

COUNCIL CORRESPONDENCE UPDATE TO MAY 24, 2023 (8:30 a.m.)

Correspondence

- (1) May 17, 2023, regarding “Bylaw services not responding to complaint -- is there a departmental conflict?”**
- (2) May 17, 2023, regarding “Tennis BC Proposal for Hugo Ray Park Tennis and Pickelball Courts”**
- (3) May 18, 2023, regarding “Riparian Area Protection Act Protects 15m either of Lawson and MacDonald Creeks - Contrary to p.13 & 16 Ambleside LAP Booklet & Tree/Brush Permit Process Generally”**
- (4) 8 submissions, May 19-24, 2023, regarding Increasing Population and Infrastructure Needs**
- (5) V. Grimes, May 22, 2023, regarding “Communicate infrastructure and zoning changed =+”**
- (6) May 23, 2023, regarding “Excessive Speed - Highland and Eyremount Drive”**
- (7) Committee and Board Meeting Minutes – Finance and Audit Committee meeting March 13, 2023; Arts Facilities Advisory Committee meeting March 16, 2023; Public Art Advisory Committee meeting April 11, 2023; Board of Variance hearing April 19, 2023; West Vancouver Memorial Library Board meeting April 19, 2023; and Design Review Committee meeting April 20, 2023**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (8) Engineering & Transportation Services, May 17, 2023, response regarding “Can you please refer me to the right person/office as it relates to road signage/safety?”**

From: s. 22(1)
Sent: Wednesday, May 17, 2023 6:11 PM
To: correspondence
Cc: Bylaw Dept
Subject: Bylaw services not responding to complaint -- is there a departmental conflict?
Attachments: 20230515_133234.jpg; 20230515_133217.jpg

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To Whom it may concern,

Calling bylaw services' answering service and leaving a message complaining about tree slash and limbing residue, left on s.22(1) property since April 10th of this year, posing a potential fire hazard during this period of warm weather and no precipitation has elicited zero response from the Bylaw department.

One wonders if it is the caller who is at fault, or if there is departmental jurisdictional question, or just what the reason might be for the absence of a response.

A couple of photographs illustrates the issue at hand. Note the significant protected douglas fir tree and western red cedar tree (the source of cutting and limbing residue). Note the discarded building supplies added to the pile of tree-limbing residue.

Perhaps, by bringing this to the attention of some individual of authority within the District administration, action on the part of the responsible department will be initiated.

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

s. 22(1)



From: s. 22(1) westvanplayers@shaw.ca>
Sent: Wednesday, May 17, 2023 8:45 PM
To: correspondence; Mark Sager; Sharon Thompson; Christine Cassidy; Peter Lambur; Scott Snider; Linda Watt; Nora Gambioli
Cc: info NSPC
Subject: Tennis BC Proposal for Hugo Ray Park Tennis and Pickelball Courts
Attachments: PB letter to Mayor and Council May17 2023 .doc

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Please find attached a letter to Mayor Sager and each Council member.

Name: s. 22(1)

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

2023-05-17

Mayor and Council

Re: Pickleball courts at Hugo Ray Park

Further to your (Mayor Sager) suggestion that our respective groups speak with Tennis BC, (Rick Hastings) re the Pickle Ball courts at Hugo Ray, we are writing to advise you that our respective overtures have not resulted in gaining a meeting and as a result no input, participation nor answers to any questions or concerns that we have.

West Van Players received no response to a request for a meeting and the information North Shore Pickleball Club (NSPC) received from Rick Hastings during a recent phone call, was limited. He stated that the Hugo Ray operation would be identical to the Tennis BC centre in Richmond, there would be 6 covered tennis courts and 6 covered pickleball courts; with the cover for the latter being paid for, by the District of West Vancouver. Further, NSPC was advised that there is no need for any input from the local community pickleball players because Tennis BC is working with Tennis Canada, the United States Tennis Association and Pickleball Canada, to receive their expertise.

This is the very antithesis of community involvement and everything your current council fought for, leading up to the previous election.

This project does not replace the 29th Street court facility where drop-in play was allowed with no registration, fee or reservation. Furthermore as the courts at Normanby are temporary we assume at some point they will be returned to tennis. This will mean there will be no public pickleball drop-in courts in West Vancouver. To further this concern and almost ironically, funds currently in the budget for public courts per the previous proposal at Hugo Ray, will now be used for the Tennis BC facility on West Vancouver park property.

The denial to allow any community input for a facility on municipal park land which includes public fund participation, is surely not acceptable.

We request your involvement in correcting this situation.

Sincerely,

West Van Players

Cc North Shore Pickleball Club

From: [REDACTED] s. 22(1)
Sent: Thursday, May 18, 2023 2:54 PM
To: correspondence
Subject: Riparian Area Protection Act Protects 15m either of Lawson and MacDonald Creeks - Contrary to p.13 & 16 Ambleside LAP Booklet & Tree/Brush Permit Process Generally

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Dear Mayor and Council,

Thank you for your time. I have interacted with WV staff (typically pleasant, helpful and I trust well-intended) over many decades fighting for our legal and ethical protections of our WV Creeks. We need our elected Mayor and Council to require enforcement of the environmental protection laws in effect as enacted by the officials. Specifically,

1. The Riparian Area Protection Act which protects Lawson and MacDonald Creeks 15m either side says:

”The purpose of the regulation is to protect the many and varied features, functions and conditions that are vital for maintaining stream health and productivity, including: Sources of large organic debris, such as fallen trees and tree roots, Areas for stream channel migration, Vegetative cover to help moderate water temperature [the opposite of daylighting], Provision of food, nutrients and organic matter to the stream, Stream bank stabilization, Buffers for streams from excessive silt and surface run-off pollution” (emphasis added)

Creeks need the shade that trees provide, not daylighting. This is accepted science, for example: “Riparian shade on watercourses has been shown to lower river temperatures as a climate change adaptation measure. **Shade from trees can reduce temperatures in small rivers on average by 2–4°C (compared to unshaded streams), but demonstration sites in the Ribble catchment revealed shaded sites can be over 6°C cooler on hot days...** Over time it is predicted that river temperatures will rise due to the impacts of climate change which could have a catastrophic impact on watercourses and the organisms that inhabit them.” (UK gov research) (emphasis added)

Directly opposing the above provincial regulation is Option #2 and parts of Option #1 as described on p.13 and 16 of the Ambleside LAP booklet in which Staff appears to be presenting the drafted proposal (although verbally the response is different than in the printed material) that: WV Mayor and Council not fulfill our legal and ethical responsibilities under the Riparian Areas Protection Act, resulting in healthy trees and brush being cut in the 15m of environmentally protected land either side of Lawson and MacDonald Creeks, between 17th and 18th, merely for additional and unnecessary “new north-south connections’...“ townhouses along e McDonald, Lawson and Vinson creeks would incrementally open up public access” “additional density... in mid-rise forms would support the daylighting of Lawson...creek as existing buildings are gradually replaced”..

Daylighting is the opposite of what environmental science and the above RAPR states is needed to protect MacDonald and Lawson Creeks: Online research indicates daylighting is a new term where communities without creeks expose below ground water sources that are not “live” creeks, visual nature-connection purposes. This does not apply to Lawson and MacDonald creeks which are clearly above ground and very much alive.

To implement the current draft options on p. 13 and 16, would remove the necessary cooling shade of the trees/brush along the creeks for the biology of the creeks to survive (and for the health of we humans), and the habitats of our wildlife, 90% of whom live in the trees /riparian areas Lawson and MacDonald

Creeks, some of whom are at risk of extinction (for example, Great Blue Herons who fish in Lawson Creek are being driven away by cutting, construction and humans.

Besides the RAPR restrictions in place severely restricting cutting except in exceptional circumstances, relative to the environmental crisis we face, and consistent community feedback prioritizing our trees and the environment, the notions on p. 13 for trails and public spaces in environmentally protected areas are (I trust made in good faith, but still) whimsical wants . This is especially so considering **we already have two north-south connections below Fulton between 17th and 18th being the 18th MacDonald Trail leading to Memorial Park and the 17th street sidewalk. It is wrong that the substantial environmental costs of implanting the draft suggestions on option # 2 and parts of Option #1 were not even mentioned for community consideration in giving their input.**

2. Based on my experience (other people may have different experiences), and documented examples I can provide, regarding the 15m of environmentally protected land either side of MacDonald and Lawson Creek, while staff always seem well-intended something has gone seriously awry because:
 - a. Staff have adopted the unofficial notion that the 15m of environmentally protected land either side of the creeks can be thought of as a sidewalk/curbed boulevards and therefore owners can cut away under the heading of keeping their property neat and tidy looking. This is not correct. 15m either side of the Creeks are not boulevards, they are environmentally protected areas of trees and brush.
 - b. Staff have never heard of the RAPR, only the WV Tree Bylaw. The problem is that the WV Tree bylaw does not account for the 15m of environmentally protected areas under provincial law. (I have an outstanding question to staff on why that is)
 - c. the unofficial decision making protocol is for one or two staff members to make ad hoc subjective decisions on applications to cut healthy tree or brush in the environmentally protected 15m areas. They do not apply the RAPR. I did send correspondence to staff on a recent example, but I have not received a response. I have been dutifully documenting and sending photos (which can be provided) of RAPR violations to staff since 2015. It has no effect.

I am asking to please: 1) vote down the draft options on. P. 13 and 16 in the Ambleside LAP both for present/imminent development (at least one property is currently for sale adjacent to the protected riparian area citing the draft options of the Ambleside LAP) and the future. While the Ambleside LAP is presented as a future vision, but propert(ies) currently on the market are taking into account the p.13 and 16 of the LAP booklet development opportunities. 2) require enforcement of our legal and ethical responsibilities under the RAPR. Also, if Staff is consulting with a “QEP” in their decision making, please ensure there is a process in place (or re-instate the Good Neighbour Bylaw in this regard) for residents to question/provide a counter QEP opinion *before* the chain saws fire up and trees/brush is cut so that there is an opportunity for counter-input. Staff would most likely welcome such a policy as well since they have to deal with the unexpected distress of the community; institute and implement hefty fines for wrongful tree removal *and* require replanting of the same tree/brush that was removed;

As I write, chain saws are finishing the cutting down of 2-3 very large healthy (I’m told) beautiful red cedars s. 22(1) beside Lawson Creek (I trust addresses are being redacted) that have stood for many decades in the 15m environmentally protected riparian area. They were cut down, as usual, with no warning and before anyone could give opposing QEP. I’m told to do an FOI if I want to know why a permit was ever issued by staff when there is no tree or brush cutting allowed in the 15m of environmentally protected land under the RAPR. I have many questions into staff, yet again, this being the third cutting of multiple healthy trees in the riparian areas of Lawson Creek just in s. 22(1)

We are in an environmental crisis. Yes there are housing needs that become a crisis when people desire to crowd to the same already densified areas.

There are plenty of places to accommodate 1,000 new units that are not in the environmentally protected areas that would do irreparable damage and contrary to our ethical and legal RAPR responsibilities.

We have a special responsibility to protect our creeks in WV from presumably well-intended people suggesting trails and public spaces in the environmentally protected areas of Lawson and MacDonald Creeks as a misguided beautifying feature, and staff trying to accommodate all input from everywhere. In the end, please enforce the well thought out, environmentally based laws we have in place for the sake of our environment, wildlife especially along Lawson and MacDonald Creeks, and we humans.

Sincerely,

s. 22(1)

My name is s. 22(1)

My address is s. 22(1), West Vancouver s. 22(1)



From: Szymon Slawecki <[REDACTED] s.22(1) >
Sent: Friday, May 19, 2023 11:56 AM
To: szymon.slawecki@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Slow pace of housing and infrastructure development = +

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Szymon Slawecki
706-2085 Bellevue Ave
West Vancouver
V7V 1C1

19 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Slow pace of housing and infrastructure development

My name is Szymon Slawecki and I am a resident of West Vancouver.

New generations have been long priced out and having abandoned West Vancouver. We should significantly increase the pace of new housing construction. In parallel, work on improving our infrastructure to support population growth.

We were blessed geographically, but humans are letting this beautiful corner of the world age into oblivion. Decisions around any changes to our infrastructure take unthinkably large amounts of time and obstacles thrown at whoever is trying to do something, and the same fate "welcomes" approvals for any new housing suitable for real young residents.

Our population is miniscule considering our proximity to Vancouver. It is an excellent place for new families to settle and raise new generations that could carry our community forward. Currently, we are well on track towards ensuring that they don't have homes to live in, and infrastructure to support their lives and commutes. I ask this as one of the remaining few of this cohort. Please, allow this city to grow and once again witness life come to it. Not only expensive, empty single family houses. Please, stop blocking any attempts to move West Vancouver from its stagnation and into a future where young families could live again.

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

Thank you.

Szymon Slawecki
szymon.slawecki@gmail.com

From: Linda Jando [REDACTED] s.22(1)
Sent: Monday, May 22, 2023 5:25 PM
To: linda@pacificortho.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Population growth capacity limit =+

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Linda Jando
910 Leyland Street
West Vancouver
V7T 2L4

22 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Population growth capacity limit

My name is Linda Jando and I am a resident of West Vancouver.

I am afraid that developments that increase density are moving ahead without detailed solutions to manage issues we currently face, such as traffic, sewer capacity, electricity needs, water consumption, parking, public transport, need to house future population in assisted living facilities, etc. Increased density also brings people who need to care and maintain the population. Such as increased need for plumbers, electricians, road crews, city workers, grocery store employees, food delivery, handidart services, etc. Also, each person added to a more dense population will also need to have access to bring in their friends and family to visit. Adding density is NOT the way to handle our current problems. We need to address our current problems before we can discuss adding density.

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

Thank you.

Linda Jando
linda@pacificortho.ca

From: James Parkins [REDACTED] s.22(1) >
Sent: Monday, May 22, 2023 5:44 PM
To: jcwparkins@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Population growth with No Infrastructure =+

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James Parkins
3968 Sharon Place
West Vancouver
V7V 4T6

22 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Population growth with No Infrastructure

My name is James Parkins and I am a resident of West Vancouver.

How can we keep building with increased population growth when we have no increase in infrastructure to allow for easy transportation of people?

It is time also to get our streets back by removing barriers set-up to accommodate outside eating during CV19 - this is creating a problem with transportation.

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

Thank you.

James Parkins
jcwparkins@gmail.com

From: Marny Peirson [REDACTED] s.22(1)
Sent: Monday, May 22, 2023 6:43 PM
To: marny@telus.net; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Huge population increase =+

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Marny Peirson
2586 Lawson Avenue, West Vancouver.
V7V 2E9

22 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Huge population increase

My name is Marny Peirson and I am a resident of West Vancouver.

I am very unhappy about the huge increase in population planned for Cypress Village. Our roads are already overloaded and waiting times at the hospital are horrendous. Please stop this enormous planned increase in population, or increase the infrastructure first.

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

Thank you.

Marny Peirson
marny@telus.net

From: Nigel Clarke [REDACTED] s.22(1)
Sent: Monday, May 22, 2023 7:56 PM
To: Spitfire-@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Traffic on Taylor way =+

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Nigel Clarke
4383, Morgan Crescent
West Vancouver
V7V 2P4

22 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Traffic on Taylor way

My name is Nigel Clarke and I am a resident of West Vancouver.

Stop West Van population.

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

Thank you.

Nigel Clarke
Spitfire-@shaw.ca

From: Desmond Bell [REDACTED] s.22(1)
Sent: Tuesday, May 23, 2023 12:45 PM
To: desbell2@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Limit West Van population growth =+

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Desmond Bell
2215 Chairlift Road,
West Vancouver BC

23 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Limit West Van population growth

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

Until such time as we reduce traffic congestion and fix the bridge issue we should limit our population to around 50,000.

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

Thank you.

Desmond Bell
desbell2@gmail.com

From: Christie Blaker [REDACTED] s.22(1)
Sent: Tuesday, May 23, 2023 5:01 PM
To: christieblaker@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Maximum Population for West Vancouver = +

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Christie Blaker
45 2238 Folkestone Way
West Vancouver, BC
V7S 2X7

23 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Maximum Population for West Vancouver

My name is Christie Blaker and I am a resident of West Vancouver.

North Vancouver should clearly be the example. The infrastructure, specifically the highway does not have the capacity for the population growth. The promise of the redesign and now completion of the new interchange has not worked. Is the traffic down the cut in North Vancouver any better since the upgrade?

In West Vancouver, traffic can be horrendous now going down Taylor Way. Just on this basis alone, the roads can not handle traffic at the present population. Again, this is not even discussing other parts of the infrastructure that would need retrofitting. If population increases, I believe we will lose the essence of our area.

Furthermore, what makes West Van desirable? Perhaps, because it still is not overpopulated. I personally find some of the enormous houses hideous but they're built now. Don't take away any more from our area by overpopulating our lovely spot.

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

Thank you.

Christie Blaker
christieblaker@shaw.ca

From: Dawson Campbell <[REDACTED] s.22(1) >
Sent: Wednesday, May 24, 2023 7:15 AM
To: dawsoncampbell44@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: General development. =+

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Dawson Campbell
#8 111 18th St.,
West Vancouver
V7V3V3

24 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

General development.

My name is Dawson Campbell and I am a resident of West Vancouver.

I'm against additional development. Our streets are already clogged with traffic. It is not a cheap community to live in AND will never be. 15th, 21st & 22nd are already highways. The municipality is trying to ruin the lifestyle that people in WV are accustomed to. Please listen to the voters!

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

Thank you.

Dawson Campbell
dawsoncampbell44@gmail.com

From: VJ Grimes [REDACTED] s.22(1)
Sent: Monday, May 22, 2023 9:00 AM
To: vgrimes1@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Communicate infrastructure and zoning changed =+

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VJ Grimes
1750 Esquimalt Ave., 206
West Vancouver, BC. V7V1R8

22 May 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Communicate infrastructure and zoning changed

My name is VJ Grimes and I am a resident of West Vancouver.

Ensure progressive measures towards rezoning are in news releases. Apparently people, caught off guard when they see redevelopment to higher density, worry that West Vancouver's infrastructure cannot handle increases and that they and neighbours will personally experience and bear brunt of costs or errors.

Communication is key. Say what is being considered, weather criticism, report infrastructure efforts to house or employ more.

NIMBY-ism is understandable when surprised, shocked, being left to imagine who inspired rezoning and development; and why (surprise breeds scepticism about unknowable problems that outweigh benefits and why someone feels inspired to apparently ignore stakeholders in favour of profit-seeking investment income businesses or individuals, and wannabe residents); and how things unfold.

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

Thank you.

VJ Grimes
vgrimes1@hotmail.com

From: s. 22(1)
Sent: Tuesday, May 23, 2023 3:00 PM
To: correspondence
Subject: Excessive Speed - Highland and Eyremount Drive

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To Whom It May Concern,

I write with concern regarding the regular excessive driving speeds on Highland drive, and to a lesser extent on Eyremount Drive.

I live at s. 22(1), having moved to the area s.22(1) s.22(1) children walk to school s.22(1) and my wife has only narrowly avoided being struck by a vehicle as she walked to collect them recently. The police will have the details of this specific incident where a car struck two other vehicles and then left the scene at the junction of Cross Creek Road and Highland Drive.

As it stands, vehicles routinely and systemically disregard the speed limit on Highland Drive from Cross Creek Road, both going up and down the hill. It is reaching the point where, as parents, we are increasingly anxious regarding allowing our children to walk to school. Since we moved in we have seen no enforcement of the speed limit on this road, nor on Eyremount Drive.

It would be a shame indeed if we were required to start driving our children to school - something we are deeply opposed to. However, if something is not done to enforce reasonable speeds on this road this may be our only option to ensure our children's safety, especially given s.22(1).

The briefest of surveys will substantiate these concerns such is the endemic nature of this behaviour.

Yours sincerely,

s. 22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
FINANCE AND AUDIT COMMITTEE MEETING MINUTES
COUNCIL CHAMBER, MUNICIPAL HALL
MONDAY, MARCH 13, 2023**

Committee Members: Mayor M. Sager (Chair); and Councillors N. Gambioli, P. Lambur, S. Snider, S. Thompson, and L. Watt attended the meeting in the Council Chamber, Municipal Hall. Absent: Councillor C. Cassidy.

Staff: R. Bartlett, Chief Administrative Officer; I. Gordon, Director, Financial Services; S. Ketler, Director, Parks, Culture & Community Services; C. Boy, Deputy Director, Financial Services; A. Kwan, Deputy Director, Engineering & Transportation Services; and L. Taylor, Committee Clerk attended the meeting in the Council Chamber, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 1:59 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the March 13, 2023 Finance and Audit Committee meeting agenda be amended by:

- moving Item 5 to be considered immediately prior to Item 4;

AND THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the February 27, 2023 Finance and Audit Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

5. Development Potential Relief

C. Boy (Deputy Director, Financial Services) presented the Development Potential Relief item. Finance staff responded to questions from Committee members.

Mayor M. Sager introduced Ms. M. O'Brien, Executive Director, Ambleside Dundarave Business Improvement Association (ADBIA) who spoke in regard to this topic. In general, ADBIA liked the concept but would find it difficult to identify which businesses would receive the tax break. She noted that ADBIA would like to work with District of West Vancouver staff under the direction of Council. It was noted by Finance staff that the March 15 due date was too tight to make any recommendations for this year.

It was Moved and Seconded:

THAT the report regarding Development Potential Relief be received for information.

CARRIED

Councillor L. Watt left the Council Chamber at 3 p.m. and returned at 3:02 p.m.

4. Phase 1 Capital Project List

Finance staff responded to questions from the Committee.

It was Moved and Seconded:

THAT the Phase 1 Capital Project List be forwarded to Council for endorsement.

CARRIED

5. Development Potential Relief

Considered immediately prior Item 4.

PUBLIC QUESTIONS

6. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

7. NEXT MEETING

Staff confirmed that the next Finance and Audit Committee meeting is scheduled for May 8, 2023 at 2 p.m. and held in-person in the Council Chamber at the Municipal Hall.

ADJOURNMENT

8. ADJOURNMENT

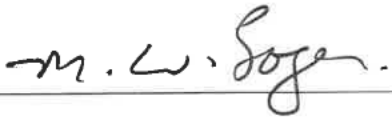
It was Moved and Seconded:

THAT the March 13, 2023 Finance and Audit Committee meeting be adjourned.

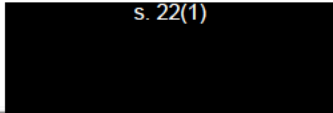
CARRIED

The meeting adjourned at 3:10 p.m.

Certified Correct:



Chair

s. 22(1)


Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ARTS FACILITIES ADVISORY COMMITTEE MEETING MINUTES
CEDAR ROOM, WEST VANCOUVER COMMUNITY CENTRE
THURSDAY, MARCH 16, 2023**

Committee Members: G. Nicholls (Chair), R. Brown, G. Froome, B. Helliwell, E. McHarg, C. Sully, J. Webb; and Councillor S. Snider attended the meeting in the Cedar Room, West Vancouver Community Centre. Absent: P. Bowles, L. Nahanee, L. Radage, J. Wexler, and R. Yaworsky.

Staff: D. Niedermayer, Senior Manager, Cultural Services; C. Rosta, Cultural Services Manager (Staff Representative); and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Cedar Room, West Vancouver Community Centre.

1. CALL TO ORDER

The meeting was called to order at 3:12 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the March 16, 2023 Arts Facilities Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the following minutes be adopted as circulated:

1. February 9, 2023 Arts Facilities Advisory Committee meeting; and
2. February 27, 2023 Capital Funding Subcommittee meeting.

CARRIED

REPORTS / ITEMS

4. Council Liaison Update

Councillor Snider informed the Committee that Council is negotiating the acquisition of land for a new arts facility.

It was Moved and Seconded:

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

CARRIED

5. Arts & Culture Advisory Committee Update

D. Niedermayer reported that the Arts & Culture Advisory Committee (ACAC) is meeting with Co-Chairs of other District Committees of Council related to arts and culture as well as community arts partner organizations. They have met with the Public Art Advisory Committee (PAAC) Co-Chairs and scheduled a meeting with representatives from the West Vancouver Community Arts Council and the Kay Meek Arts Centre to discuss general governance of the arts in West Vancouver. Supporting arts groups with capacity-building opportunities is part of the Arts & Culture Strategy (2018-2023). In partnership with the North Vancouver Recreation Commission, Staff is planning an Arts Forum on May 16, 2023 at the Delbrook Community Centre with workshops and keynote speakers to discuss key issues relevant and useful to the arts and culture sector on the North Shore. The Ferry Building Gallery will reopen on April 4th with a ribbon-cutting ceremony, and everyone is invited.

It was Moved and Seconded:

THAT the verbal report regarding Arts & Culture Advisory Committee Update be received for information.

CARRIED

6. Arts & Culture Facility Governance Model

Staff introduced Shelley Craig, from Urban Arts Architecture, who presented the draft final vision and concept and the proposed governance model to be presented to Council for consideration on April 24, 2023. The vision and concept, including the mission and guiding principles, were developed through the community's feedback and participation in the survey, workshops, and open house sessions. After researching 13 governance models by organizations in other municipalities, the governance model recommended is a hybrid model similar to the one created for the West Vancouver Community Centre and Enhance West Van, which considers both the District and non-profit program partners providing services within the new Arts & Culture Facility. All members supported the final report be presented to Council.

It was Moved and Seconded:

THAT the preferred Arts & Culture Facility Governance Model be supported.

CARRIED

7. Arts & Culture Facility Capital Funding Framework

Staff informed the Committee about the Capital Funding Subcommittee meeting on February 27, 2023, when different scenarios for funding of a new arts facility were reviewed based on the Altus Group report. The Committee discussed the potential of each scenario, and a few updates were suggested.

It was Moved and Seconded:

THAT the discussion regarding Arts & Culture Facility Capital Funding Framework be received for information.

CARRIED

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

B. Chaworth-Musters: Questioned the vision and why it has been created before the location has been decided; questioned if parking is currently a problem for the Music Box or the Silk Purse Arts Centre.

Judy Chalmers: Asked about the Altus Group report; questioned the height density with or without parking.

B. Shard: Raised concerns about parking; questioned the funding source from the District other than the Community Amenity Contributions; commented that as a taxpayer there is concern about staffing levels for a new arts facility; asked for an example of a hybrid governance model; asked for examples of permanent renters at the West Vancouver Community Centre.

NEXT MEETING

9. NEXT MEETING

It was Moved and Seconded:

THAT

1. the next Arts Facilities Advisory Committee meeting be cancelled; and
2. a future meeting be scheduled by the Chair considering Council's direction on April 24th.

CARRIED

10. ADJOURNMENT

It was Moved and Seconded:

THAT the March 16, 2023 Arts Facilities Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 4:23 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC ART ADVISORY COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
TUESDAY, APRIL 11, 2023**

Committee Members: E. Fiss (Chair), B. Kaiser, A. Nazar, J. Oakes; and Councillor L. Watt attended the meeting in the Raven Room, Municipal Hall. Absent: P. Azarm Motamedi, D. Huhn, and M. Rahnama.

Staff: D. Niedermayer, Senior Manager, Cultural Services (Staff Representative); L. Thackray, Cultural Services Program Coordinator; and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 1 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the April 11, 2023 Public Art Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the March 14, 2023 Public Art Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Council Liaison Update

Councillor Watt informed the Committee that Mayor and Council are advancing discussion on a location for a new arts facility and commented on the success of the reopening of the Ferry Building Gallery with the Siblings Revelry exhibition.

It was Moved and Seconded:

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

CARRIED

5. Community Public Art Program Discussion

Chair updated the Committee, confirmed that the West Vancouver Memorial Library is interested in working with the Public Art Advisory Committee (PAAC) on a mural project. Staff reported that the West Vancouver Community Arts Council is also

interested but have already chosen a project, theme and artist for 2023 so perhaps next year. The Committee discussed a few programs that could be a reference for the PAAC, including the project *Blanketing the City - Vancouver Mural Festival* (VMF). The Ferry Building Gallery is also interested in developing a community art project and welcomes a partnership with the PAAC. B. Kaiser commented that the area close to the picnic table east of the Navy Jack House could be a good location for a community public art program.

Regarding funding for temporary art installations and murals, the Finance Department informed staff that it would be possible to recommend an annual program to Council with funds allocated from the Public Art Reserve Fund. Permanent public art projects would still require Council's approval for each project. Staff will develop a draft outline for a Program Framework for the PAAC's review.

It was Moved and Seconded:

THAT staff develop a draft framework for community public art projects and murals in preparation for a future Council Report.

CARRIED

6. Public Art in Horseshoe Bay Discussion

Councillor Watt introduced Susie Alexander, Secretary of the Horseshoe Bay Business Association (HBBA), who informed the Committee of the HBBA's interest in having murals and public art in Horseshoe Bay. There are two locations that would be potential sites for murals. Members agreed to visit Horseshoe Bay on April 25th at 1 p.m. to identify potential locations for public art and murals.

It was Moved and Seconded:

THAT the discussion regarding Public Art in Horseshoe Bay Discussion be received for information.

CARRIED

7. Public Art at Seawalk Garden and Southeast Corner of Marine Drive and 17th Street Discussion

Chair updated the members on the previous discussion regarding public art at Ambleside. Staff will follow up with D. Hawkins, Senior Manager, Community Planning and Sustainability, to attend a Committee meeting in the future when the Ambleside Local Area Plan is ready for input regarding public art. Public art at Seaview Garden is also on hold pending identifying locations in West Vancouver that might be a higher priority.

It was Moved and Seconded:

THAT the discussion regarding Public Art at Seawalk Garden and Southeast Corner of Marine Drive and 17th Street Discussion be received for information.

CARRIED

8. Staff Update

Staff provided an update on the following:

- Restoration of the Welcome Figure: This project has had a slight delay as the artist and helpers require third-party liability and WorkSafe BC. Staff is working with the District's Purchasing Department to work through this and in contact with the Squamish Nation to see if the Squamish Nation could cover the carvers on the project.
- Recruitment process for new members is open until April 28th.
- The Ferry Building Gallery ribbon cutting on April 4th was a great success. The April 5th opening reception for the Massey family show – Sibling Revelry also had many attendees. The newly reopened gallery was immediately busy.
- Today is the opening reception for the new exhibition at the West Vancouver Art Museum – *The Decisive Moment*: Ema Peter.

It was Moved and Seconded:

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

CARRIED

PUBLIC QUESTIONS

9. PUBLIC QUESTIONS

S. Tsangarakis: introduced herself and commented on her interest in public art.

NEXT MEETING

10. NEXT MEETING

It was Moved and Seconded:

THAT the next Public Art Advisory Committee meeting be rescheduled from May 18, 2023 at 1 p.m. to May 17, 2023 at 2 p.m. and held in-person in the Raven Room at Municipal Hall.

CARRIED

ADJOURNMENT

11. ADJOURNMENT

It was Moved and Seconded:

THAT the April 11, 2023 Public Art Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 2:34 p.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

Chair

s. 22(1)
[Redacted Signature]

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, APRIL 19, 2023**

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

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 5:01 p.m.

2. Introduction

Member Abri entered the hearing at 5:03 p.m. via electronic communication facilities.

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the April 19, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the March 15, 2023 Minutes

Acting Chair Yaworsky referred to the minutes of the Board of Variance hearing held on March 15, 2023.

It was Moved and Seconded:

THAT the March 15, 2023 Board of Variance hearing minutes be adopted as circulated.

CARRIED

5. Time Limit of Board of Variance Orders

Acting Chair Yaworsky 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 23-018 (5960 Raven Place)

Staff confirmed the following requested variances regarding a proposed detached carport:

- a) 6.3 m to Front Yard Setback
- b) 2.3 m to Combined Side Yard Setback
- c) 0.28 m to Minimum Side Yard Setback
- d) 1 % to Site Coverage Percentage
- e) 0.7 m to Accessory Building Height
- f) 31 % to Impermeable Surface Area
- g) 1.8 m to Overhang in Yards
- h) 1.8 m to Exterior Wall to Overhang
- i) 0.6 m to Distance from Accessory Building to Principal Dwelling.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 8, 2023	1

Staff provided permit history of the subject property and informed that the requested variance of 1.8 m to Overhang in Yards need not be considered by the Board because its variance is addressed by the request of 1.8 m to Exterior Wall to Overhang.

T. Frauenberger (Lanecraft Lane and Coach Houses Inc., representing the owner of 5960 Raven Place) described the variance application for a proposed detached carport. Staff and T. Frauenberger responded to Board members' questions.

Acting Chair Yaworsky 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 February 27, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of T. Frauenberger:

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 23-018 regarding a proposed detached carport at 5960 Raven Place with variances of:

- 6.3 m to Front Yard Setback
- 2.3 m to Combined Side Yard Setback
- 0.28 m to Minimum Side Yard Setback
- 1 % to Site Coverage Percentage
- 0.7 m to Accessory Building Height
- 31 % to Impermeable Surface Area
- 1.8 m to Exterior Wall to Overhang
- 0.6 m to Distance from Accessory Building to Principal Dwelling

BE ALLOWED pursuant to the plans dated February 17, 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 23-019 (5405 Greentree Road)

Staff confirmed the following requested variances regarding an addition:

- a) 1.9 m to Front Yard Setback
- b) 0.88 m to Rear 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.

D. Jones (Architect, D'Arcy Jones Architects Inc., representing the owner of 5405 Greentree Road) described the variance application for an addition. Staff and D. Jones responded to Board members' questions.

Acting Chair Yaworsky 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 March 22, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of D. Jones:

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 23-019 regarding an addition at 5405 Greentree Road with variances of:

- 1.9 m to Front Yard Setback
- 0.88 m to Rear Yard Setback

BE ALLOWED pursuant to the plans dated March 10, 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

8. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 23-018 (5960 Raven Place)
- Application 23-019 (5405 Greentree Road)

up to and including April 19, 2023, be received.

CARRIED

9. Public Question Period

There were no questions.

10. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for May 17, 2023 at 5 p.m.

11. Adjournment

It was Moved and Seconded:

THAT the April 19, 2023 Board of Variance hearing be adjourned.

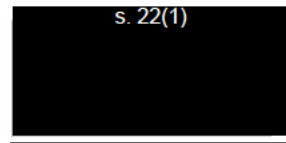
CARRIED

The Board of Variance hearing adjourned at 5:25 p.m.

Certified Correct:

s. 22(1)


R. Yaworsky, Acting Chair

s. 22(1)


P. Cuk, Secretary



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

April 19, 2022, 7:00 p.m.

The Lab

Present: T. Wachmann [Chair], C. Garton, P. Cottier, D. Diedericks, B. Hafizi, A. Krawczyk
S. Sanajou, R. Shimoda, S. Thompson, L. Yu

Absent: A. Nimmons

Staff: S. Hall, S. Felkar, S. Gill, T. Matsuzaki, S. Dale

1. Call to Order

The meeting was called to order at 7:05 p.m.

2. Approval of Agenda

Moved by: S. Thompson

Seconded by: L. Yu

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: P. Cottier

Seconded by: D. Diedericks

THAT the Consent Agenda be approved.

CARRIED

4. Business Arising from Minutes

None.

5. Director

a) Update

S. Hall provided an update on the Director's report. Please see report attached.

S. Hall advised that the Board will receive an invitation for the opening of the new Recording Studio on May 2, 2023 from 2-4 p.m.

The concept of the Bridge card was discussed at a previous meeting, but is now nearly ready for implementation. This card is designed to meet the needs of people experiencing homelessness or anyone else who may not qualify for a standard WVML card, due to insufficient identification or no fixed address, to borrow up to five items, access select e-resources, and use library computers.

6. Strategy

No report

7. Finance

a) 2022 WVML Year End Report

P. Cottier reviewed the 2022 Year End Finance Report and noted that it is provided to the Board for information. She thanked staff for all their hard work.

b) 2023 Budget Adoption

P. Cottier advised that at the April 3, 2023 Regular Council Meeting, Council adopted the 2023-2027 5-year Financial Plan Bylaw, thereby approving the District of West Vancouver's 2023 Budget inclusive of the Library's operating budget. Council also approved the proposed Phase I Capital Funding report.

Moved by: R. Shimoda

Seconded by: L. Yu

To adopt the Library's 2023 operating and capital budgets.

CARRIED

8. InterLink Update

R. Shimoda provided an update on his attendance at the March and April InterLink meetings. L. Yu is the alternate.

March 7th:

An orientation for new directors and alternates, and the election of the Committee.

April 4th:

Reviewed and approved the audited financial statements.

9. Infrastructure Committee

D. Diedericks reported on the following projects:

- The launch of Recording Studio is Tuesday, May 2 from 2-4 p.m.;
- Preliminary planning for the move of the Help Desk is underway; and,
- The vertical lift to the rooftop parking has been approved and staff will engage in an architect.

10. Engagement Committee

C. Garton thanked Trustees and staff for their involvement in preparing and engaging in the coffee meetings with Councillors. She highlighted common themes which include:

- The value of space planning;
- Trends of the future of the library;
- Challenge of meeting diverse needs in the community and reaching out to immigrants;
- Competing infrastructure needs in the District;
- The importance of continued feedback from users of the Library;
- The importance of communicating with Council; and,
- The Library is seen as a key resource.

S. Dale emailed the Board on the upcoming events as follows:

- North Shore Writers Festival Closing Reception, Saturday, April 29, 6:30 p.m.
- Recording Studio Opening, Tuesday, May 2, 2-4 p.m.
- The Bricktacular West Coast Modern Show Grand Opening, Friday, May 5, 6:30-8:30 p.m.

C. Garton encouraged Trustees to sign up for events that they are interested in attending in the Community Relations Opportunity calendar. She highlighted the TED Talks series taking place from April 17-21 and the upcoming Adopt-a-Fish event which will be held from 11-1 p.m. in Memorial Park on Saturday, April 18.

S. Dale will schedule an Engagement Committee meeting at the beginning of May. Later this year, staff will be preparing a non-user report which will come to the committee before sharing with the full board. It was also suggested that T. Matsuzaki be invited to the meeting to provide an overview of engagements with Indigenous communities.

P. Cottier highlighted the Friends of the Library Shred-It event on Saturday, May 13 from 10-2 p.m. and encouraged Trustees to participate.

11. Council Update

S. Thompson provided an update highlighting the following:

[4]

- Thanked Trustees for engaging with Council through their coffee meetings;
- Workshops are being held starting in April for the Ambleside Local Area Plan and encouraged Trustees to share their input;
- Tennis BC is interested in developing a tennis centre at Hugo Ray Park;
- Her attendance at the Senior Centre Volunteer awards on April 19, 2023;
- Nominations for Community awards are being accepted until May 10, 2023;
- The Ferry Gallery opening reception was held on April 5, 2023 welcoming people back into the restored gallery;
- The Rotary Club of West Vancouver is hosting a blood donation clinic on Thursday, April 27, 2023; and,
- The Rotary Ride for Rescue on June 10, 2023 supports North Shore Rescue and Rotary Humanitarian causes.

12. New Business

None.

13. Date of Next Meeting

Wednesday, May 17, 2023, 7 p.m.

14. Adjournment

Moved by: C. Garton
Seconded by: P. Cottier

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:01 p.m.

All documents distributed at the meeting are available for perusal upon request.

s. 22(1)

Tracy Wachmann
Chair, West Vancouver Memorial Library Board

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, APRIL 20, 2023**

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

Staff: L. Berg, Senior Community Planner (Staff Representative); J. Allan, Upper Lands Senior Development Planner; and Naomi Allard, Administrative Assistant (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the April 20, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the March 9, 2023 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

4. INTRODUCTION

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

5. APPLICATIONS FOR CONSIDERATION

With the Committee's consent, Items 5.1 and 5.2 regarding 3852 Uplands Way (Lot 14) and 3370 Chippendale Road (Lot 10) were considered simultaneously.

Applications Referred to the Design Review Committee for Consideration:

5.1 & 5.2 Address: 3852 Uplands Way (Lot 14) & 3370 Chippendale Road (Lot 10)

Background: J. Allan, Upper Lands Senior Development Planner, introduced the proposal and spoke relative to its context, including:

- Two applications being considered by the Committee: Lot 10, 3370 Chippendale Road & Lot 14, 3852 Uplands Way; both located in Rodger's Creek Area 6, North of Cypress Bowl Road.
- Past applications for Rodger's Creek that have been brought to the Committee include Lot 2, "Wildwood" -16 unit mix of detached and attached cluster housing; Lot 3, "The Hawksley", mix of apartment and townhouse units; Lot 4, 10-unit cluster housing; Lots A through J, did not require design review and presently under construction.
- To the south of Lot 10 is an apartment building site; to the south of Lot 14 is the Upper Mountain Path.
- The Development Permit for Area 6 envisions narrow road allowance widths of 15 metres, sidewalks on north side of street for Lot 14 and south side for Lot 10, and treed boulevard areas.
- Both applications require zoning variances for building height, retaining wall and front yard setback; Lot 10 also includes a variance for side yard setback; these variances are in place to address the steep slopes of the sites.
- Both lots have restrictive covenants on title which pertain to wildland fire management requirements and forest management areas at the south end.

Project Presentation: J. Wexler, Vice-President Design and Development, British Pacific Properties, provided a presentation on the proposal including:

- Introduced project team associated with projects.
- Noted that the Rodger's Creek Area Plan was developed in 2008.
- 215 acres and 1,200 units within this space; 55 percent of Rodger's Creek Area is natural protected forest space.
- There are 3 key principals that are important to Rodger's Creek development:
 1. Identifying protected area with a focus on ecological areas and clustering of homes with minimum footprints to maximize natural spaces;
 2. Density increases as the plan progresses westward to Cypress Village; and
 3. Inclusion of amenity path network that connects neighbourhoods in Rodger's Creek with recreation and community amenities.
- Subject sites are very steep with significant views; housing diversity throughout neighbourhood; 10 single family, four cluster home, four condo, and two rental unit sites.

- Overall goal is to have a design that blends into surrounding environment.

3370 Chippendale Road (Lot 10):

Project Presentation: T. Kwan, Architect, provided a presentation on the proposal including:

- Lot 10 situated on downhill side of Chippendale Road; shows challenging site due to steep topography; beautiful surrounding context.
- Opportunity to minimize site work and grade manipulation.
- Conceptual, modern design; homes elevated on steel structural columns.
- Approach for design was inspired by West Coast Modern with simple mass and roof forms and glazing with ease of flow between indoor and outdoor environments.
- Displayed birds-eye-view rendering of Lots 10 and 14 showing context; including six cluster homes in relation to the two neighbouring apartment towers that are proposed.
- Site plan displayed six proposed homes that share same layout; each home is approximately 2,300 square feet, organized from west to east across site; same orientation throughout except for furthest west home; garage accessed from road grade; elevated bridge feature in entry way connects driveway to main entry that extends into a sunken garden, allowing natural topography to be celebrated.
- Designed with flexibility in mind and to meet needs of different family sizes; generous deck for ample fitness space; den at front adjacent to entry for office or guest bedroom; mudroom entry that connects to garage.
- Displayed section that shows relationship between house and topography; from structural concept can see the tying back to the mountain and at front, sense of floating off ground.
- Exterior cladding is dark natural tone that contrasts with lighter horizontal lap siding that gives impression of warm weathered wood; emphasis on bridge extending to sidewalk and moss gardens.

3852 Uplands Way (Lot 14):

Project Presentation: T. Kwan, Architect, provided a presentation on the proposal including:

- Lot 14 overlooks portion of mountain path and trestle bridge; steep topography with a gentler grade change than Lot 10; terraced flat areas on southern edge supported by retaining wall.
- 14 homes with two home types: eight 3-level homes that are approximately 2,500 square feet each, narrow footprint; six 2-level homes approximately 2,000 square feet each, wider footprint. Different home types laid out in a mixed fashion across lot with east to west orientation.
- Garage accessed from road grade with sunken gardens in front; on grade outdoor living that connects along lower level of home.
- Lower level of homes embedded into the hillside; den and family room open to a

backyard; upstairs is an arrangement of three bedrooms; displayed section with two-level massing and relationship to terrace and backyard, and retaining wall that is setback from the home and mountain path.

- Road accessed by entry bridge. Homes have access to a large deck; bedrooms have access to terrace and back yards. All homes have stair access from home to back yards.
- One story impression on street side and a retaining wall which serves as buffer to mountain path and road.
- Materiality is of dark exterior cladding of shingled siding contrasted with lighter exterior wood.
- Street view shows contrast between two level homes and then the three level homes; view from trestle bridge highlighting the green buffer from mountain amenity and homes which are quite recessive, screened by trees and wall.

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

- Two different developments needs being met: multifamily living and single family; different needs based on family type provides unique design elements.
- Everything outside property line has been dictated as part of overall development proposal; all planting has already been done outside and is native planting that provides lush boulevards.
- Most of planting is of native species that grow on border of forest with mixed to full sunlight.
- Moss gardens featured on Lot 10 due to shady setting which is dark and grotto-like; moss gardens take advantage of dark space and dryness unique to this lot.
- As move away from houses, landscape design intent to incorporate more colour and flowers; not all plant species are native so as to add colour such as Black-Eyed Susan's and Echinacea, Red Heather, Red Bush, and Maples.
- Materiality: using concrete plank pavers that have been used throughout Rodger's Creek.
- Grades are being handled by soil bag walls that will be covered in grass and will mix in with native spaces.
- Rocks and moss along with ferns and huckleberry are planted between houses.
- Lot 14: houses are narrower therefore intent of landscape design is to get people to use backyard; staircases follow a drop in grade from sidewalk down to backyard; incorporation of hydro-pressed slabs.
- Planting carried out from covenant zones through to retaining walls.
- Each area surrounded by riparian zone; wanted to break up length into 3 separate enclaves; forests concept tied into the development.
- Mountain trestle to the retaining wall creates barriers through mixed color; planting consists of similar planting as in Lot 10.

Committee Questions:

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

- In area 10, what will be underneath the cantilevered part of the structures in terms of landscaping? *Exposed rocks and possibly some gravel – no planting.*
- On the mountain trestle looking north, will that be a rock wall and is it to be natural? *There are benches of rock along with a stack wall that transition into a bag wall; like that of Lot 2 at "Wildwood".*
- Is all the storm water going into the creek? *Storm water management is a complex system, but all the roads slope to the north side where there is a storm water system that allows storage capacity and slow release to charge creeks during low flow periods; back up storm system for high volume flow periods.*
- Did the applicant provide an arborist report for tree management? *This was considered during subdivision stage of development permit. District looks at forest management zones and preservation of trees along borders of development; an arborist report was required at subdivision stage. Landscape plans convey that trees are removed; can they not be retained? These small areas were cut out of forest but closer to the road; trees will be staying further into development; general rule is that we are saving all the trees we can.*
- On Lot 14 did you study having the large southern deck as a terraced level? *The site strategy was having the fill retained and was problematic, combination of the kind of site strategy and marketing requirements for these homes.*
- In Lot 10, there does not appear to be access to the large garden. Is there a reason for this? *The areas where we stepped down are quite small and there is no real experience one could have in these areas in terms of recreation.*
- Have you explored any rendering sections that show the relationship of the towers to the south? *There are preliminary site sections showing the relationship with the towers and homes. In early planning the homes looked over the two buildings. Road elevation eclipses the 16-storey tower; British Pacific Properties is conscious of this and the benching for review access is important in the layout.*
- What is the material for the columns on Lot 10? *Steel that will be painted black to make columns appear recessive.*
- Was there any consideration for not using soil bags and continuing rock wall upwards? *Bag walls have been used throughout Rodger's Creek so we felt they would best integrate with overall development; visibility not really an issue on Lot 10 due to positioning of bag wall; Lot 14: felt that the bags integrate into site and that they are the best choice.*
- Has there been consideration given to terracing of backyards? *Many conversations about handling of the steep slope and retaining walls; with Lot 14 and gentler grade changes, it was felt that backyards appeal to people with children and pets; brought wall back to find balance between usable backyard and the mountain; chain link fence and hedge are slightly depressed so that they provide a lower visual impact.*

- Can you confirm that variance was only for building height, retaining wall height and side yard setbacks? *Yes, the variance to the height is due to topography; if used average calculation it would be skewed due to site. Never more than 2 storeys on the roadside. We do not have a desire to make the wall lower as it obscures the view upwards; the hill comes up to the path so we are reinforcing the actual conditions along the path.*

Committee Comments:

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

3370 Chippendale Road (Lot 10) Comments:

- Don't think there is a need for retaining walls to provide privacy as trees and shrubs could do this; walls are not a sustainable solution with cut and bringing in fill from elsewhere. *Applicant Note: All material generated on-site by cutting from the uphill and moving down which is how we have created the building pads for the site. One thing we decided with the Trestle Bridge was extend the bridge further and reduce the amount of fill required to support the bridge.*
- The materials appear nice, and I like proposals; there is a need to have a tree management plan as I am not in support of tree removal. Think it is a good opportunity to have residents enjoy the treed areas. Suggest having some sort of connection from units to the garden spaces. Need to see a stronger landscape design for this project.
- Perhaps have elements for the first and last unit that differentiate them from the middle units; Lots 10 and 14 are very similar.
- Overhang on the north façade could be slightly deeper to follow west coast modern appearance.
- I think preserving trees already there is important; I think designs are attractive.
- Appreciate the landscape design on Lot 10; would like to see more trees kept if possible however I feel that the project treats land with respect that is not always given in development.
- The proximity of the buildings is one aspect that could be looked at; sometimes guidelines encourage houses that are very close together.

Having reviewed the application for 3370 Chippendale Road (Lot 10) and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the 3370 Chippendale Road (Lot 10) application subject to the following considerations by staff:

- Minimize existing tree removal and provide a tree management plan.
- Improving the lot identification and the articulation of streetscape from the buildings to create integration in the landscape.
- Investigate increasing the distance between the buildings.
- Explore greater roof overhangs on the northern side of lot.

CARRIED

3852 Uplands Way (Lot 14) Comments:

- Suggest including some larger plant species or trees to create integration of forest; suggest a simple stoop to drop the back yard and make it lower; chain link fence is a brilliant concept as it disappears into landscaping.
- Attractive project overall.
- More variety on the façade.
- Suggest breaking the retaining wall by have landscaping in between.
- Suggest separating distance between buildings to add articulation.

Having reviewed the application for 3852 Uplands Way (Lot 14) and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the 3852 Uplands Way (Lot 14) application subject to the following considerations by staff:

- Consider lowering the retaining wall or break it into lower terracing with planting between.
- Minimize existing tree removal and provide a tree management plan.
- Improving differentiation between the lot designs and the articulation of the buildings from the street to create integration in the landscape.
- Investigate increasing the distance between the buildings.
- Explore more formal variety on the south façade of the units and the unit massing.
- Increase the variety and size of trees planted along the base of the retaining wall.

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for May 18, 2023 at 4:30 p.m. via electronic communication facilities.

8. ADJOURNMENT

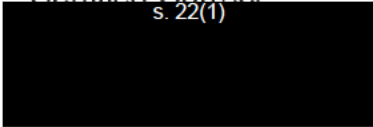
It was Moved and Seconded:

THAT the April 20, 2023 Design Review Committee meeting be adjourned.

CARRIED

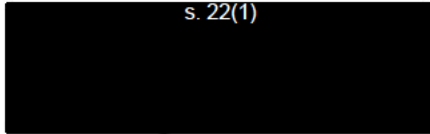
The meeting adjourned at 6:18 p.m.

Certified Correct:
s. 22(1)



Chair

s. 22(1)



Staff Representative

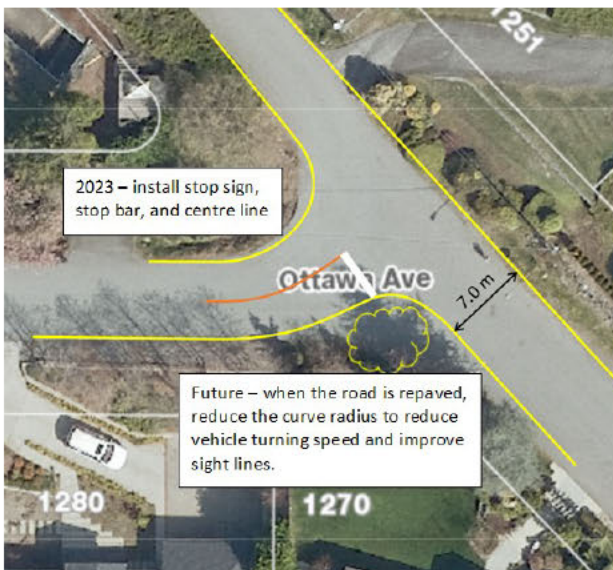
From: Engineering Department
Sent: Wednesday, May 17, 2023 11:25 AM
To: s.22(1)
Cc: correspondence; Engineering Department
Subject: District of West Vancouver Public Enquiry s.22(1) - Safety Issues on Ottawa Avenue

Hello s.22(1)

The safety issues of concern at the intersection of Ottawa Avenue and Nepal Crescent were brought to the Senior Manager of Roads & Operations for further review. As a result of the review the following changes will be made to the area.

District Action:

- A stop sign will be installed on Ottawa Avenue. **This cannot be completed until the Resident Actions below have been completed.** s.22(1)
- A stop bar and centre line tail will be added as part of the fall 2023 road painting program.
- The two stop signs on Nepal Crescent, which is no longer a through street, will be removed making it a more typical T intersection with a stop sign on the stem.
- The no exit sign will be moved to a more appropriate location on Ottawa Avenue.
- Long term planning will consider improvements to the curb radius at the intersection when repaving the road to make it a tighter, more typical T intersection.



Resident Action:

- Based on the results of the site investigation, it has been determined that vegetation trimming is necessary in order to create sufficient space for the installation of the stop sign and to ensure pedestrian access on the boulevard. s.22(1) trim back vegetation to accommodate installation of the stop sign on Ottawa Avenue.
- According to the requirements for the stop sign installation, a minimum trimming distance of 1.5 meters from the edge of the pavement and a height of 4.0 meters are necessary. Currently, the existing vegetation is located 0.8 meters behind the edge of the pavement.
- To ensure optimal sightlines, s.22(1) all vegetation up to the existing fence line as well as any branches overhanging the fence from the property. The fences are currently positioned approximately 2.0 meters from the edge of the pavement.

- Attached is a pdf with the trimming areas indicated in red.
- It is the resident's responsibility to ensure the minimum trimming around the stop sign is maintained at all times.

District Safety Recommendation:

- Children drop off and pick up take place at the much safer s.22(1).

Best regards,

Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

FUTURE ROAD DESIGN CONSIDERATIONS:





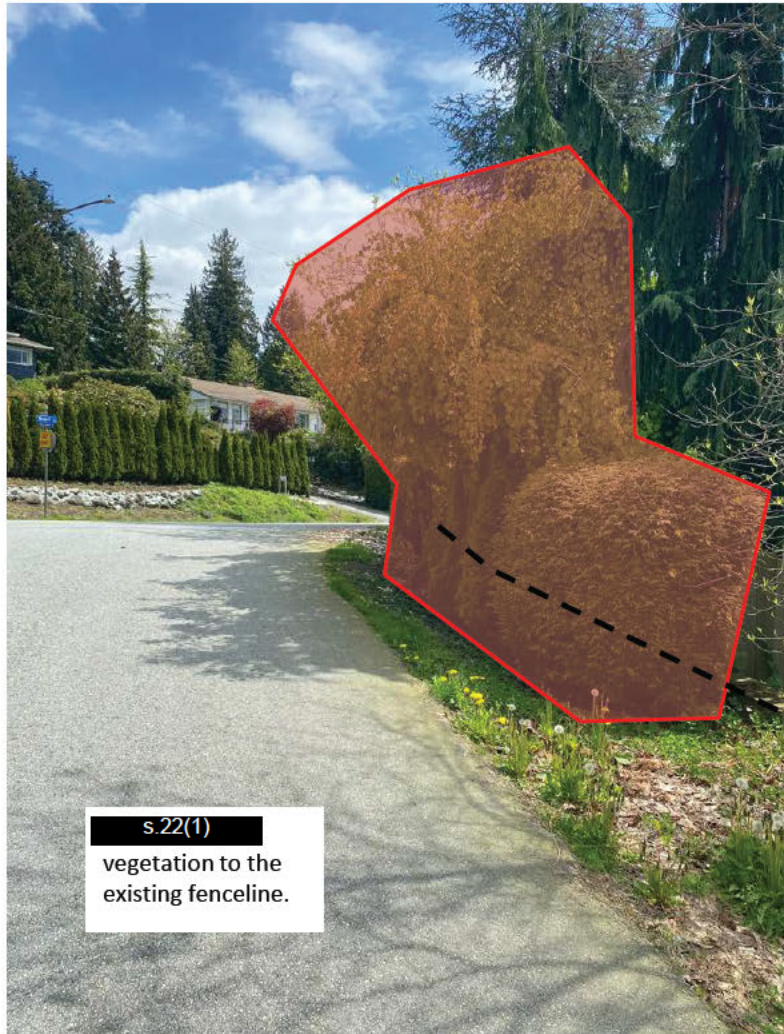
Legend



s.22(1)

vegetation for proposed stop sign visibility and pedestrian safety.

Notes



s.22(1)
vegetation to the
existing fenceline.

Existing
Fenceline

Legend



s.22(1)
vegetation for
proposed stop sign
visibility and
pedestrian safety.

Notes

From: s. 22(1)
Sent: Tuesday, June 7, 2022 8:40 AM
To: correspondence
Subject: Can you please refer me to the right person/office as it relates to road signage/safety?

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

Dear Madam/Sir,

I am s. 22(1), resident at s. 22(1), West Vancouver.

My Grandchildren and I recently survived a near miss at a street junction s.22(1) that, for years, really should be three-way stop. (s.22(1) on a "blind" corner and even at 30Km/hr, trucks-and-cars can easily hit someone)

Rather than writing a long email here, could you please refer me to the appropriate person/office to see if they could at least check out the road junction of concern?

Thanks for your help

s. 22(1)

s. 22(1)