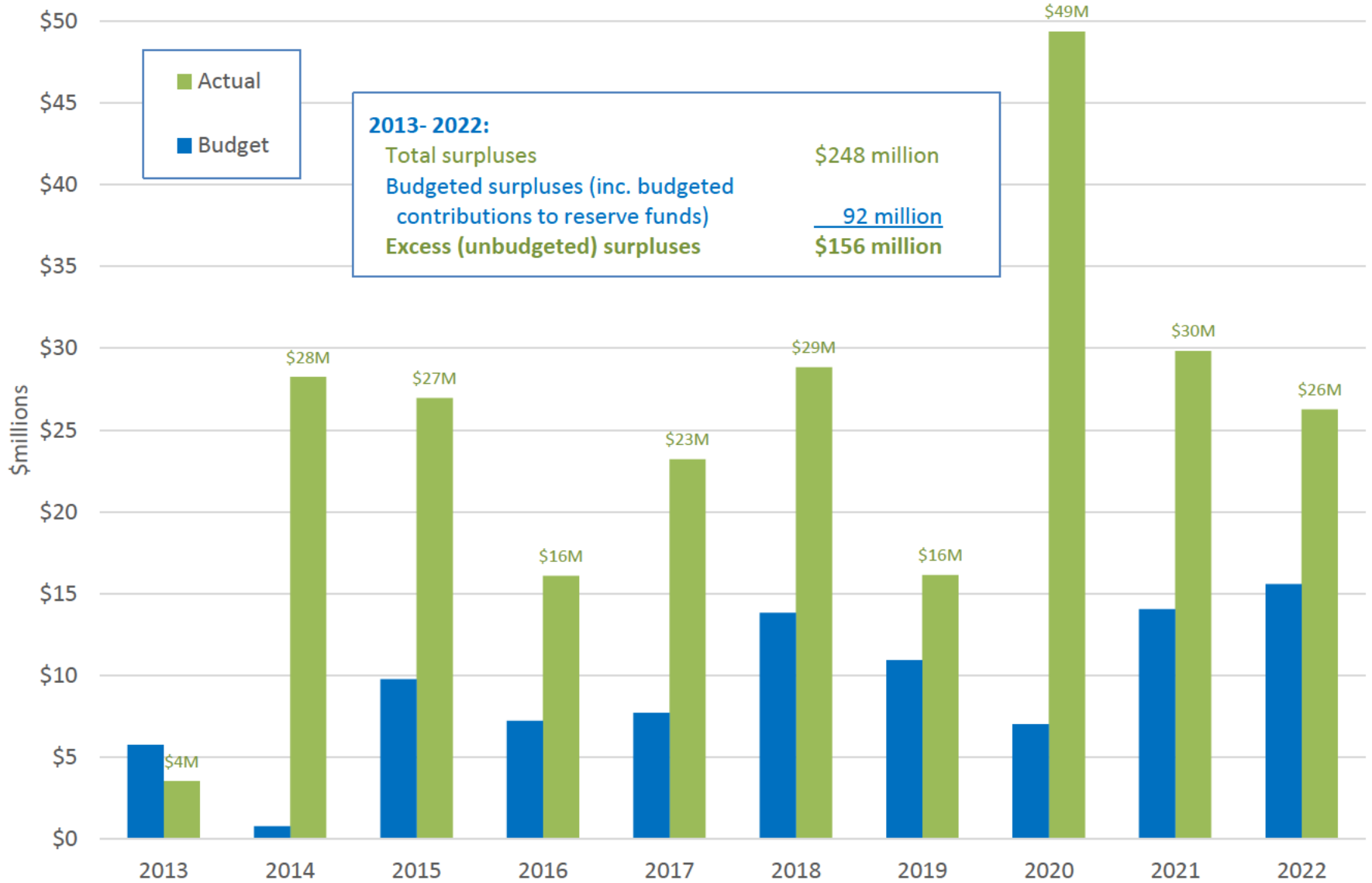
**Council should reject the proposed Asset Levy increase of 4% or 6% as being totally unacceptable. The 2024 Budget should include an Asset Levy increase of no more than 1%.**

I trust these comments will be helpful to Council in finalizing its 2024 Budget.

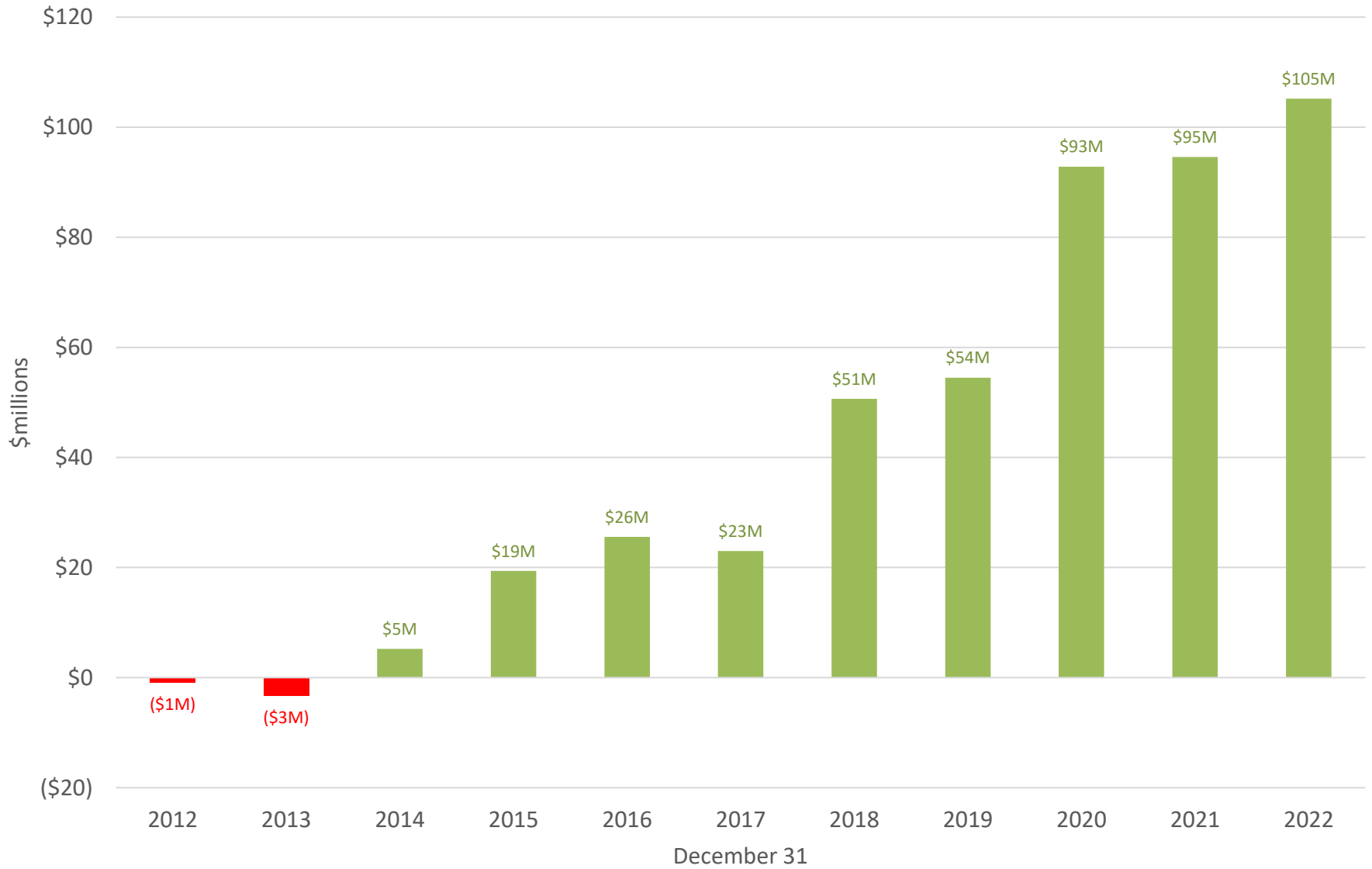
Respectfully submitted,

s. 22(1)

**District of West Vancouver  
Annual Surpluses**  
*(Source: Audited Financial Statements)*



**District of West Vancouver  
Net Financial Assets**  
*(Source: Audited Financial Statements)*



**From:** David Marley <domarley52@gmail.com>  
**Sent:** Friday, January 19, 2024 3:32 PM  
**To:** correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Cc:** Scott Findlay  
**Subject:** Proposed DWV budget for 2024  
**Attachments:** DWV Surpluses 2013-2022.pdf; DWV Net Financial Assets 2012-2022.pdf

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I have had the benefit of reading the accompanying submission to Mayor and Council. If the analysis is correct, and knowing as I do the man who produced it I would be very surprised if it is not, it appears that before the District's budget for 2024 is adopted Mayor and Council, as well as West Vancouver tax-payers, are owed an explanation concerning certain points raised by the submission, including but not limited to:

- 1) how has the District's budget forecasting these past ten years been so inaccurate that an astonishing \$156 million in "unbudgeted surpluses" has accrued?
- 2) given that the District has been accumulating these annual unbudgeted surpluses over these past ten years, why is it that various of its physical assets have been allowed to fall into disrepair?
- 3) as the District coffers are evidently awash in cash, with some \$105 million in net financial assets available as of December 31, 2022, why do staff continue to plead for more money to pay for annual operating costs and the necessary repair or replacement of various District-owned physical assets?

I am certain that I will not be alone in expecting Mayor and Council to insist on answers from staff to these and other questions before adopting the District's budget for 2024.

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

**From:** s. 22(1)  
**Date:** January 19, 2024 at 12:34:15 PM PST  
**To:** Mark Sager <mark@westvancouver.ca>, ccassidy@westvancouver.ca, ngambioli@westvancouver.ca, plambur@westvancouver.ca, ssnider@westvancouver.ca, sthompson@westvancouver.ca, lwatt@westvancouver.ca  
**Cc:** budget@westvancouver.ca, correspondence@westvancouver.ca  
**Subject:** Recall: 2024 District Budget

Mayor Sager and Members of Council:

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The rationale for the proposed increase in the Asset Levy is to “prioritize the urgency of replenishing asset reserves to maintain the current state of the District's assets and prevent further degradation”.

This implies that the District has insufficient funds to maintain its existing assets, and that the problem of “deferred maintenance” is the result of a lack of financial resources.

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Clearly, the issue of deferred maintenance is not a result of a lack of financial resources.

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In the current Budget information, no explanation has been given as to why a planned increase in the Asset Levy of 1% for 2024 is now proposed to be 4% (“Minimum”) or 6% (“Preferred” and “Best Practice”).



**Council should reject the proposed Asset Levy increase of 4% or 6% as being totally unacceptable. The 2024 Budget should include an Asset Levy increase of no more than 1%.**

I trust these comments will be helpful to Council in finalizing its 2024 Budget.

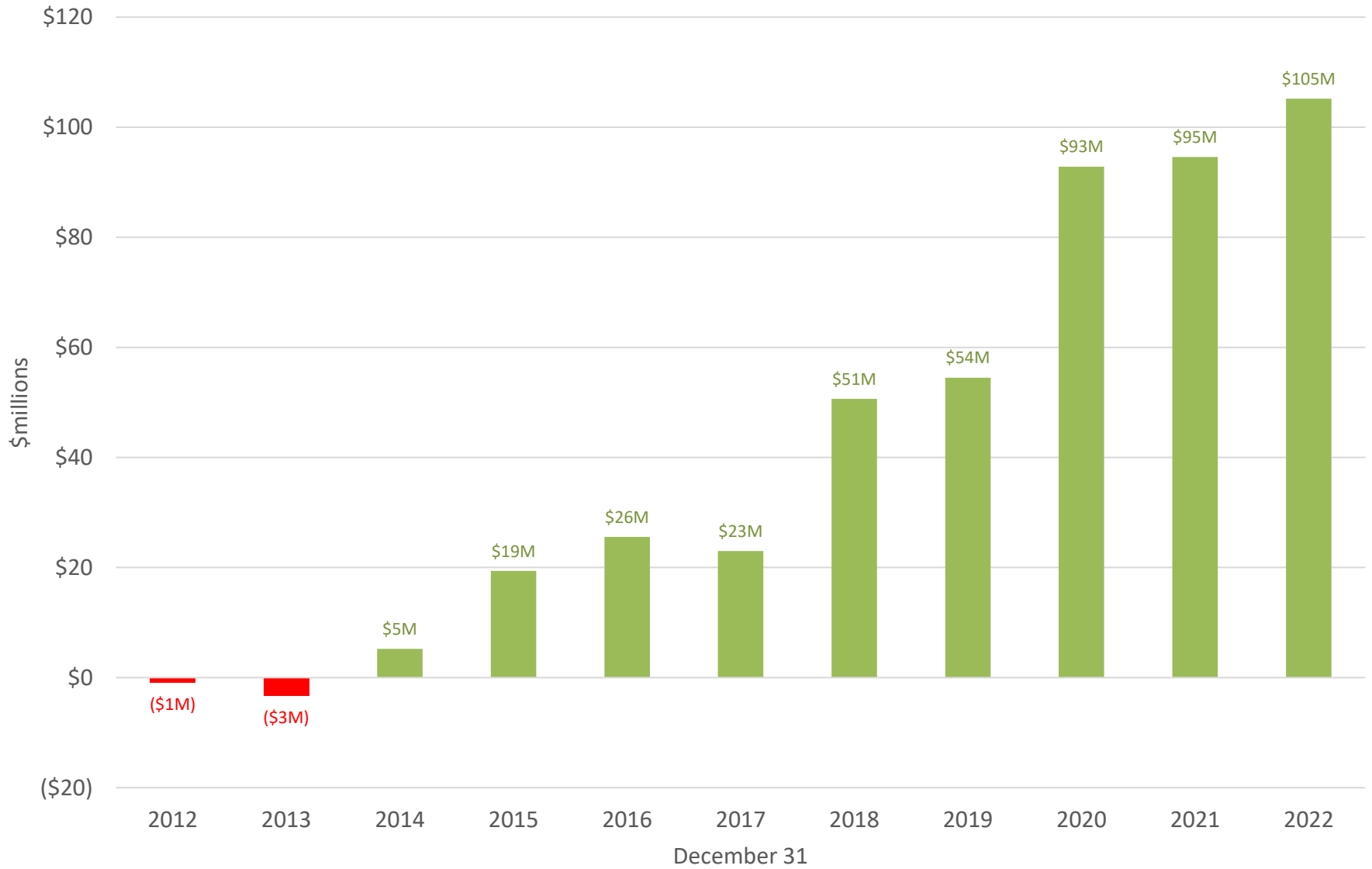
Respectfully submitted,

s. 22(1)

**District of West Vancouver  
Annual Surpluses**  
*(Source: Audited Financial Statements)*



**District of West Vancouver  
Net Financial Assets**  
*(Source: Audited Financial Statements)*



**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, January 19, 2024 5:14 PM  
**To:** correspondence  
**Subject:** FW: Budgeting to Prevent Non-Hazardous Tree Removals

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, January 19, 2024 1:24 PM  
**To:** budget@westvancouver.ca  
**Cc:** Mark Sager <mark@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Long, Ashley D WLRs:EX <Ashley.Long@gov.bc.ca>; McKay, Ariana WLRs:EX <Ariana.McKay@gov.bc.ca>  
**Subject:** Budgeting to Prevent Non-Hazardous Tree Removals

Good Morning,

Thank you for the opportunity to provide input on the proposed budget. I am writing with regards to the "Tree Management" line item described in budget presentations as budgeted money to speed up the permit process for "hazardous" trees. If this is meant to say, what it appears to say, which is that there is such an unusually large number of "hazardous" trees in West Vancouver that we need to first and foremost budget money to accommodate all the permit applications to cut "hazardous" trees down and fast, in my view, it is imperative that this assertion be substantiated because the FOIPPA records I have received indicate otherwise. There are ways to save money and the environment, and to use the Environmental Reserve money to diligently protect the environment.

WV would more than likely save money by simply enforcing the environmental laws for tree replanting

Based on FOIPPA records and firsthand observations, WV would be spending significant money to violate environmental protection laws under the "Tree Management" line item as it has been described in the presentations: to *speed up the permit process for hazardous trees*.

To the contrary, more than likely, WV could save money by simply enforcing the environmental laws that require *replanting of trees* when "hazardous" tree permit applications are made to the District.

Based on hazardous tree applications records received through FOIPPA, many of those applying for a hazardous tree removal permit, which is ultimately for aesthetics only, would not likely pursue the permit if they knew they would have to turn around and replace the tree with at least another tree, or multiple trees.

A line item for "Tree Management to Protect Our Healthy Trees" (and remove Tree Management to speed up permit application processes for "hazardous" trees)

Tree Management resources are needed to:

- *slow down* the current hazardous tree permit process to allow unbiased District Staff following environmental laws (i.e. the *Riparian Area Protection Act* which protects our creeks and the Feb 2023 Federal-Provincial Tree Protection Agreements, etc.) to assess if the tree is:



- actually hazardous (versus the hopes of an owner paying an arborist/tree cutting service to make this determination).
  - healthy and cutting it down would only serve the aesthetic benefit of an individual owner (which permit would be denied); or
  - hazardous but only due to actions taken by the owner creating a hazardous tree situation which can and must be remediated instead of cutting down healthy trees. One of many examples on file: the owner put in a wall of glass windows next to six healthy, environmentally protected trees and then successfully applied to have them cut down as hazard trees based on the trees' proximity to their new windows).
- *supervise* the cutting of any actually hazardous trees. Two examples of many on file: long standing healthy, environmentally protected trees' lower branches were successfully applied to be cut by new owners (other owners for decades had no problem trimming them) because they were technically 5-10' feet from a hydro line. However, the tree cutting service did not just cut the branches at issue, but instead effectively stripped all branches, and the cutting only stopped when Bylaw arrived; Gravel was dumped as documented in photographs and emails by myself in an environmentally protected area. Bylaw needs the time and resources to document environmental protected areas so that they can take action against violators with their firsthand records.

These are just a few examples. The number of times old growth trees/forest have been accidentally cut down and toxins dumped into WV creeks over the last ten years or so are well known and too numerous to describe here.

At the Budget Information meeting last night, the Finance Dept indicated that they heard loud and clear that WV residents, as they always have, prioritize the environment first, and want funds going to the Environmental Reserve to protect the environment.

Please:

- use budget resources to allow for assessment and enforcement protection of our beautiful environment largely from owners/ developers who don't know or understand the irreparable damage to the environment by cutting healthy trees; and,
- almost certainly *save money* by dissuading unwarranted hazardous tree applications by making it clear that replanting agreements per environmental laws will be enforced going forward.

Sincerely,

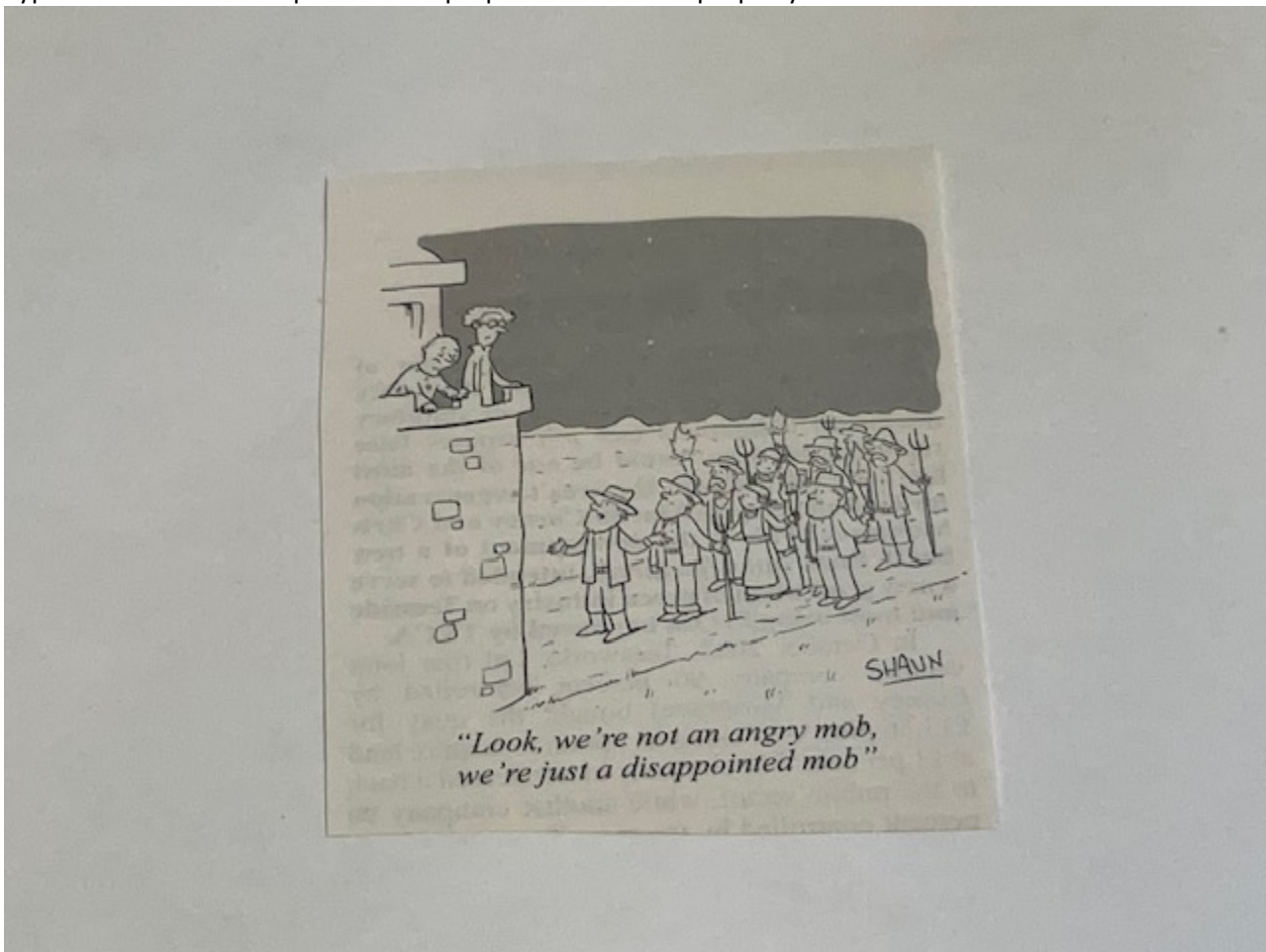
s. 22(1)

West Vancouver BC s. 22(1)

**From:** David Marley <domarley52@gmail.com>  
**Sent:** Friday, January 19, 2024 5:27 PM  
**To:** correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Cc:** Scott Findlay; News NS; Seyd Jane  
**Subject:** Proposed DWV budget for 2024 - A breach of promise?

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Typical West Vancouver protest over proposed increase in property tax rates.



Methinks I see the problem here: excessive deference or, more likely, complacency on the part of District tax-payers.

Albert Einstein correctly observed, "You cannot solve a problem from the same consciousness. You must learn to see the world anew." Exactly so!

During the 2022 municipal election campaign, mayoral candidate, Mark Sager, together with candidates running for a Council seat in close association with him, deliberately and effectively created the impression with DWV residents that, if elected, they would take a much more prudent and responsible approach to the spending of our tax-dollars and utility



fees on governance and thereby help alleviate the financial burden on residents and local businesses.

In particular, in his campaign literature, candidate Sager stated, "My Commitment to you: With a strong municipal council, I will ensure we take our responsibility for fiscal management seriously. As I did before in my service as Mayor, all expenses will need to be fully justified to ensure value for taxpayers, including a line by line analysis of dollars spent which I commit to personally reviewing...." So far, so good. However, as an old pol once observed, "We campaign in poetry, we govern in prose." Rather like courting and marriage.

In the 2022 election, mayoral candidate Sager and those council candidates running closely associated with him received an overwhelming vote of confidence, an electoral mandate to govern West Vancouver differently. Clearly, this was to include improved management of District spending and concomitant taxation rates and utility fees (insofar as the latter are under Council's control).

Now, with the District's first budget that you fully 'own', as Mayor and Council you have not only the opportunity but, I suggest, the moral obligation to honour your campaign promises. You need to follow Einstein's advice and adopt an entirely different approach to how our District's budget is constructed. This will be challenging but, hey, it if wasn't anyone could serve on Council. Then again...

None of the three proposed budget options put forward to date for Council's consideration appear remotely consistent with election campaign commitments made and the electoral mandate awarded. It does not appear that a "line by line analysis" has been undertaken. Given the apparent fiscal position of the DWV, due to accumulated budget surpluses over the past decade, there would seem to be no justification at this time for increasing either the basic property tax rate or the 'asset levy', a supplemental property tax rate given a euphemistic name to make it seem more palatable.

For years, the operating costs of our local government, including employee remuneration and payments to various and sundry suppliers of goods and services, have outstripped the annual increase in price inflation, while our population has remained more or less static. On a per capita basis, for years our District has been an outlier, and not in a good way, when it comes to operating costs. This ineptitude has been fed by annual ratchet-like increases in property tax rates and utility fees, other people's money taken involuntarily from them. Now, with both our federal and provincial government each displaying a truly incomprehensible degree of financial profligacy, grotesquely irresponsible behaviour which is begging us one and all, it is time for Mayor and Council to live up to mayoral candidate Sager's commitments.

Also in his campaign literature, mayoral candidate Sager stated, "My Commitment to you: ...With the assistance of a newly configured Finance Commission, which will tap into some of the brightest minds in our community, I am confident we can hold the line on expenses without impacting community services. With the prospect of a potential recession, there has never been a more important time to have people with real experience setting the budget."

Well, here we are, more than one quarter of the way through the term of this Mayor and Council. Still no Finance Commission, no "brightest minds in our community...people with real experience" being asked to set the District's budget. Well, why not?

This begs the question, who is setting the budget? People with a vested interest in seeing the budget allocations increase so as to fund an enhanced payroll and pet projects. Not the people who are saddled with the resulting tax and utility fee burden.

Neither this Council nor our District's new municipal manager bear responsibility for past fiscal incontinence or other incompetence at District Hall. From now on it's on you. You have been given a mandate, based in part on specific promises made during the last municipal election campaign. You have a new municipal manager in charge of the District's overall administration under your guidance. This is the time to honour your promises and get serious about providing West Vancouver with fiscally responsible local governance.

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, January 19, 2024 5:52 PM  
**To:** correspondence  
**Subject:** Fwd: WV Budget 2024

**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.

Email below - sent to budget but advised to send to correspondence as well. Thank you,  
[REDACTED] s. 22(1)

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Date:** January 19, 2024 at 8:57:52 AM PST  
**To:** budget@westvancouver.ca  
**Subject:** WV Budget 2024

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

Mayor and Council,  
Please choose Best Practice Budget. Our city is in much need of so many upgrades, enhancements, and services. Please allow enough of a tax increase to meet the needs of the community. This is a huge fail at the moment.  
Thank you,  
[REDACTED] s. 22(1)

**From:** Garrett Polman [REDACTED] s. 22(1)  
**Sent:** Sunday, January 21, 2024 1:18 PM  
**To:** correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Scott Findlay  
**Subject:** 2024 Budget

**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.

Many of you ran on a fiscally responsible platform in 2022. For decades West Vancouver has had the highest per-capita operational municipal costs in BC, and wWe, the municipal voters, gave you a clear mandate for more prudent finances. You promised action. I spent much of my career with the federal Treasury Board in Ottawa and as a financial controller with one of the largest US banks. My experience was that the most expensive organizations were INVARIABLY also less efficient, nearly always because they employed too many people--usually too many managers. Having monitored West Vancouver budgets for almost 20 years, I've noted three aspects: growth in the number of "deputy" manager positions, growth in municipal headcount, and the much higher number of personnel on a per capita basis in many departments including, for example, the Library, Police and Fire & Rescue when compared with similar municipalities in the Great Vancouver area, There's also been a steady increase in staff while the population of West Van has been more or less flat or had very low growth over the last 20 years compared with other municipalities in Great Vancouver. Sorry, but as a seasoned financial officer with the federal government and in the large private corporate sector, these would have been obvious red flags for creating efficiencies and identifying potential savings.

In 2022 the majority of you ran on a platform that included better financial management. Why are we not seeing that?

Please feel free to use my name for any public records or correspondence from the public.

Garrett H. Polman  
[REDACTED] s. 22(1)

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**From:** s. 22(1)  
**Sent:** Tuesday, January 23, 2024 11:00 AM  
**To:** correspondence; Budget  
**Subject:** 2024

**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 the Mayor and Members of WV Council,

As residents of West Vancouver I strongly oppose both the "Preferred Budget and/or Best Practice Budget" tax increase proposed in the West Vancouver 2024 Budget.

I strongly support the facts articulated by Don Smith sent to the municipal office of the mayor and council dated Friday, January 19th, 2024.

Council should reject the proposed Asset Levy increase of 4% or 6% as being totally unreasonable.

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

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**From:** s. 22(1)  
**Sent:** Saturday, January 20, 2024 6:28 PM  
**To:** correspondence  
**Subject:** Salmon house proposed new 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.

I am very concerned with the approval of the development on the salmon house, property.

s.22(1) Skilift Road , still waiting after more than a decade for the development on the s. 22(1) property on ski lift Road to be developed.

I am totally against any more development on ski lift Road till municipality investigates what is happening on ski lift Road and what is the proposal for the future?

s.22(1) because of not knowing when and how this development will be finished.

s. 22(1)

West Vancouver

Sent from my iPhone



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**From:** Tom Tsukada [REDACTED] s.22(1)  
**Sent:** Monday, January 22, 2024 10:35 AM  
**To:** correspondence  
**Cc:** 'Olivia Tabangay'  
**Subject:** public Hearing on January 22,2024  
**Attachments:** Letter from Owner - Salmon house.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.

Good morning, [REDACTED] s. 22(1)

Attached please find "letter from Owner-Salmon house" for public Hearing on Jan.22,2024.

Please make sure West Vancouver received it properly. Because I should email before 2:00pm today.

Tom Tsukada

January 17, 2024

Re: Rezoning of 2229 Folkestone Way

To Whom It May Concern,

We've proudly operated Salmon House on The Hill restaurant for 14 years, providing a unique dining experience with stunning views while also providing several offices for our long term tenants. The aging building built in the 1970's are old and due to maintenance and safety challenges need replacement. With the rezoning requirement by West Vancouver, this was the right time to rebuild with the goal of addressing the challenges while maintaining the quality experiences we've offered.

The redevelopment focuses on solving these issues without expanding or altering the nature of our services, with the core concept being simple, safety, and security. Our plans maintain the existing commercial footprint, with the restaurant shifted eastward and new residential components aligned with nearby developments. We prioritize a seamless transition within the residential context and have preserved the landscape to match the Panorama surroundings.

To ensure financial sustainability, we've included townhouses in the project, allowing us to maintain the site and continue delivering high-quality dining experiences. Our aim is not to create a costly downtown like resort with overdevelopment, but to keep the project modest. We believe our goals align with the best interests of West Vancouver citizens, and we seek your support to continue providing a unique place for the community in this beautiful location.

Tom Tsukada,

Owner, Toseki Entertainment Ltd

**From:** Richenda [REDACTED] s. 22(1)  
**Sent:** Saturday, January 20, 2024 11:12 AM  
**To:** correspondence  
**Cc:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Linda Watt; Scott Snider  
**Subject:** Protection of 30 rental buildings in Ambleside

**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 do not redact any of the contents of my email. (by doing this, you may change the meaning behind the points I am trying to make).

However, please redact my personal information except my name. Thank you  
 =====

Dear Mayor and Councillors

subject: Protection of 30 rental buildings in Ambleside

I am a disabled senior living on a fixed income in one of the 30 buildings which the Mayor and the majority of the Council, voted recently NOT TO PROTECT.

As you can only imagine - this is causing me many sleepless nights and days filled with worry. I have lived in this community for many years and I'm devastated by your decision.

why would you want to consult with more owners but not ask for more input from the people who lives are directly affected by your decisions? Many residents in this District, including those renters impacted, are not even aware of this possible dire situation they could find themselves in. If you are open to further discussion from one group then you should be compelled to do the same for the residents.

why would you not protect these buildings with a default position of rental only and ensure that there are guidelines for the owners to apply for exceptions?

Imagine renters in these buildings surviving on fixed incomes and living out their final years stressing over where they will live and how they will afford it. what happens if even 50% of these rental units become strata developments? what happens to the hundreds or maybe thousands of these renters? In my building alone, there are 96 suites with possibly over 200 tenants - that's just in one building !! Many, like myself, are elderly, disabled or both. Do you really believe that any of these buildings' owners are losing sleep worrying about if they are going to have to move or worse still... be made homeless in their old age !!

without any protection, given the high rents everywhere in the Lower Mainland, including this District, it is very unlikely that I could afford

to stay here. In the place where I have family, friends, doctors and other support groups.

Please reconsider your decision - peoples lives are at stake.

Thank you  
Richenda Heaton

s.22(1)

West Vancouver BC

s.22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, January 22, 2024 12:39 AM  
**To:** Mark Sager; correspondence; Info  
**Subject:** CBC News : 150 Calgary households still get drinking water through lead pipes. Half have refused replacement

**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.

<https://www.cbc.ca/news/canada/calgary/calgary-lead-pipes-update-1.7087276>

Do we have lead pipes in West Vancouver?

How do we find out if we have them at our home?

If we do, is there a program to replace them?

Warmly,

[REDACTED] s. 22(1)  
West Vancouver

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



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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, January 20, 2024 2:19 AM  
**To:** Mark Sager; correspondence  
**Subject:** CBC News : Saint John plans managed encampment for homeless people

**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.

<https://www.cbc.ca/news/canada/new-brunswick/managed-encampment-homeless-shelter-1.7087824>

Warmly,

[REDACTED] s.  
22(1)  
West Vancouver

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



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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, January 22, 2024 12:47 AM  
**To:** Mark Sager; correspondence  
**Subject:** CBC News : Nova Scotia launches screening program for lung cancer

**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.

<https://www.cbc.ca/news/canada/nova-scotia/nova-scotia-launches-screening-program-for-lung-cancer-1.7088793>

No doctor referrals required. It's impossible to get appointments to see a doctor here. So this is a great plan.

Warmly,

[REDACTED] s.  
22(1)  
West Vancouver

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, January 22, 2024 12:52 AM  
**To:** Mark Sager; correspondence  
**Subject:** CBC News : Rate of colon cancer screening in N.S. is low. This researcher is determined to find out why

**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.

<https://www.cbc.ca/news/canada/nova-scotia/rate-of-colon-cancer-screening-in-n-s-is-low-this-researcher-is-determined-to-find-out-why-1.7086646>

Another great idea. Almost impossible to get Doctor apptms here; so this would be a perfect preventative solution.

"This is something we really need to address," said Arlinda Ruco, an assistant professor in the interdisciplinary health program at St. FX.

Test kits are automatically sent out to Nova Scotians with health cards when they turn 50. They receive them every two years until they're 75.

- [Don't be afraid of your colonoscopy, doctors say. It could save your life](#)
- [N.S. hospital will be first in Canada to screen for colon cancer with AI machine](#)

The tests require people to

“ . . . . . ”

Warmly,

S. [REDACTED]  
22(1)

West Vancouver

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

**From:** Howe Sound Trading Co Ltd <howesoundtrading@telus.net>  
**Sent:** Monday, January 22, 2024 10:48 AM  
**To:** correspondence  
**Subject:** Re: Automatic reply: Horseshoe Bay utility undergrounding.

**CAUTION:** This email originated from outside the organization from email address howesoundtrading@telus.net. 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.

My name is Connie Spiers and I am President of Howe Sound Trading Company Limited with whom this correspondence took place with John Calimente and Martin Sterling.

My corporate civic address at that time was [REDACTED] s. 22(1) however, I have since sold that property so my civic address now is as follows:

[REDACTED] s. 22(1)

West Vancouver BC

Thank you for your time!

On Jan 22, 2024, at 10:17 AM, correspondence <correspondence@westvancouver.ca> wrote:

This email is automatically generated in response to emails received by 'correspondence@westvancouver.ca'

Thank you for your email. Correspondence is published each week on the "Correspondence" web page (<https://westvancouver.ca/government/mayor-council/correspondence>). Correspondence authors' personal information (such as name and address) is redacted prior to publishing unless the author provides written consent to publish their name and/or contact information.

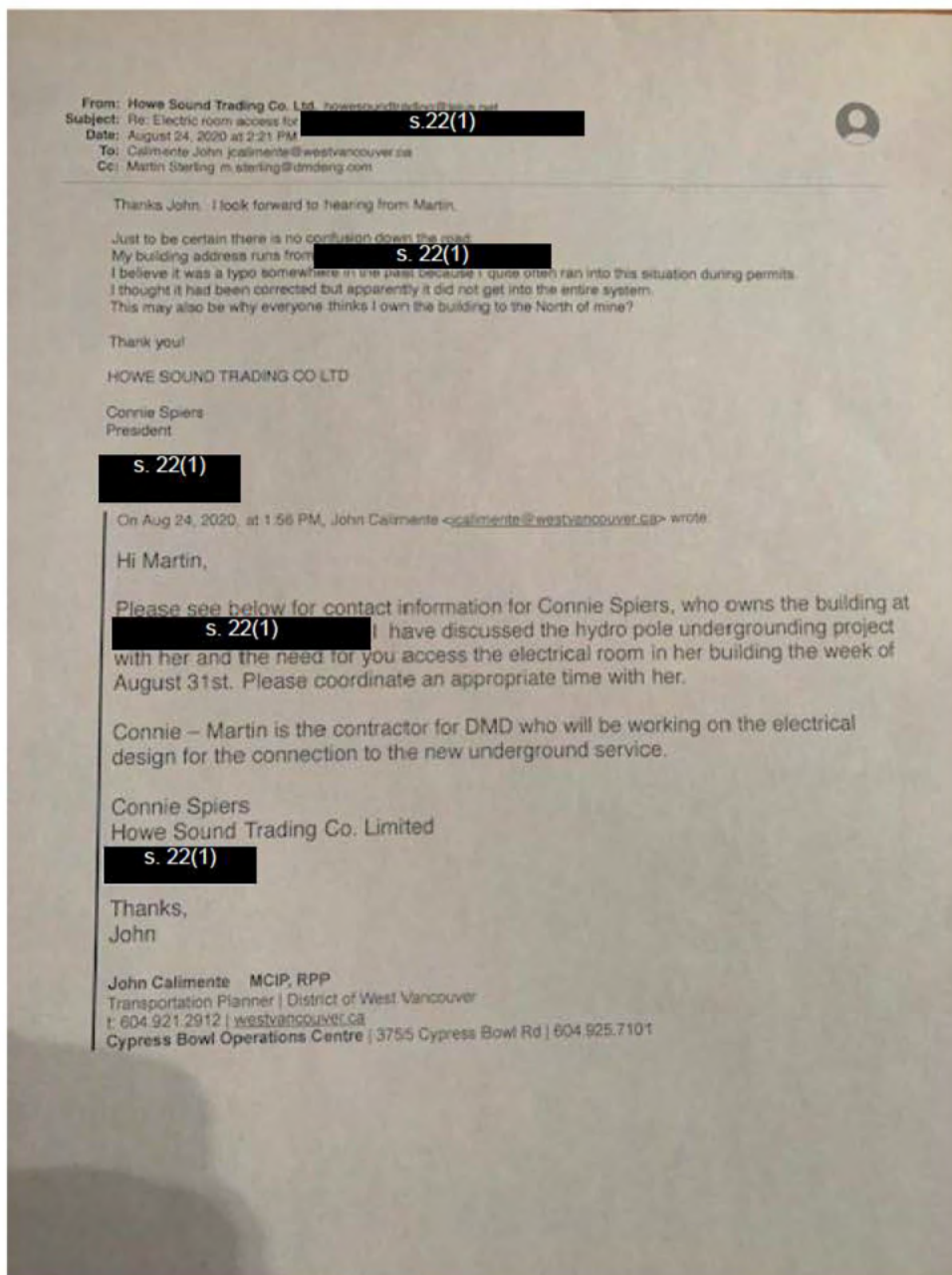
*Please ensure that you provided your name and civic address in your email. If you did not, please reply to this email with your name and civic address.*

*Please note that staff will not click on any external links located within your email. If you wish to provide external content, please ensure you include it as a Microsoft-compatible attachment.*

If you have any questions please visit <https://westvancouver.ca/government/mayor-council/correspondence> or contact Legislative Services at 604-925-7004. Thank you.

**From:** Howe Sound Trading Co Ltd <howesoundtrading@telus.net>  
**Sent:** Monday, January 22, 2024 10:32 AM  
**To:** Mayor & Council District West Vancouver; correspondence  
**Cc:** Linda Watt; Sharon Thompson; Scott Snider; Christine Cassidy; Mark Sager; Nora Gambioli  
**Subject:** Underground wiring communication – three emails

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





From: John Calimante (jcalimante@westvancouver.ca)  
Subject: Electric room access for 6505-6650 Royal Avenue  
Date: August 24, 2020 at 1:56 PM  
To: Martin Starling (m.starling@ndeng.com)  
Cc: Howe Sound Trading Co Ltd (howesoundtrading@stus.net)

JC

Hi Martin,

Please see below for contact information for Connie Spiers, who owns the building at [REDACTED] s. 22(1) [REDACTED] have discussed the hydro pole undergrounding project with her and the need for you access the electrical room in her building the week of August 31st. Please coordinate an appropriate time with her.

Connie – Martin is the contractor for DMD who will be working on the electrical design for the connection to the new underground service.

Connie Spiers  
Howe Sound Trading Co. Limited  
[REDACTED] s. 22(1) [REDACTED]

Thanks,  
John

John Calimante MCIP, RPP  
Transportation Planner | District of West Vancouver  
t: 604.921.2912 | westvancouver.ca  
Cypress Bowl Operations Centre | 3755 Cypress Bowl Rd | 604.925.7101

From: Martin Sterling m.sterling@dmdeng.com  
Subject: Re: Electric room access to [REDACTED] s. 22(1)  
Date: August 25, 2020 at 4:30 PM  
To: Howe Sound Trading Co Ltd howesoundtrading@tsus.net  
Cc: Calmente, John jcalmente@westvancouver.ca [REDACTED] s. 22(1)

MS

Hi Connie,



We have confirmed, Wednesday, September 2 at 10am.

Sincerely,

Martin Sterling, P.Eng.  
Tel: 604-589-9010 ext 213  
Cell: 778-866-1241

Engineers and Consultants of BC (OCM) Certified - DMO Project No. 5813A

DMD & Associates Electrical Consultants Ltd.  
#12-17358 104A Ave, Surrey, BC, V4N 5M3  
www.dmdeng.com

On Tue, Aug 25, 2020 at 11:29 AM Howe Sound Trading Co Ltd <howesoundtrading@tsus.net> wrote:  
Great - thanks Martin.

On Aug 25, 2020, at 9:07 AM, Martin Sterling <m.sterling@dmdeng.com> wrote:

Thanks Connie.

We will get back to you on which of the two days can work for us.

Sincerely,

Martin Sterling, P.Eng.  
Tel: 604-589-9010 ext 213  
Cell: 778-866-1241

Engineers and Consultants of BC (OCM) Certified - DMO Project No. 5813A

DMD & Associates Electrical Consultants Ltd.  
#12-17358 104A Ave, Surrey, BC, V4N 5M3  
www.dmdeng.com

On Mon, Aug 24, 2020 at 5:17 PM Howe Sound Trading Co Ltd <howesoundtrading@tsus.net> wrote:  
Hi Martin,

I have to be around at month end so how about Tuesday, September 1 or Wednesday, September 2 at whatever time works for you (After 9am ☺)

I can show you the meter room with no problem or any of the four commercial units on the ground floor but if you need to visit the residential suite on the second storey then I need to get permission from my tenant there.

Just let me know what works!

Thanks, Eugene

[REDACTED] s. 22(1)

On Aug 24, 2020, at 4:35 PM, Martin Sterling <m.sterling@dmdeng.com> wrote:

Hi Connie,

Auburn and I would like to come to site sometime next week. We will arrange it so we can visit your site and the one right next to you at the same time.

What days work best for you next week? If there are a few days/times, we can narrow it down with the other owner.

---

**From:** Peter Scholefield [REDACTED] s.22(1)  
**Sent:** Tuesday, January 23, 2024 3:49 PM  
**To:** Mark Sager; Nora Gambioli; Sharon Thompson; Linda Watt; Scott Snider; Christine Cassidy; Peter Lambur; correspondence  
**Cc:** Jenn Moller; John Weston  
**Subject:** Proposed bike lane on Cypress Bowl Road  
**Attachments:** 2024-01-23 Proposed bike lanes on Cypress Bowl Road.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 Sager and Councillors,

Please find attached a letter, reviewed and approved by HUB Cycling headquarters.

Sincerely, Peter

--  
Peter Scholefield,  
HUB North Shore West Vancouver Liaison  
[REDACTED] s. 22(1)  
West Vancouver, British Columbia,  
Canada, [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
[REDACTED] s. 22(1)



604.558.2002  
bikehub.ca



23 January 2024

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

**Subject: Proposed bike lane on Cypress Bowl Road**

Dear Mayor Sager and Councillors,

HUB Cycling is a charitable not-for-profit organization working to get more people cycling, more often and making cycling safer and better through education, action and events. More cycling reduces greenhouse gas emissions, relieves traffic congestion and means healthier, happier and more connected communities.

We understand that the Canadian Health and Fitness Institute is requesting that the District of West Vancouver, at its earliest convenience, create a separated bicycle lane ascending Cypress Bowl Road.

We are well aware that Cypress Bowl Road is within the jurisdiction of the MoTI. HUB North Shore Committee has been in contact with MoTI regarding improved cycling infrastructure on Cypress Bowl Road. On 3 October 2021, Committee Chair, Don Piercy, sent an email message to Gabriel Lord, MoTi Transportation Planner, Michael Braun, MoTI Operations Manager for Howe Sound/Sunshine Coast and Brian Patterson, Principal & Senior Transportation Planner at Urban Systems Ltd. Don provided them a summary of comments and recommendations that had been gathered from HUB Cycling members who ride Cypress Bowl Road.

It was observed that during the ski season, cycling conditions are marginal and there is heavy vehicular traffic. During the non-ski season, cyclists constitute a significant portion of the traffic. Most of the following recommendations in the email message focused on this season:

- We recommend a protected 2 m wide bike lane be added for both uphill and downhill from top to bottom. However, this is primarily a recreational route and there are multiple other locations under MoTI's jurisdiction on the North Shore that are in greater need of cycling improvements.
- Nevertheless, we suggest to add a protected 2+m wide bike lane (to allow passing) on the uphill direction from the Hwy 1 exit up to the viewpoint (2nd switchback).

- Noting the planned development of Cypress Village, it is expected that the section from the Hwy 1 exit to the 1<sup>st</sup> switchback will see much increased traffic from people both driving and cycling. Therefore, for the safety of all, this section of Cypress Bowl Road will need protected bike lanes on both sides of the road to connect to the existing West Vancouver cycling network.
- From Chippendale Road up to the viewpoint, a protected bike lane could be implemented by shifting the existing barrier left to widen the path outside of the barrier to 2 m and clearing/repairing this lane.
- HUB Cycling North Shore understands the challenges on what to do for downhill. Short of a new dedicated protected cycling lane down the whole road, the downhill shoulder on long straight sections could be widened to provide a smooth, marked lane for people cycling to move into in order to allow people in cars to pass.
- Finally, it was suggested to consult with the District of West Vancouver who raised this route in their submission to the MoTI Gaps study in the summer of 2021, as this lowest section of Cypress Bowl Road will be a key connection to the planned Cypress Village.

In summary, there are other higher priority bike infrastructure projects that we would like to see constructed in West Vancouver, especially along the Marine Drive corridor east of 31st Street including from the Lions Gate bridgehead to the District's eastern boundary. Nevertheless, we support this proposal for two reasons. Firstly, it would help meet HUB Cycling's objective of getting more people safely onto bicycles. Secondly, it would support our previous recommendation that the District be aware of the need for safe, protected bike lanes on that portion of Cypress Bowl Road that will connect the planned Cypress Village to other West Vancouver Cycling Network components.

Yours sincerely,

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

Peter Scholefield  
s. 22(1)  
West Vancouver  
s. 22(1)

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

HUB North Shore Committee, West Vancouver Liaisons

Cc: Jenn Moller, Director of Engineering & Transportation Services, District of West Vancouver  
John Weston, President of the Canadian Health and Fitness Institute



Forest Enhancement  
Society of BC

January 26, 2024

Dear Mayor and West Vancouver (District) Council,

In January 2023 at the Truck Logger’s Association convention, Premier David Eby announced that the Forest Enhancement Society of BC (FESBC) would be entrusted to administer \$50 million of funding for forest enhancement projects. These projects would have two specific purposes: to utilize more waste wood from the forest and to reduce wildfire risks for communities.

Our team at FESBC got to work right away and by late spring, that same year, rolled out a funding intake for First Nations, community forests, and communities throughout the province to apply to for funding. Just one year after the Premier’s announcement, 66 projects have been approved valued at \$47.9 million and the work on the ground is active now. The enclosed report shares an overview of these newly funded projects in regions all throughout the province.

We are very proud of the various project partners who have stepped forward with creative and thoughtful projects which not only utilize more waste wood or reduce wildfire risk, but have additional benefits such as improving wildlife habitat, developing recreational opportunities, creating or maintaining forestry-related jobs often in rural communities, and improving the health and resilience of our forests.

Additionally, 39 of these 66 projects are either led by, or involve, First Nations.

The enclosed Accomplishments Update showcases three of these newly funded forest enhancement projects. Industry leaders Gordon Murray, Executive Director of the Wood Pellet Association of Canada, and Joe Nemeth, General Manager of BC Pulp & Paper Coalition, share how critical this funding has been to help address some of their members’ needs to keep people working, harness innovation to help B.C.’s bioeconomy, and take action on climate change.

FESBC projects show there doesn’t need to be a trade-off between the environment or the economy – it can be a win for both.

s. 22(1)  
[Redacted signature area]

Steven F. Kozuki, RPF  
Executive Director, FESBC

P.S. Keep up to date on FESBC funding and funded projects. Visit [www.fesbc.ca](http://www.fesbc.ca) and sign up for our monthly newsletter.

(352) MC





January 2024

# Enhancing B.C.'s Forests By Using the Entire Tree

How First Nations and local communities are innovating to lead the way in the green economy



"Over the last four years, close to one million cubic metres of fibre has been recovered in our region, and much of the recovery work was supported with funding from FESBC's fibre utilization program."

**PERCY GUICHON**  
Executive Director  
Central Chilcotin Rehabilitation Ltd.

Left to Right: Daniel Persson, Forestry Superintendent with Central Chilcotin Rehabilitation, Joe Webster, Manager with Tsididel Biomass, Philippe Theriault, General Manager with Tsididel Enterprises, and Steve Kozuki with the Forest Enhancement Society of BC

## 2023-2025 Fibre Utilization & Wildfire Risk Reduction Programs\*

**67,765 TRUCK LOADS**

An estimated 67,765 truck loads of wood fibre is being utilized instead of piled and burned in slash piles.

**229,382 CARS OFF THE ROAD**

Avoided greenhouse gas emissions from these projects is equivalent to taking over 200,000 cars off the road.

**1,060,168 AVOIDED EMISSIONS**

As a result of these projects, over one million tonnes of carbon dioxide equivalent, or CO<sub>2</sub>e, will be avoided, helping take action on climate change.

\*as of December 2023

## It's not the Environment or the Economy—it's Both

In a world where issues are increasingly being framed as being divisive and polarized, it is refreshing to see new and innovative examples of win/win solutions. Instead of rehashing the decades-old debate of "jobs versus the environment," the **growing forestry bioeconomy** in British Columbia uses waste wood and biomass from the forest that otherwise would be slash burned or left behind to instead create green energy and sustainable forest products.

Slash burning of waste wood, wood left over from timber harvesting or other treatments, creates significant greenhouse gas emissions, which can be avoided if waste wood is used. Using that waste wood also creates many family-supporting jobs throughout the supply chain.

Thus, the creation of sustainable jobs and taking action on climate change is the very essence of what a bioeconomy should look like.

**Win/win solutions for the environment and the economy** is something the Clean BC Plan strives for.



Forest Enhancement Society of BC

Learn more about innovative people and projects throughout B.C.







## Fibre Utilization Throughout B.C.

- 1 A work crew helping with the Osoyoos Indian Band's project. Photo Credit: Rob Svensen.
- 2 A view of Central Chilcotin Rehabilitation Ltd's Pressy Lake work site. Photo Credit: Tiffany Christianson Photography.
- 3 Stuwix Resources Joint Venture and Valley Carriers project is to reduce waste and enhance the utilization of fibre. Photo Credit: Stuwix Resources Joint Venture.



### PROJECT: OLIVER

This project is focused on bringing a culture change to how low value fibre is viewed in the Southern Interior. The goal is to find ways to enable the full utilization and delivery of pulp fibre in line with the traditional values and harvesting practices of the Osoyoos Indian Band.

**3,284 TRUCK LOADS**  
of fibre will be diverted from being burned

**14,381 Cars off the Road**  
The avoided emissions as a result of the project is like taking 14,381 cars off the road.

"The Osoyoos Indian Band (OIB) values the sustainable uses of natural resources throughout their traditional territory. Fibre utilization through improved forest practices results in less burning of debris piles, cleaner air and waterways, and the financial benefit from processing what would normally be left behind due to uneconomic viability. Managing the larger landscape for wildfire risk reduction, climate change adaptations, and mitigating insect infestations are critical to the OIB, and FESBC funding has provided the means to meet numerous management objectives on our traditional lands." —**DAN MACMASTER**, Forest Manager | Nk'Mip Forestry of the Osoyoos Indian Band



### PROJECT: 70 MILE

This project contributes to the restoration of a fire damaged forest while supporting the development of capacity to efficiently utilize fibre for local facilities and support First Nation participation in the forest bioeconomy.

**1,369 TRUCK LOADS**  
of fibre will be diverted from being burned.

**6,704 Cars off the Road**  
The avoided emissions as a result of the project is like taking 6,704 cars off the road.

"By avoiding 'business as usual' pile and burn practices, we will transform the removed fibre into pulp chip and biomass resources, aligning with FESBC's mission to enhance environmental values and supporting rural economies. This project stands as a beacon of First Nations' approach to modern forestry, showcasing the harmonious integration of ecological restoration, fire hazard mitigation, and forward-thinking solutions for a resilient and sustainable future." —**PHILIPPE THERIAULT**, RPF General Manager, Tšideldel Enterprises | Senior Advisor, Central Chilcotin Rehabilitation Ltd



### PROJECT: MERRITT

This project represents a broad partnership between local First Nations, industry, and government to maximize the utilization of forest fibre to support local facilities and avoid the emissions associated with the burning of debris.

**78 TRUCK LOADS**  
of fibre will be diverted from being burned.

**277 Cars off the Road**  
The avoided emissions as a result of the project is like taking 277 cars off the road.

"This funding from FESBC allows us to further transport waste fibre from farther distances to ensure the maximum utilization of this important resource in our local community. Partnering with Stuwix, we are able to provide additional local jobs and fulfill the value of maximizing their resource by finding new markets for what used to be waste wood. Further, this will help us transform logging residuals into value-added products utilized by the agricultural, pulp, and clean energy industries in B.C." —**BEN KLASSEN**, CEO | Valley Carriers Ltd.





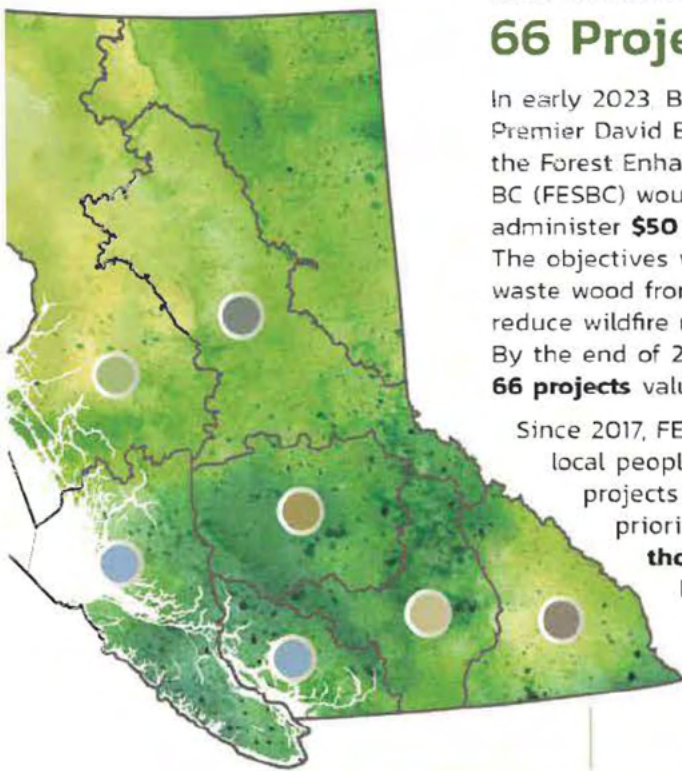
**HON. BRUCE RALSTON**  
Minister of Forests  
@BruceRalston

## Insights from the Minister

"The Forest Enhancement Society of BC (FESBC) supports First Nations, community forests, rural communities, and many others who take on projects to help strengthen forest health and ecosystems while creating good jobs in communities across the province. As we look ahead to a new year, it's vital we build on the lessons learned

in 2023, specifically following the worst wildfire season in our province's history. With the help of the 66 projects funded in 2023, B.C. is taking necessary steps in battling climate change and becoming more resilient in the face of worsening wildfire seasons. Thank you to the entire team at FESBC for a job well done."

## Connecting The Dots: 66 Projects with Multiple Outcomes



In early 2023, British Columbia Premier David Eby announced that the Forest Enhancement Society of BC (FESBC) would be entrusted to administer **\$50 million of funding**. The objectives were to use more waste wood from the forest and to reduce wildfire risks for communities. By the end of 2023, FESBC approved **66 projects** valued at **\$47.9 million**.

Since 2017, FESBC has been inviting local people to propose forestry projects that align with local priorities. The **creativity and thoughtful innovation** of local people throughout British Columbia is reflected in the projects funded

by FESBC, which always achieve multiple objectives. Projects that use waste wood **reduce greenhouse gases** while at the same time **create jobs** and **reduce wildfire fuels**. Projects that reduce wildfire risks for communities are done in a manner which also **improves wildlife habitat**, **creates recreational opportunities**, and **improves the health and resilience of forests**. Overall, about 30% of FESBC projects are led by Indigenous people, which is said to **contribute to reconciliation**. Each dollar of FESBC funding works to accomplish several goals, all of which are important to British Columbians now, and for future generations.

### Overview of Newly Funded Projects

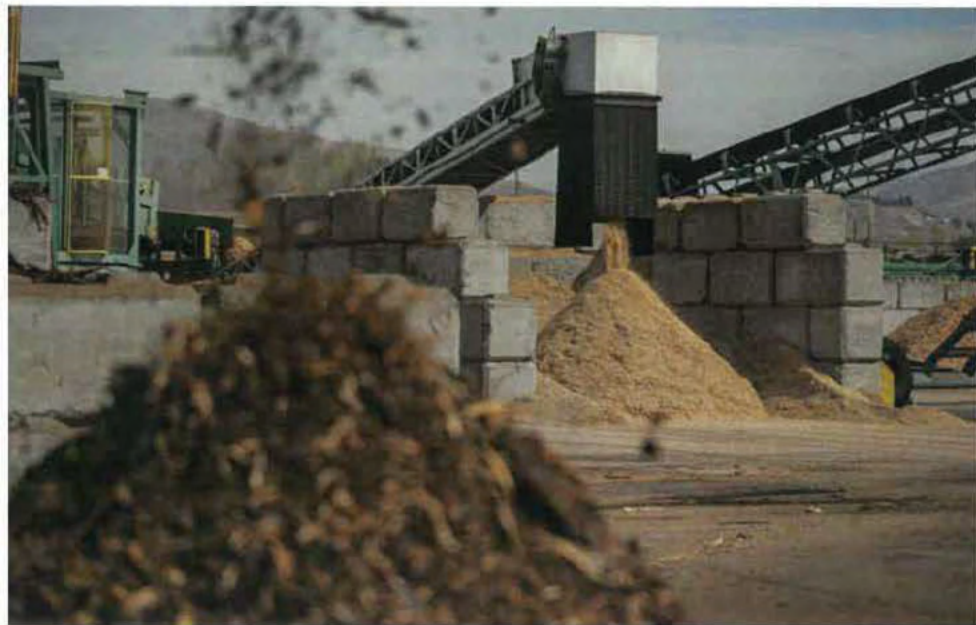
#### FOREST REGIONS

	South & West Coast	Thompson-Okanagan	Kootenay-Boundary	Cariboo	Omineca	Skeena	TOTALS
Total Number of Projects	12	17	5	16	7	9	66
Total FESBC Funds Allocated	\$5,220,334.00	\$9,364,130.00	\$3,704,808.00	\$16,205,555.00	\$8,024,861.00	\$5,354,661.00	\$47,874,349.00
Total Fibre Utilized in cubic metres	391,213	626,761	283,286	567,545	837,367	369,585	3,075,757
Total Fibre Utilized in truck loads	8,668	14,407	6,449	12,324	17,704	8,213	67,765
Total Avoided Emissions (CO2e)	144,132	193,350	123,229	197,455	257,249	144,753	1,060,168
Equivalent Number of Cars off the road (in terms of emissions)	32,101	43,063	27,445	40,594	54,341	31,838	229,382
Total Number of Hectares Treated	—	84	78	487	—	—	649
Total Number of Hectares Planned	—	—	24	410	—	—	434
Projects Led by First Nations	9	8	—	9	1	5	32
Projects that Involve First Nations	—	1	1	—	3	2	7





Funded projects are utilizing over **3 million cubic metres of fibre** normally burned. This results in the equivalent of over 225,000 cars off the road.



"Healthy forests are essential to thriving and diverse ecosystems that support healthy people, secure communities along with a sustainable B.C. economy. They also have a key role in address climate change impacts, given their ability to absorb and store large amounts of carbon from the atmosphere. We are proud to work with FESBC, First Nations, and local communities to strengthen forest stewardship so forests, watersheds and our communities are more resilient to the changing climate."

**HON. GEORGE HEYMAN**

Minister of Environment and Climate Change Strategy

@GeorgeHeyman



**GORD MURRAY**

Executive Director  
Wood Pellet Association of Canada

"Today B.C. is experiencing longer wildfire seasons and more extreme fire behaviour, placing growing risks on communities, critical infrastructure, economies, people's health and safety, and long-term forest health. Until recently, the role of biomass in fire mitigation has largely been overlooked. The reality is that the wood pellet sector has a **critical role** to play by converting excess forest floor debris from harvested areas into wood pellets. Today, what was once considered waste, is now **opening new doors** into the bioeconomy and providing renewable energy around the world and making our communities safer."



**JOE NEMETH**

General Manager  
BC Pulp & Paper Coalition

"FESBC funding is allowing the forest sector to fundamentally improve the utilization of our forest resource. This includes initiatives such as recovering logging waste that would otherwise be piled and burned, salvaging fire damaged timber, and supporting the development of First Nations led bio-hubs. It's about doing more with less. And the benefits are threefold: **Environmental**—significant reduction in carbon emissions by reducing slash burning; **Social**—meaningfully engaging/employing First Nations and independent contractors from small communities whose livelihoods depend upon the forest sector and; **Economic**—without this initiative, more pulp mills would have to shut, putting thousands of people out of work."

**Learn More**

If you'd like to learn more about the Forest Enhancement Society of BC and how people in British Columbia's forests are helping create climate change solutions, reduce wildfire risk, and keep workers employed through our funded projects, connect with us!



Steve Kozuki  
FESBC Executive Director  
skozuki@fesbc.ca  
or 1.877.225.2010

Subscribe to our FESBC Newsletter:

[www.fesbc.ca](http://www.fesbc.ca)

Follow us on

FESBC would like to gratefully acknowledge the financial support of the Province of British Columbia through the Ministry of Forests.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
LOWER CAULFEILD ADVISORY COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
TUESDAY, JANUARY 31, 2023**

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Committee Members: P. Hundal (Chair), S. Khosravi Kermani, M. Lee-Hunt, S. Nicholls, M. Salehi; and Councillor S. Snider attended the meeting via electronic communication facilities. Absent: N. Waissbluth; and Councillor P. Lambur.

Staff: E. Wilhelm, Senior Community Planner (Staff Representative); and L. Berg, Senior Community Planner (Committee Clerk) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

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

**2. Welcome and Committee Orientation**

E. Wilhelm gave staff introductions and asked the Committee for a round-table introduction for each member.

It was Moved and Seconded:

THAT the discussion and materials regarding Welcome and Committee Orientation be received for information.

CARRIED

**3. Election of Chair and Acting Chair for 2023**

It was Moved and Seconded:

THAT P. Hundal be elected as Chair for 2023.

CARRIED

It was Moved and Seconded:

THAT S. Nicholls be elected as Acting Chair for 2023.

CARRIED

**4. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the January 31, 2023 Lower Caulfeild Advisory Committee meeting agenda be approved as circulated.

CARRIED

## **5. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the November 29, 2022 Lower Caulfeild Advisory Committee meeting minutes be amended to:

- Revise comments under the workplan such that after “Many heritage trails, within the LCHCA area, are hidden and secret” by adding “mid-trail, not” after “plaques” and before the words “at the trail’s entrance”. Furthermore, after the phrase “P. Hundal cites the Kilby...” the word Houses should be plural because there are two and replace the rest of that line with “as being on the heritage register and as the starting point for a heritage trail system.”;

AND THAT the minutes be adopted as amended.

CARRIED

## **6. Committee Meeting Schedule for 2023**

It was Moved and Seconded:

THAT the Lower Caulfeild Advisory Committee Meeting Schedule for 2023 be adopted as follows:

- April 25, 2023 at 4:30 p.m.
- July 25, 2023 at 4:30 p.m.; and
- October 24, 2023 at 4:30 p.m.

CARRIED

It was Moved and Seconded:

THAT

1. all remaining Lower Caulfeild Advisory Committee meetings for 2023 be held via electronic communication facilities only;
2. the Raven Room in the Municipal Hall be designated as the place where the public may attend to hear, or watch and hear, the Lower Caulfeild Advisory Committee meeting proceedings; and
3. a staff member be in attendance at the Raven Room in the Municipal Hall for each of the scheduled meetings.

CARRIED

## **7. Annual Committee Evaluation for 2022**

No Annual Committee Evaluation for 2022 was completed by 2022 members of the Lower Caulfeild Advisory Committee (LCAC). E. Wilhelm requested that current LCAC members fill out the evaluation when provided by staff at the end of the year (as it allows staff and Council to understand the effectiveness of various committees).



**8. PUBLIC QUESTIONS**

C. and G. Caplan join in to introduced themselves to the Committee.

C. Wootten joined to introduce himself of the Committee and offered to tour the members of the local area, including the trails that were discussed earlier. Made comments regarding the ability to host hybrid meetings to accommodate large public turnouts at the LCAC.

**9. NEXT MEETING**

The next Lower Caulfeild Advisory Committee meeting is scheduled for April 25, 2023 at 4:30 p.m. via electronic communication facilities.

**10. ADJOURNMENT**

It was Moved and Seconded:

THAT the January 31, 2023, Lower Caulfeild Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:15 p.m.

Certified Correct:

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

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

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
COMMUNITY ENGAGEMENT COMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
WEDNESDAY, NOVEMBER 8, 2023

---

Committee Members: E. McHarg, J. Berg, C. Fraser, A. Labelle, G. Nicholls, J. Roote, J. Sidhu; and Councillor S. Thompson (Chair) attended the meeting in the Raven Room, Municipal Hall. Absent: Councillors N. Gambioli and P. Lambur.

Staff: A. Mafi, Communications & Engagement Manager (Staff Representative); and F. Costa, Communications Coordinator (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. **CALL TO ORDER**

The meeting was called to order at 3:38 p.m.

2. **APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the November 8, 2023 Community Engagement Committee meeting agenda be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the October 11, 2023 Community Engagement Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

4. **Work Plan 2024**

A. Mafi shared an overview of the Work Plan 2024 and asked for the committee members' inputs to complete the document.

J. Roote suggested the inclusion of the review of other municipalities' engagement policies and the project to increase westvancouver|TE website sign-up. Discussion issued regarding ideas to drive up the westvancouver|TE website sign-up.

G. Nicholls informed the Committee about the update of the Arts & Culture Strategy that will be led by the Arts & Culture Advisory Committee. This project may require engagement. G. Nicholls suggested that this item be added to the Work Plan 2024.

E. McHarg suggested that the Taylor Way Corridor Local Area Plan might require engagement.

It was suggested that the Ambleside Local Area Plan engagement be pushed to the third quarter in the Work Plan 2024.

The Committee discussed a few projects that were presented to Council earlier this year.

A. Mafi spoke regarding the update of the engagement policy considering the research of best practices from other municipalities. Possibility of being a framework and not a policy. It will be discussed with Legislative Services the best format moving forward. A. Mafi cited the Public Engagement Framework from the District of North Vancouver presented as a brochure and not a policy.

It was Moved and Seconded:

THAT the discussion regarding Work Plan 2024 be received for information.

CARRIED

## 5. Staff Update

Regarding the budget process for 2024, A. Mafi explained that the Finance Department is developing a preliminary financial plan for 2024. Budget information meetings are tentatively scheduled for late January 2024 and will be both in person and virtual. These meetings are an opportunity for the public to ask questions. Finance staff is developing a Frequently Asked Question (FAQ) to be added to the website to make the information easily available.

A. Mafi informed the Committee that at the October 30 Council meeting, Council made a motion to "not encompass any community consultation" with regard to changes to the Animal Control and Licence Bylaw pertaining to increased opportunities for leashed dogs to be allowed in more parks. Staff has added key messaging to the website.

A. Mafi also spoke about a new search tool to be implemented on the District's website that will use chatbot technology.

Regarding the recruitment process, A. Mafi informed that 19 applications were received with two of them being received after the deadline on October 31. Staff are preparing a report to Council containing appointment recommendations.

The Ambleside Local Area Plan (LAP) is proceeding with its "three-streamed" approach, according to an update provided by the Senior Manager, Community Planning and Sustainability. A. Mafi informed that the wider public engagement on the commercial stream will necessarily now be scheduled in 2024 – exact timing to be determined based on resolution of the apartment area stream.

A. Labelle spoke about late applications for the volunteer recruitment process. Unfair to others who applied within the timeframe. Suggested a different weight to evaluate the late applications or to not consider them at all in this recruitment round.

The Committee discussed the possibility of hybrid meetings in the future.

It was Moved and Seconded:

THAT the verbal report regarding Staff Update be received for information.

CARRIED

## 6. Committee Member Update

J. Roote shared the efforts to increase the number of people signing up for the

westvancouverITE website.

J. Sidhu thanked the Committee for the work done and shared the reason he didn't apply for another term.

It was Moved and Seconded:

THAT the verbal report regarding Committee Member Update be received for information.

CARRIED

**7. PUBLIC QUESTIONS**

There were no questions.

**8. NEXT MEETING**

It was Moved and Seconded:

THAT the next Community Engagement Committee meeting be scheduled for January 10, 2024 at 3:30 p.m. and held in-person at the Main Floor Conference Room in the Municipal Hall.

CARRIED

Councillor Thompson thanked the committee members for all their work and inputs and wished everyone Happy Holidays.

**9. ADJOURNMENT**

It was Moved and Seconded:

THAT the November 8, 2023 Community Engagement Committee meeting be adjourned.

CARRIED

The meeting adjourned at 4:59 p.m.

Chair  
[Redacted Signature] s. 22(1)

[Redacted Signature] s. 22(1)  
Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, NOVEMBER 15, 2023**

---

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

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

**1. Call to Order**

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

**2. Introduction**

Staff introduced the Board Members and described the hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the November 15, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the October 18, 2023 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on October 18, 2023.

It was Moved and Seconded:

THAT the October 18, 2023 Board of Variance hearing minutes be adopted as circulated.

CARRIED

**5. Time Limit of Board of Variance Orders**

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

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

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

**6. Application 23-035 (3127 Travers Avenue)**

Staff confirmed the following requested variances regarding a generator:

- a) 1.4 m to Front Yard Setback
- b) 2.3 m to Minimum Side Yard Setback.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property and responded to a Board member’s questions.

H. Heyvaerts (AC86 Architecture Inc., representing the owner of 3127 Travers Avenue) described the variance application for a generator. H. Heyvaerts and L. Buksevics (3127 Travers Avenue) responded to Board members’ questions.

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

Members of the Board considered:

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

Having read the application dated October 12, 2023, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of H. Heyvaerts and L. Buksevics:



It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-035 regarding a generator at 3127 Travers Avenue with variances of:

- 1.4 m to Front Yard Setback
- 2.3 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated September 23, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

**7. Application 23-036 (1066 Keith Road)**

Staff confirmed the following requested variances regarding a power pole (accessory structure):

- a) 6.4 m to Front Yard Setback
- b) 0.62 m to Minimum Side Yard Setback
- c) 1.8 m to Accessory Structure Height.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

D. Downing (representing the owner of 1066 Keith Road) and M. Fei (representing the owner of 1066 Keith Road) described the variance application for a power pole (accessory structure). D. Downing, M. Fei, and staff responded to Board members' questions.

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

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land

- vary permitted uses and densities under the applicable bylaw; or
- defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated October 18, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of D. Downing and M. Fei:

It was Moved and Seconded:

THAT the Board defers further consideration of Application 23-036 (1066 Keith Road) until the applicant can:

- confirm where the connection with BC Hydro would come from;
- confirm whether the existing carrier wire can be used to bridge over Keith Road; and
- reconcile BC Hydro's requirements with the observations of the District's electrical inspector.

CARRIED

**8. Application 23-037 (1015 Jefferson Avenue)**

Staff confirmed the following requested variance regarding additions:

- a) 0.64 m to Minimum Side Yard Setback.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

N. Fallah (1015 Jefferson Avenue) and K. Kheradmand (Structural Engineer, representing the owner of 1015 Jefferson Avenue) described the variance application for additions. N. Fallah, K. Kheradmand, and staff responded to Board members' questions.

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

Members Abri and Yaworksy recused themselves (conflict of interest as they know the structural engineer representing the applicant) and left the hearing at 5:42 p.m.

Members of the Board considered:

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

Having read the application dated October 18, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of N. Fallah and K. Kheradmand:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-037 regarding additions at 1015 Jefferson Avenue with a variance of:

- 0.64 m to Minimum Side Yard Setback
- BE ALLOWED pursuant to the plans dated April 24 and September 18, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

Member Abri and Yaworsky absent at the vote

Members Abri and Yaworsky returned to the hearing at 5:43 p.m. via electronic communication facilities.

## **9. Receipt of Written and Oral Submissions**

It was Moved and Seconded:

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

- Application 23-035 (3127 Travers Avenue);
- Application 23-036 (1066 Keith Road);
- Application 23-037 (1015 Jefferson Avenue);

up to and including November 15, 2023, be received.

CARRIED

**10. Public Question Period**

There were no questions.

**11. Proposed 2024 Board of Variance Hearing Schedule**

Board members commented regarding the format for hearings in 2024 and staff provided procedural information.

It was Moved and Seconded:

THAT the proposed 2024 Board of Variance Hearing Schedule be adopted.

CARRIED

**12. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for January 17, 2024 at 5 p.m.

**13. Adjournment**

It was Moved and Seconded:

THAT the November 15, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:46 p.m.

Certified Correct:

s. 22(1)

s. 22(1)

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L. Radage, Chair

---

P. Cuk, Secretary

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, NOVEMBER 29, 2023**

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

Staff: E. Syvokas, Community Planner (Staff Representative); C. Ambor, Parks Stewardship Manager; K. Wong, GIS Administrator; and C. Mayne, Executive Assistant to the Director of Planning & Development Services (Committee Clerk) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

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

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the November 29, 2023 Heritage Advisory Committee meeting agenda be amended by:

- Adding Item 2.1 regarding Committee Restructuring;

AND THAT the agenda be approved as amended.

CARRIED

**2.1. Committee Restructuring**

E. Syvokas indicated that at the November 27, 2023 regular Council meeting, the Mayor announced that appointments to the planning committees, which includes the Heritage Advisory Committee, be suspended. The Mayor stated that this decision was made due to the changes coming from the Provincial Government (Province) with regards to planning and land use. Council is wanting to make sure that they address the issue correctly and as such is looking at all of planning committees that advise Council on planning, design and heritage and so are suspending any additions to those committees at this time.

Councillor Cassidy indicated that Council is looking at restructuring its planning committees and determining how to proceed going forward.

Committee comments in response to this item with Staff and Council Representative responses in *italics*:

- Some members heard about this through the grapevine prior to the announcement; disappointed that Council wasn't respectful enough to advise the Committee directly of their plans to reconfigure the committees. The Province is mandating housing changes and the municipality is under pressure to deliver these changes. This Committee has started talking about what we might be able

to do to help. Now more than ever, the District needs a group of volunteers like this to preserve heritage and this committee can be part of the solution.

*Councillor Cassidy: Discussions regarding looking at the planning committees happened in closed Council meetings and as such unfortunately Councillors were not at liberty to disclose what was being discussed prior to the announcement. We don't know what the new Committee or committees will look like yet but can assure that this Council is committed to protecting heritage. The work that has been done by this Committee over the past 5 years is very much appreciated and will not be ignored. Council is looking at various committees in how we can marry the strength of each, either under one umbrella or various, and fine tune to ensure that the District is on the best track to respond to the housing initiatives coming from the Province and preserve heritage buildings. This restructuring is by no means a reflection of the quality of work and the time volunteers have put into this Committee.*

- Regarding the provincial legislation, is this restructuring happening in other municipalities as well? *Councillor Cassidy: West Vancouver's situation is unique; we have to respond with our own approach. We want to retain and expand our heritage resources. For instance, we are trying to address demolition by neglect and are trying to get ahead of this by approaching heritage building owners. Staff: we have reached out to other municipalities to see how they are responding to the provincial legislation and will do again once more details from the Province are released to see how they are responding.*
- *Councillor Cassidy: It may be the end of one entity but could be a beginning of another. When we formulate this Committee, existing Heritage Advisory Committee members are welcome to put names forward.*
- If the Design Review Committee is suspended are developments put on hold? *The Design Review Committee is being put on hiatus while we discuss reconfiguring the committees. There are no major projects coming forward over the short term that require review; this timing was purposeful. As with the Lower Caulfeild Advisory Committee, we are talking about bringing all voices to the same table, as opposed to being stand-alone committees. Looking to create efficiency of intelligence and time.*
- Concerned that some projects will be granted without consideration. *Councillor Cassidy: All projects still have to be reviewed; no decisions will be made without being considered by a Committee. The work of the Design Review Committee saves Planning a tremendous amount of time, but there is overlap in what the three committees do, and the staff resources required, and we can be more efficient. This change should be viewed as a positive. This is a Council that is focused on achieving what is best, on design and retention of heritage.*
- Is there a process that can be followed to advocate for the importance of the Heritage Advisory Committee? A consolidated committee is going to be project driven rather than looking at broader issues. *Councillor Cassidy: Write letters to Council; now is the time to voice opinions. We have not discussed this in depth will begin this discussion in the new year. I am confident that opinions will be heard. Having heritage and design review considered by the same Committee can positively impact the thoughts of developers.*
- Is there a plan in place to work with the existing members to contribute to the planning going forward? *All existing members are welcome to apply to the new Committee. We are beginning the conversations about the restructuring in*



*January so the details have not been worked out yet but will seek input on what aspects of the existing three planning committees would be most beneficial to the new Committee, what works and doesn't work, etc.*

It was Moved and Seconded:

THAT the discussion regarding reconfiguration of the Heritage Advisory Committee and other committees be received for information.

CARRIED

### 3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the October 25, 2023 Heritage Advisory Committee meeting minutes be adopted as circulated.

CARRIED

## REPORTS / ITEMS

### 4. Heritage Landscape Inventory GIS Demo

K. Wong, GIS Administrator and C. Ambor, Parks Stewardship Manager provided an overview of the GIS mapping system.

- E. Syvokas indicated that heritage landscape resources were added to the District's mapping system back near the end of 2022. However, in discussion with staff in the Parks department, it was determined that there was some room for improvement in terms of representation of these heritage landscape resources on the District's mapping system and staff are currently working on a project to update the representation of these resources.
- K. Wong and C. Ambor provided an overview of the District's mapping system and the improvements that are underway to the heritage landscape inventory layer. Links to the Heritage Landscape Inventory document and other information like Statements of Significance are being added, as well as photos of the resources. This will make heritage assets more visible and more accessible to the public. Also looking to add forestry artifacts in the upper lands to this layer based on the information in the Brothers Creek and Lawson Creek Forestry walk brochures.

Committee comments in response to this item with staff responses in *italics*:

- Are all Statements of Significance automatically uploaded? *We will be collecting them; it is a work in progress.*
- Number of nominations received; typically, this committee would be recommending and going through recommendations. What is the process for individuals to recommend sites going forward? *Individuals can always recommend sites, going forward the new Committee formed would potentially review nominations and Council would make final decision.*
- Another city did a similar mapping indigenous place names.
- You are working on technology, intention to add additional layers? *All of the heritage buildings that either are on the register or that are in the heritage*

*inventories are already on the system. However, we could look at adding additional layers of information to the system as staff resources allow.*

It was Moved and Seconded:

THAT the discussion regarding Heritage Landscape Inventory GIS Demo be received for information.

CARRIED

## **5. Proposed Meeting Dates for 2024**

Committee comments in response to this item with staff responses in *italics*:

- Staff tentatively booked committee meeting dates for 2024. However, given the Mayor's announcement, scheduling of committee meeting dates is now put on pause.
- There remains one final scheduled meeting for 2023. The Committee discussed and determined that they wished to hold the December meeting to wrap up any outstanding business.

It was Moved and Seconded:

THAT the discussion regarding Proposed Meeting Dates for 2024 be received for information.

CARRIED

## **6. Plaques Update**

B. Clark provided the following update:

- The District has requirements for the use of the swoop logo. Propose to delete the logo and not use corporate branding for West Vancouver and not lean to any kind of graphic style. Proposing to keep it very simple with minimal text. At the top of the plaque it says heritage site, middle is the name and then address below and then the date of construction. There is some room on the oval plaque as proposed for some additional description. Some sites might benefit from more description; could have a rectangular plaque below that contained additional information. The intent is that colour on the plaque be a darker blue than the District blue.

Committee comments in response to this item with staff responses in *italics*:

- Nicer design than previously proposed. The key information is included, a separate plaque for additional information is a good idea.
- There is an opportunity to collaborate with an indigenous artist to add indigenous artwork to the plaque.
- Feel that the plaque should be kept simple and not have additional artwork; further indigenous artwork may not be appropriate for all sites.
- The sign should include the words "West Vancouver" to recognize it as a West Vancouver heritage site.
- The sign is simple, eye catching and timeless.

- The name of the city is irrelevant.
- Is West Vancouver branding required? *Communications reviewed the last iteration of the plaque and were generally supportive of the design. Action: Staff will confirm if there needs to be corporate branding.*
- Action: final edits will be made and the plaque design will be sent to members for final consideration at the next meeting.

It was Moved and Seconded:

THAT the discussion regarding Plaques Update be received for information.

CARRIED

## 7. Transfer of Knowledge from Outgoing Members to New Members

L. Anderson prepared a briefing note for suggestions on ensuring continuity of knowledge on the Committee and transfer of knowledge from outgoing members to new members which was circulated in advance of the meeting for discussion. However, given the Mayor's announcement regarding restructuring of the committees, it was proposed to accept this information and move on.

Committee comments in response to this item with staff responses in *italics*:

- With regards to continuity, it is important to have an accessible central location for all information to be stored. Going forward the new Committee needs to be able to access this information. *We don't have a way of making this publicly available, however all information and documents are saved in the District's system. Any documents can be sent to staff for filing and staff are happy to provide information as requested.*
- For sharing of information, proposed using the "Basecamp" program. *Basecamp is a digital tool which allows groups to communicate through, post documents, access information, keep track of online conversations on specific topics etc. The District of North Vancouver's Heritage Advisory Committee uses this program, and they provided staff with a demo on how to use it. It seems like the program would be a good source of information for new members to be able to review documentation and past discussions. It would be a program that staff could recommend using.*

L. Anderson indicated that she would put together a revised document of parting thoughts on this topic.

It was Moved and Seconded:

THAT the discussion regarding Transfer of Knowledge from Outgoing Members to New Members be received for information.

CARRIED

## 8. Point Atkinson Lighthouse Station

P. Hundal prepared a briefing note regarding the historical significance of the Point Atkinson Lighthouse station and the current issues which was circulated to committee members prior to the meeting.

E. Graham, former Point Atkinson Steward, provided background information on the lighthouse station and the grounds and described the current concern:

- this is a heritage site within a destination park and should be preserved.
- the site has been totally neglected in the past few years with lots of weeds in garden, mold on the houses etc. The District of West Vancouver has been very lax with the park and the station is a mess.
- the future of the lighthouse station is in question due to the lease to the District from the Federal government expiring in 2026.

A. Mancini, President of the Lighthouse Park Preservation Society, provided information about the Lighthouse Park Preservation Society and their work:

- mandate of the society is to preserve the park.
- the lighthouse station and buildings are incredibly important. For Canada's 150-year celebration, toured people through the buildings.
- with regards to the lease, there are four first nations land claims on the land. No consultation process has yet begun. An extension cannot be made to the lease if it expires due to the land claims.
- Concerns regarding maintenance and protection of this site.

Committee comments in response to this item with Staff and Council Representative responses in *italics*:

- *Councillor Cassidy: have to agree regarding the District's past treatment of this park. Unfortunately, the District does not have necessary funds for adequate maintenance and heritage sites have been neglected. People don't want their taxes raised, but it has been at the expense of our assets. However, this is a Council that is no longer going to neglect our heritage assets. Last year Council voted to put in pay parking to all parks with the intent the money would be spent to clean up and maintain the parks and hire more bylaw officers to help with this. The roll out paid parking will be starting in January at Whytecliff Park and White Lake Park and Lighthouse Park, and the money is intended to go back into parks. Cypress Falls Park will be next. Lighthouse Park is a destination park and we could also be charging for tours; the District has to monetize these assets. Have to find ways to get money to preserve these assets. Council is aware of the issue and is actively working on it and talking.*
- Is there any opportunity for volunteers to support the District staff on maintaining the site? We were told that is not an option due to risk to the District. Pay parking is one revenue source, however we have a tremendous amount of capital in people willing to help. *Councillor Cassidy: Agree that it would be great to have volunteers provide paid tours, perhaps this can be explored.*

It was Moved and Seconded:

THAT the written report and discussion regarding Point Atkinson Lighthouse Station be received for information.

CARRIED

**9. Heritage Project Updates**

The Heritage Revitalization Agreement, Heritage Designation and Development Permit for 1591 Haywood Avenue was approved by Council on November 20, 2023. This is a great outcome for heritage conservation and will be a benefit to the community.

It was Moved and Seconded:

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

CARRIED

**10. PUBLIC QUESTIONS**

There were no questions.

**11. NEXT MEETING**

It was Moved and Seconded:

THAT the next Heritage Advisory Committee meeting be scheduled for December 20, 2023 at 4:30 p.m. and held in-person in the Raven Room at Municipal Hall.

CARRIED

**12. ADJOURNMENT**

It was Moved and Seconded:

THAT the November 29, 2023 Heritage Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:50 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Representative

**From:** Patrick Weiler MP <patrick.weiler@parl.gc.ca>  
**Sent:** Wednesday, January 17, 2024 9:29 PM  
**To:** correspondence  
**Subject:** [BULK] RESCHEDULED: Constituency Office Open House Postponed to February 22

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MP Patrick Weiler

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Constituency  
Open House

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February 22, 2024  
4-6pm  
6367 Bruce St, West Vancouver

Dear Mayor and Council,

Due to forecasted weather conditions, we have made the decision to postpone our Constituency Office Open House on Thursday, January 18th. We apologize for the inconvenience and thank you for your understanding.

**The Constituency Office Open House will now be held on Thursday, February 22 from 4:00-6:00pm.**




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

Light refreshments will be served.

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

: February 22, 2024, 4:00PM-6:00PM

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

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

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

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