

COUNCIL CORRESPONDENCE UPDATE TO NOVEMBER 22, 2023 (8:30 a.m.)

Correspondence

- (1) 8 submissions, November 7-22, 2023, regarding Amendment to Animal Control and Licence Bylaw No. 4545, 2008 and Long-Term Dog Strategy in West Vancouver**
- (2) 2 submissions, November 15 and 17, 2023, regarding Fire Rescue Bylaw No. 5163, 2021, Amendment Bylaw No. 5268, 2023**
- (3) 25 submissions, November 15-20, 2023, regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 (Ambleside Local Area Plan: RM1 and RM2 Proposed Zoning Bylaw Amendments) (Referred to the November 20, 2023 public hearing)**
- (4) November 19, 2023, regarding “Traffic danger kew rd and marine”**
- (5) G. Mazzei, November 20, 2023, regarding Sidewalk Repair Complaint**
- (6) November 20, 2023, regarding “WV Arts Facilities in Disrepair”**
- (7) November 20, 2023, regarding “Letter to Mayor and Council: Careless Driving on Upper Levels Highway”**
- (8) Committee and Board Meeting Minutes – Community Engagement Committee meeting September 13, 2023; Art Museum Advisory Committee and Subcommittee meetings October 5 and 10, 2023; Public Art Advisory Committee meeting October 17, 2023; Memorial Library Board meeting October 18, 2023; Board of Variance hearing October 18, 2023; and Code of Conduct Committee meeting October 23, 2023**

Correspondence from Other Governments and Government Agencies

- (9) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), November 20, 2023, regarding “MP Patrick Weiler's 2024 Constituency Youth Council - Call for Applications”**

Responses to Correspondence

- (10) Assistant Chief of Fire Prevention, November 16, 2023, response regarding Fire Rescue Bylaw No. 5163, 2021, Amendment Bylaw No. 5268, 2023**
- (11) Senior Community Planner of Economic Development, November 20, 2023, response regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 (Ambleside Local Area Plan: RM1 and RM2 Proposed Zoning Bylaw Amendments) (Referred to the November 20, 2023 public hearing)**

From: [Redacted] s 22(1)

Date: November 7, 2023 at 4:58:48 PM PST

To: West Vancouver Mayor and Councillours <West Vancouver Mayor and Councillours>

Subject: Re the seawall

Dear Mayor and Councillors,

I am in awe,

The first I heard of the seawall being considered as a walking place for dogs was when a friend sent me an email late last week. Before I could respond, voila, the dogs had turned into Cinderellas!

I disagree with dogs being on the seawall as it is the one area seniors, those recovering from surgery, those with knee/ hip replacements/ heart surgery and balance issues can safely walk on the flat without threat to their safety.

I am not sure if it was designated but I would highly recommend that NO EXTENDED LEASHES ARE PERMITTED be prominently displayed.

I have been a dog owner and have many friends who have beloved dogs so I do understand the issue. I hope this is a trial period and that the faith the councillors have displayed is positive.

Sorry this is late - I thought I sent it Nov 7, 2023

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

From: [REDACTED] s. 22(1)
Sent: Thursday, November 16, 2023 6:02 PM
To: correspondence
Subject: Support of new dog friendly by-law

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.

Myself and my family, long term residents of West Vancouver [REDACTED] s. 22(1), fully support the new dog access by-law that was approved in council October 30th.

West Vancouver should allow leashed dogs on the seawalls, Horseshoe Bay Park, as well as other public spaces and needs to create a long term plan for making West Vancouver a more dog friendly community.

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

From: s. 22(1)
Sent: Friday, November 17, 2023 5:47 PM
To: correspondence
Subject: Dog Walking new locales

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Dear Mayor & Council Members,

Thank you for proposing an amendment to the existing by-law where dogs are not allowed to walk in the horseshoe bay park, ambleside seawalk and the centennial seawalk.

It has been most unfortunate our dogs have not been allowed in these areas. Our pets are now part of our family; they are included in our family walks and they come along with us when we are meeting friends. It is time to move forward and include our 4 legged family members in these parks.

I am a long term West Vancouver resident and a dog owner. I am in favour of the change to allow dogs on a short leash at the above mentioned parks and trails.

Kindly let me know if you require any further information.

Warm regards,

s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 20, 2023 10:20 AM
To: Mark Sager; Nora Gambioli; Sharon Thompson; correspondence; Info
Subject: No Dogs on Seawall PLEASE!

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Greetings,

This is about the Seawall only,
19th Street to The end of the Dunderave Pier only.

I have walked the Seawall daily for [REDACTED] s.22(1) years

The Seawall is narrow. People are walking and socializing in groups, pushing baby buggies & strollers, in motorized wheelchairs, using walkers, etc. Not necessarily watching where they are going.
This is AWESOME because it is what the Seawall is all about!

The leashed dogs will be roaming all over the Seawall. (sideways and horizontal)
The 30-foot-long leashes will meet the requirement but cause chaos.

All of this leads to trip hazards which leads to confrontations.

The Seawall is a spectacular place to socialize, and walk fast or slow, and or run!

Most importantly it creates a relaxed and enjoyable community to live in!

Please keep it that way!

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

From: s. 22(1)
Sent: Monday, November 20, 2023 10:44 AM
To: correspondence; Bylaw Dept; West Vancouver Parks (westvanparks)
Subject: A bid for information before voting about dogs on the Centennial Dundarave Seawall

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

Dear Mayor Sager and Councillors Watt, Cassidy, Gambioli, Lambur, Snider and Thompson,

The bid by Councillors Watt and Cassidy to allow dogs on the main Dundarave Seawall – made quietly, in late October, stipulating no public consultation - would see the last “people-path” overtaken by the special interest dog lobby.

A chorus of seawall regulars like me have asked why the existing seawall needs to be repurposed, when virtually all trails are already shared-use/people and dogs. We have legitimate concerns about whether all walkers, joggers, and wheel-chairs would still be able to move through the space unfettered.

For so many, the Dundarave Seawall has stood the test of time and provided a precious space of recreation, contemplation, and rejuvenation, as well as a favourite place to connect with friends or family. It’s where many of us go to process and assimilate the challenges and constant changes of today’s world, in a healthy way.

In lieu of research and a feasibility study, the unabashed plan is to “give it a go” and see what happens. Oddly, the proposal before Council includes a direction to staff to develop a long-term strategy for dogs in West Vancouver including a review of current bylaws and practices, which will be conducted after you’ve already voted on the Seawall’s fate.

We remain unconvinced by your plan to “change-it-back-if-it-doesn’t-work-out”. That’s unrealistic. Few dog owners would appreciate the flip-flopping and uncertainty about what is, and what is not, allowed. Nor would they be keen to reverse newly-adopted patterns. So this decision will have long-lasting effects.

If you vote now based on hearsay, you will be voting without formal public consultation and without the benefit of the report from staff you yourselves are commissioning!

We, too, want facts about current and projected seawall use year-round, current amenities for dogs and what’s lacking, an accurate and impartial read on what all citizens want, and maybe even a creative solution that could prove a “win” for all!

Before messing with the Seawall, I urge you to let the experts do their jobs! Please wait until you have developed a long-term strategy based on research and public consultation so you can make an informed decision.

Yours Sincerely,

s. 22(1)

, West Vancouver, s. 22(1)

From: s. 22(1)
Sent: Monday, November 20, 2023 6:23 PM
To: correspondence
Subject: By-law allowing dogs on seawall

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To Whom It May Concern

Regarding the new- bylaw allowing leashed animals on the Seawall :

Unfortunately I cannot be present at the West Vancouver Municipal Mayor and Councillors meeting on Monday evening but I would like to voice my opinion.

I am a West Vancouver resident and I am against allowing leashed dogs on the seawall walkway for many reasons. Dogs are already given a park and walkways where they can run unleashed i.e east of Ambleside.

When I had s.22(1), I avoided this area and walked the seawall from Dundarave to John Lawson for safety.

Dogs already have a fenced off path on this part of seawall. Why isn't this enough?

There are many ways where one can be injured with a leashed dog's sudden movement.

Please do not allow this new by-law for leashed dogs on the seawall walkway.

Sincerely

s. 22(1)

Sent from [Mail](#) for Windows

From: s. 22(1) <s. 22(1)>
Sent: Tuesday, November 21, 2023 8:17 PM
To: correspondence
Subject: Dogs and the Centennial Sea Wall: Possible Solutions

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Dear Mayor and Council,

As requested by Staff of speakers, below are my written comments from last night along with the visuals previously submitted, as well as a possible solution for your consideration based on comments from speakers last night.

A Possible Solutions

1. **“Upper Levels” Walkway for Dogs and Their Owners (formerly the Fenced Dog Path) Much like, but nicer than the Vancouver Seawall’s demarcated, elevated path because it will have/retain shrubbery**



Current WV Fenced Dog Walk

- Remove the fencing of the dog path altogether; remove/thin out brush on the left/tracks side and some on the right side (as beautiful as it is) freeing up needed feet to widen what is currently the dog path for dogs and their dog

walkers.



Possible "Upper Levels" Walkway



- dog walkers and their dogs on leash walk on the clearly demarcated, elevated path.
- Older seniors continue to have their (5) blocks of smooth, wide walkway.
- Dog walkers and their dogs will have easy access to the north side of the tracks where there are many new benches and gathering places.
 - Seniors continue to have their benches on the seawall proper

It would also prevent:

- what will probably evolve otherwise: dogs on the seawall going to the small beachy area at the seawall and 20thish and onto shoreline where at risks species/ migratory birds flock on our Pacific Flyway. This would be in violation of the Wildlife Protection Act.
- what one dog owner speaker said of the fenced dog run was that: it is a "time bomb for a big lawsuit for West Vancouver". That may be true. but perhaps truer that a senior will be injured by a dog that the District would have to deal with. Anecdotally, just this past week-end, I saw a dog leave the dog path and go up towards the tracks which sent me running for an opening in the fence and looking for its owner. (I found the owner, and all was well). This was the first time in 24 years I saw such a situation, but it

Substantive statements made at the meeting last night that probably led to false conclusions or at least confused conclusions

1. A speaker said: "I have heard the stupidest things like dog saliva causing illness or dog poop causing illness."

However, according to the CDC and the Canadian Health Association:

“Older adults are more likely to get sick from germs some animals [through saliva]—even household pets—can carry, and their illness may be more severe than other people. As people age, their immune systems and organs don’t recognize and get rid of harmful germs as well as they once did. To stay healthy, older adults 65 and older should be aware of the increased risk of getting sick from certain animals (like rodents, reptiles, amphibians, and poultry) and should consider other animals as pets...People with weakened immune systems should avoid contact with high-risk animals like rodents, reptiles, amphibians, and poultry and take extra precautions in caring for dogs, cats, birds, and fish to reduce the risk of getting sick. (emphasis added)

Also, From the Canadian Health Association: **Human diseases transmitted by dog poop From bacteria: Campylobacteriosis ...E. Coli ...Salmonellosis...Yersiniosis ...From parasites...Cyclospora ...**

“Cryptosporidium and Giardia ...Roundworm ...Tapeworms can infect humans through the pores of their skin or by being ingested. They attach to the intestines and absorb nutrients from their host. Toxoplasmosis, a parasite carried by cats, can cause birth defects if a woman becomes infected during pregnancy or for people with depressed immune systems.”

2. Staff advised that “the consultation we have been doing is larger and more extensive than what was done in 2010. It involves our communication division now and I would say it is more robust.”

The evidence is that since this resolution that came out of nowhere was first raised at the Oct, **2023** meeting; 35 pieces of correspondence sent to Correspondence, another 15 or so speakers at each of two meetings (and presumably phone calls and emails to various councilors), plus the 76 people who signed the petition against dogs on the seawall **for a rough total of 141** and all of those may not have been diverse views.

In comparison in 2010 (quoted from WestVan.org online rough transcripts, but Mayor and Council will have access to the official records and the below aligns) there was:“online Questionnaire 2,343 responses; handwritten 6; letters/emails 143; phone calls 187; onsite questionnaires 838; onsite follow up comment forms 3: **total input: 3,520** of which 90% of emails and letters oppose;84% of the phone calls oppose;62% of the 838 onsite surveys oppose”

Staff apparently intended to say the District currently has greater capacity for public consultation than in 2010, but it was not requested for this resolution.

Sincerely,

s. 22(1)

s. 22(1) West Vancouver

November 20, 2023 Remarks Per Staff Request of Staff to Speakers and Providing Visuals Previously Submitted

Good Evening Mayor and Council,

I want to add my thoughts about dogs on the seawall. I’m very concerned that in our WV community of nearly 50% seniors, the needs of our older seniors, the “silent majority”, and those with mobility needs might have their safe, five blocks of sea wall taken away by dog walkers vigorously lobbying Mayor and Council in an undemocratically rapid resolution.

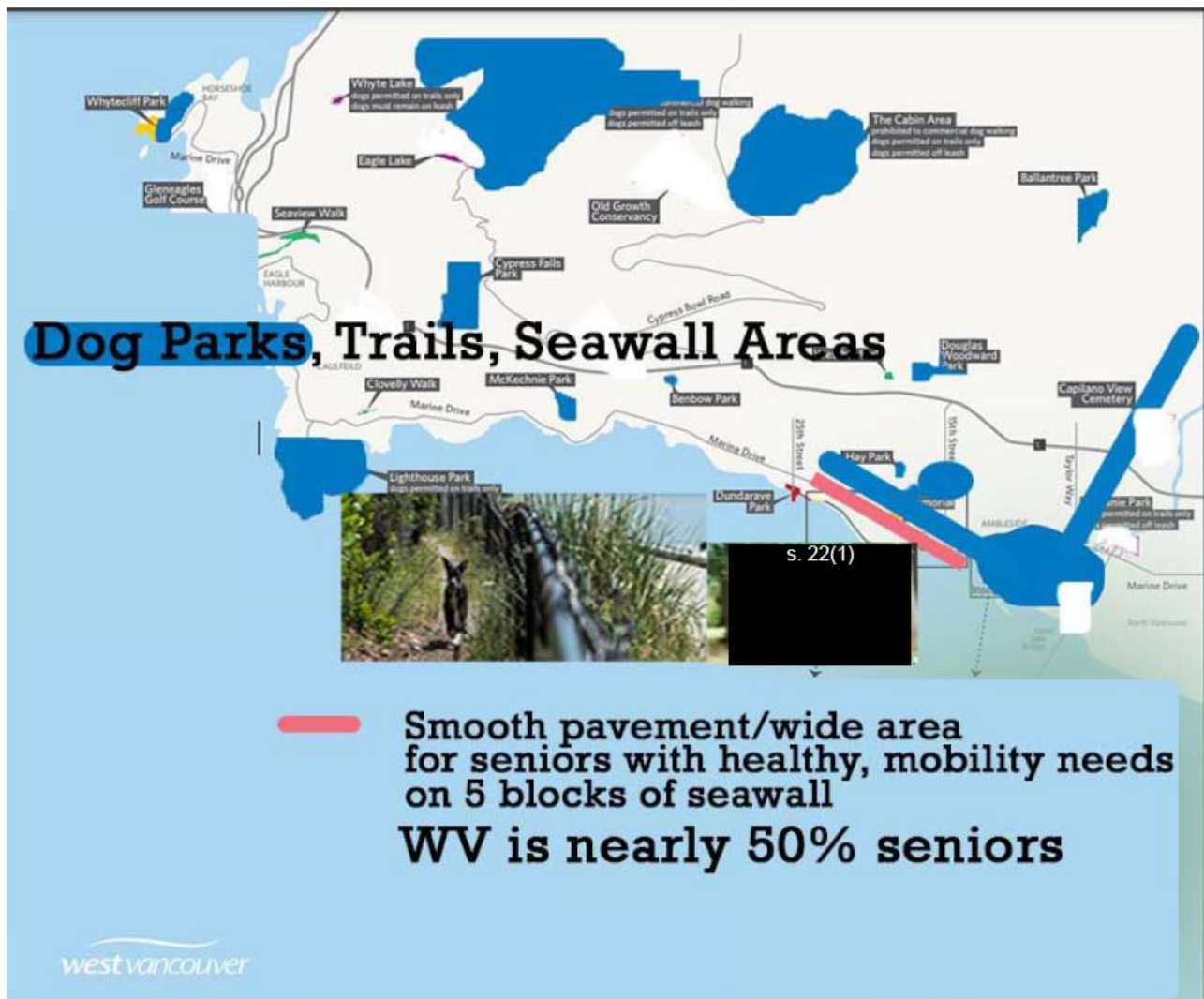
Of the seniors who have been able to write in to date, I for one believe them that these five blocks of sea wall are the only place they walk without worrying about being *unintentionally* knocked down - by a well behaved and happy dog greeting them for example, but severely injuring themselves. Recent medical literature is increasingly showing falls by older seniors due to dogs and cats. It is a well established that falls can be catastrophic to older seniors’ fragile bones and cause brain injuries etc.

Many or most people, including young healthy people, have had the experience of fracturing a bone, and/or possibly on pain mediation causing balance issues, and the need to protect our bodies when they are frail and vulnerable. We don’t run out onto the sports field and risk getting knocked down, and generally avoid crowded spaces in those circumstances, or if we do, we are always paying attention to make sure no one knocks our fragile bones or throws us off balance.

Based on what seniors are saying, adding dogs to an already crowded five blocks of seawall would crowd out our most vulnerable seniors from being able to use the seawall – and for no good reason in my view. After decades walking the sea wall, almost all the dogs run happily in the dog path beside their owners.

I respect that there are arguments for dog owners not wanting their dogs to have to walk on the dog path, however, we cannot neglect our older seniors. It is becoming increasingly alarming. [Over 80% of deaths during Covid were seniors dying in long term care homes, the majority of which were found neglected and hungry or starving in bug infested filth according to the official Canadian military report, to over 90% of the heat dome deaths in BC being seniors according to the BC Coroner](#), and housing specifically donated for seniors being rezoned to only partially house seniors - we have a serious problem and we need to turn the tide.

In my view, the dog owners who don't want their dog to use the dog path can use the miles of beautiful dog trails and parks available to them in WV. Please vote to keep these 5 blocks of seawall for our older seniors and those with mobility needs who need to use it.



West Vancouver is a dog and dog owner's dream. There are trails, park seaside walks and lots of designated off-leash areas. Please follow the and you'll get the most out of what this dog-friendly community has to offer. Take your canine buddy and start exploring!

 [Dog area guide and map](#) 

Sincerely,

s. 22(1)

s. 22(1)

WV

From: s. 22(1)
Sent: Wednesday, November 22, 2023 7:49 AM
To: correspondence; West Vancouver Parks (westvanparks); Bylaw Dept
Subject: Please post Dundarave Seawall Policy as Trial Period for clarity

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Dear Mayor and Council, and Parks and Bylaws Administrators,

Since a majority of council has voted to permit dogs on the main Dundarave Seawall, please make it clear in the new signage that this is a trial.

We've been told by council members that we'll never know if having dogs on the seawall works successfully unless we try it out. We've also been told if it doesn't work, we can switch it back. Even if there's only a slim chance it will be deemed an unsuccessful experiment, please make it very clear to all Seawall users that this is a trial period. That's one way to, hopefully, avoid more confusion and upset in a year's time if the new seawall plan proves to be unworkable.

While I'm disappointed by Council's action, I want to keep enjoying the Seawall and have every hope I'll be able to do that, dogs and all. But a lot of people have legitimate issues and we don't know yet how this transition will play out.

Decisions like this have ripple effects. For example, people may move out of, or into, the area based on this decision. People may actually buy or sell condos, etc., with expectations based on the recent vote.

In your new signage please anticipate for BOTH outcomes: a successful transition where "dogs allowed" works fine, as well as the alternative.

Yours sincerely,

s. 22(1)

s. 22(1)

West Vancouver, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, November 15, 2023 9:01 AM
To: Info <info@westvancouver.ca>
Subject: Fire Rescue Bylaw

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For [REDACTED] s. 22(1) years, our strata building at [REDACTED] s. 22(1) as per our strata bylaws, has permitted owners to have one bike and one shopping cart in their parking stall.

During the past two years, the Fire Department informed our strata council that nothing other than a car could occupy a parking stall in our parkade. This did not appear to make sense as neither a bike nor a small metal shopping cart created any form of fire hazard. Also, it discouraged residents from owning a bike and significantly inconvenienced our elderly residents who require the assistance of a shopping cart to move groceries and other shopping purchases from the parkade to their suite.

On October 30, 2023, Council amended the Fire Rescue Bylaw.

Does this mean that our residents can now revert to having a bike and/or a shopping cart in their parking stall?

Thank you.

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

From: [REDACTED] s. 22(1)
Sent: Friday, November 17, 2023 8:15 PM
To: correspondence; Mark Sager; Nora Gambioli; Sharon Thompson; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider
Subject: Fire Rescue Bylaw No. 5163, 2021, Amendment Bylaw No. 5268, 2023

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The replacement text proposed for Subsection 9.4(e) [ss. 3.1.6 appearing on p. 2 of the proposed Fire Rescue Bylaw No. 5163, 2021, Amendment Bylaw No. 5268, 2023] is grammatically incorrect in Canadian English.

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

[REDACTED] s.22(1).

p.p.s. -- Your Worship and Council -- in order to communicate with you, it is necessary to add each of your email addresses to the addressee line of this email. In previous councils, distribution was effected by writing to "Mayor and Council", obviating the need to address each and everyone of you individually (a task that will invariably leave one or another of you out of 'the loop', so to speak, from time to time). Mighten't be better all around if the "Mayor and Council" email address be brought back in the name of efficiency and efficacy?

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

From: s. 22(1)
Sent: Wednesday, November 15, 2023 8:12 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing in Ambleside

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Dear Mayor and Council,

I am writing as a long-time citizen of West Vancouver to ask you to preserve rental housing for seniors, families and those on tight incomes.

With high housing and condominium prices, inflation and high interest rates, people are facing difficult times. Even with government mandated caps to annual rental increases, in many cases, people are spending their savings to maintain their housing. West Vancouver renters are no different. To preserve the option of rental housing in West Vancouver is vital to its future. We need a mix of residents to maintain our vitality. If existing rental buildings are not preserved, those buildings and their tenants may demolition of their buildings and replacement by unaffordable condominium developments.

Recent consultation with residents during the comprehensive Ambleside LAP process found broad approval for rental housing preservation. In addition to preserving what is now available, Council should be considering additional steps to encourage more rental housing construction for future residents.

Yours truly,

s. 22(1)

West Vancouver, BC

s. 22(1)

November 15, 2023

Legislative Services, Municipal Hall
750 - 17th Street,
West Vancouver, BC V7V3T3

**Re: Public Hearing Nov 20, 2023 to support zoning change to designate
30 buildings as permanently rentable.**

Mayor and Council,

As a s. 22(1) resident, s. 22(1) based in West Van and long-term
tenant at s. 22(1), West Van, the s. 22(1), I
fully support the zoning change to designate our rental apartment building
as one of the 30 designated buildings to be permanently rentable.

As a s. 22(1) for the past s. 22(1), I know our building, s. 22(1)
has little interest to developers for strata conversion given a s. 22(1)
that prevents building expansion and rent controls.

Our building is only a block from the s. 22(1) and bus, often
used by older tenants in our building. I personally love the convenience of
s. 22(1) only a block away.

I would be happy to address council Nov 20, 2023 about my concerns on
the proposed zoning change.

Regards,

s. 22(1)

West Vancouver, BC

email - s. 22(1)

IMPORTANT NOTICE REGARDING UPCOMING ZONING CHANGES TO LANDS OCCUPIED BY RENTAL APARTMENTS THAT HAVE IMPLICATIONS FOR YOUR BUILDING/APARTMENT.

On Monday, November 20, 2023, at 7:00 pm West Vancouver Mayor and Council will hold a Public Hearing regarding a zoning change that would guarantee purpose-built rental apartments in Ambleside. This new zoning will designate 30 buildings as permanently rentable – which means it cannot be redeveloped into a strata condominium. The current zoning allows for the buildings to be redeveloped as rental or strata condominium.

To give your written and verbal opinions regarding this proposed change. You can:

1. Provide a written submission before November 15, 2023, **by email to correspondence@westvancouver.ca; by mail to Legislative Services, Municipal Hall, 750 17th Street, West Vancouver, B.C. V7V 3T3; or in the **drop-box** located at the main entrance of Municipal Hall, and/or**
2. Address Council **during the meeting** for a maximum of 5 minutes, either **in-person** or **via electronic communication facilities** (Webex).

For further information, please visit www.westvancouver.ca, Mayor & Council, Council Meetings Calendar.

This notice was prepared with information gathered by Positive Voices West Vancouver, www.positivevoiceswv.org. and the North Shore News, jseyd@nsnews.com.

From: [REDACTED] s. 22(1)
Sent: Thursday, November 16, 2023 10:54 PM
To: correspondence
Subject: Zoning changes

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Dear to whom it may concern:

I only received this information today, but I would like to state that I live at

[REDACTED] s. 22(1), a rental apartment building in West Vancouver and I fully support the zoning change to designate our rental apartment building as a one of the 30 designated buildings to be permanently rentable.

Thank you.

Yours Truly

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, November 16, 2023 12:52 PM
To: correspondence
Subject: Regarding upcoming zoning changes

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Dear To Whom It May Concern;

I live at [REDACTED] s. 22(1), [REDACTED] s. 22(1) apartment building.

I fully support the zoning change to designate our rental apartment building as one of the 30 designated buildings to be permanently rentable.

Thank you and
Yours Truly

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Thursday, November 16, 2023 2:20 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing in Ambleside

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Dear Mayor and Council,

I strongly recommend that West Van council accept the proposal to rezone the designated Ambleside apartment buildings as permanent rental buildings.

This is exactly the kind of housing that all levels of government are being urged to protect and preserve and I think it would be unconscionable if we were to remove from the market a stock of housing that already fits the bill. These often older buildings are walking distance from schools, shops and recreational facilities that make them ideal for older people and families who can't necessarily drive miles to access infrastructure. In particular they make it possible for people who have raised families in West Van but can no longer manage a single family house to stay in the community.

We don't need more unaffordable condos. We do need more rental and we can't afford to get rid of what we have.

Please vote in favour of this rezoning proposal on November 20

s. 22(1)

West Vancouver

From: s. 22(1)
Sent: Thursday, November 16, 2023 4:59 PM
To: Linda Gillan
Cc: correspondence
Subject: Public Hearing re proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023

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

Hello Linda,

I read the public hearing notice and my understanding is that if the bylaw amendment is approved that the RM1 and RM2 zoned sites in Ambleside will increase the maximum floor area ratio (FAR) for apartment buildings from 1.75 to 2.00.

Question 1

How will this bylaw affect older apartment buildings with enclosed balconies whose original weather walls were removed 30-40 years ago and currently exceed the maximum FAR?

Question 2

Will it be possible that the owners of apartment units could apply for a Development Permit Exemption in order to keep them as is without having to reinstate the weather walls?

Question 3

What is the time frame that you expect this bylaw amendment to take place?

Thank you,

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

From: [REDACTED] s. 22(1)
Sent: Friday, November 17, 2023 11:39 AM
To: correspondence
Subject: Dear Mayor and Council.

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At Monday Public Hearing you are going to make a very important decision regarding the Rental Building's along and close to Marine drive .I hope you understand what that could mean to low income Seniors such as Me [REDACTED] s.22(1) if Condos were Allowed We would be Evicted by The Demolition and never be able to return to our home [REDACTED] s. 22(1) with the new Rental Rates . Sure this would be true for the many of the older rental building in Ambleside. And we would be destitute along with many others.

Please save these Rental Buildings.

Thank you

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

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Friday, November 17, 2023 1:07 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing in Ambleside

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Dear Mayor and Council,

I am very supportive of the proposed rental apartment zoning in the Ambleside area. The option of rental housing is truly important for the community. It gives lower income people the opportunity to live in West Vancouver: e.g., those who may be downsizing and wish to rent, those who are here on a temporary basis or those who are working in lower paid support positions in the community.

Our [REDACTED] s. 22(1) lived in a 1 bedroom apartment with 2 other [REDACTED] s.22(1) because it was what they could afford and all three provided a great service to West Vancouver families.

Please support the rezoning!

[REDACTED] s. 22(1)

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

From: David Hutniak <davidh@landlordbc.ca>
Sent: Friday, November 17, 2023 3:10 PM
To: correspondence
Subject: Ambleside Local Area Plan: RM1 And RM2 Proposed Zoning Bylaw Amendments
Attachments: West Van Ambleside LCP Public Hearing Nov 20th 2023.pdf

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

Dear Mayor & Council,

On behalf of LandlordBC's 3300 members I am writing you to voice our concern about the above-captioned Bylaw amendment proposal currently before Council (please see attachment). The proposal in our view will not have the desired effect and in fact has significant unintended consequences, namely inhibiting the full potential to catalyze new much-needed rental housing. The proposal does not encourage the supply of new rental housing that the community desperately needs and will inflict more harm on the very people that it is supposed to help.

Thank you in advance for your serious consideration.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: BLOCKEDlandlordbc.caBLOCKED

LANDLORDBC



Learn how to Rent It Right™ with the free online [Rent it Right™](#) course.

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November 17, 2023

Mayor & Council
District of West Vancouver
Sent via email: correspondence@westvancouver.ca

Subject: Ambleside Local Area Plan: RM1 And RM2 Proposed Zoning Bylaw Amendments

Dear Mayor & Council,

LandlordBC is the acknowledged leader of the rental housing industry in British Columbia, representing owners and managers of rental housing across the province. LandlordBC's mandate is to support a balanced and healthy rental housing market with an emphasis on private sector solutions.

I am writing on behalf of our 3300 members to voice our strong concern about the above-captioned Bylaw amendment proposal currently before Council. The proposal in our view will not have the desired effect and in fact has significant unintended consequences, namely inhibiting the full potential to catalyze new much-needed rental housing. The proposal does not encourage the supply of new rental housing that the community desperately needs and will inflict more harm on the very people that it is supposed to help.

The proposed Bylaw amendment will significantly devalue properties to the extent that it will greatly compromise the owners' ability to obtain financing to cover the cost of construction of future new rental projects of even repairs and upgrades of existing structures. Financing is also particularly important for extending the lives of aging rental buildings in Metro Vancouver, where rental structures have an average age in the order of 63 years. In the context of multi-unit housing, we're in a perfect storm of high construction costs and high financing costs, with no end in sight. Increasingly economists are suggesting that high interest rates are likely the new normal for the long term, potentially decades. The District of West Vancouver is not immune to the broader economic realities and this Council ignores them to the peril of the community.

Due to the limited availability of new land for development in urban centres, infill developments, redevelopments and site intensifications have become more common and indeed essential. To provide more rental homes, it is essential that municipalities such as the District of West Vancouver retain the necessary flexibility by not restricting tenure choice. We note that there are options, including strata-titled and rental homes in a single

structure redevelopment to counter the current economics associated with the creation of new rental housing. However, whatever the options, creating new rentals will not happen when municipalities do not provide additional density that allows for an increase in the number of homes.

In closing, we respectfully request that Mayor and Council not proceed with this Bylaw amendment. Thank you.

Sincerely,

s. 22(1)

David Hutniak
CEO
LandlordBC

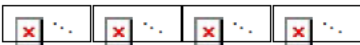
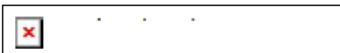
From: Bruckner, Martin <martin.bruckner@arcadis.com>
Sent: Friday, November 17, 2023 3:12 PM
To: correspondence
Cc: mga@armlaw.com; [REDACTED] s.22(1) danfred@armlaw.com
Subject: Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments
Attachments: ATL_DNV_2023-11-17.pdf

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

Hello,

Attached please find out written submission regarding the proposed RM1 and RM2 zoning amendment in relation to 2180 Argyle Avenue.

Thank you very much,
Martin Brückner Architect AIBC, AAA, FRAIC, CP
Principal
Arcadis Architects (Canada) Inc.
Suite 100 - 1285 West Pender Street | Vancouver BC | V6E 4B1 | Canada
T +1 604 683 8797
BLOCKEDarcadis[.]comBLOCKED



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

Arcadis Architects (Canada) Inc.
1285 West Pender Street
Suite 100
Vancouver, British Columbia V6E 4B1
Canada
Phone: 604 683 8797
www.arcadis.com

Date: November 17, 2023

Subject: Public Hearing, Nov 20, 2023 - RM1 & RM2 Proposed Zoning Bylaw Amendment, in relation to 2180 Argyle Avenue for View Mont Estates Ltd.

Dear Mayor and Council,

Thank you, Mayor and Council, for this opportunity to speak to you about this proposed bylaw amendment.

Our firm is currently working on residential projects in the District and we greatly appreciate the assistance and support we have received from Council and Staff on those projects.

I am an architect with Arcadis Architects and I have extensive experience in the design and construction of residential buildings in the Lower Mainland. We have been asked by the Owners of this site, View Mont Estates Ltd., to look at the feasibility of redeveloping it with a new residential building. Currently there is an existing 12-storey residential building on site built in the late 1960's. It contains 49 rental homes. The building was built by the current owners.

I recognize that a great deal of time and effort has been devoted to this rezoning initiative by Council and Staff and I support this initiative to address housing needs in this community.

Buildings of this age require a significant amount of costly maintenance as well as replacement of building components and systems as these wear out. Eventually replacement of the building becomes necessary as the most viable option. This option is permitted by the current zoning as it does not limit tenure to rental only.

The proposed zoning amendment would require a replacement residential building to be rental tenure with an increase in floor area from 1.75 to 2 FSR. A rental replacement building on this site with 2 FSR floor area is not economically viable given today's construction costs and interest rates.

In my experience replacement of an existing residential building to a new residential building requires more zoning choice and support to achieve Community as well as the Owner objectives. This can include a mix of rental and strata homes on the same site together with greater floor area to support new rental homes in a way that is economically feasible for the Owner. The floor area would need to be substantially more than 2 FSR in order to support new rental homes.

May I suggest further consideration by the District to permit a mix of residential tenures for a residential redevelopment together with higher density in order to support rental replacement. This suggestion is based upon residential zoning initiatives in other jurisdictions on the North Shore and Lower Mainland over the past 5 to 10 years.

Sincerely,

Arcadis Architects (Canada) Inc.
s. 22(1)

Martin Brückner, Architect AIBC, AAA, FRAIC, CP
Principal

CC: Brad Armstrong, Michael G. Armstrong, Dan J. Frederiksen

From: Dan J. Frederiksen <danfred@armlaw.com>
Sent: Friday, November 17, 2023 3:26 PM
To: correspondence; Mark Sager
Subject: November 20 Public Hearing: Correspondence re. Proposed Zoning No. 4662 and Amendment Bylaw No. 5264
Attachments: 1 - Supplemental Letter to Mayor & DWV Council (17NOV2023).pdf; 2 - Letter to Mayor & DWV Council (19OCT2023).pdf

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

*** Sent on behalf of Michael G. Armstrong ***

Please see the following attachments:

1. Supplemental letter to View Mont's original submission, dated October 19, 2023
2. Original submission on October 19, 2023 (as referenced on page C31 of the Public Hearing Notice)

Thank you for confirming receipt of correspondence.

View Mont Estates Ltd.
2080 – 777 Hornby Street
Vancouver, B.C.
V6Z 1S4

VIEW MONT ESTATES LTD.

2080 – 777 HORNBY STREET
VANCOUVER, B.C.
CANADA
V6Z 1S4

MICHAEL G. ARMSTRONG

DIRECT: (604) 633 - 4282
ASSISTANT: (604) 633 - 4284
FAX: (604) 662 - 3231
mga@armlaw.com

URGENT

November 17, 2023

Dear Mayor and Council:

Subject: Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments

View Mont Estates (“View Mont”) appreciates the opportunity to provide you with this point-form submission in response to the District’s proposed changes to the zoning of our rental property on Argyle Avenue.

This submission is supplemental to View Mont’s letter to Mayor Sager and Council on October 19, 2023 (reference page C31 of the Public Hearing Notice). A copy of that letter is attached for ease of reference.

Our submission, in point form follows:

1. View Mont is a family-owned company. It was the original developer of the property on Argyle Avenue property in the late 1960s, consisting of a 12-story building with 50 rental suites (the “View Mont Tower”).
2. Our property has been zoned RM1 for many years. RM1 zoning permits both rental and strata tenure development, subject however to an FSR of 1.75.
3. Annual municipal taxes payable by View Mont are calculated by reference to its assessed value which in turn is calculated by reference to highest and best use as a mixed rental/strata property under RM1 zoning. Property taxes calculated on that value have been paid by View Mont for many years.
4. The View Mont Tower is attractive and we strive to keep it well-maintained, but it is now over 50 years old. Costs, including taxes, insurance and maintenance have increased substantially, particularly in recent years. The rate of increase in expenses has surpassed the rate of increase of rental income.
5. In terms of design and amenities, the Tower is outdated by current standards for new rental and strata housing. It no longer represents the level of design or quality warranted by its very special waterfront location.
6. View Mont engaged a land use and design consultant (Arcadis IBI Group) to assess possible redevelopment possibilities for our site on a high-level basis. Martin Bruckner of that firm will be delivering a separate submission at the public hearing.

7. View Mont supports preservation of rental stock as a significant component of a mixed rental/strata redevelopment. We also assume a high level of architectural design and amenities consistent with our waterfront location.
8. We were surprised to learn this Fall of District staff's proposal to downzone our property and 20 others to rental-only tenure, as a component of the Ambleside LAP. The 21 properties were singled out simply because they are purpose-built rental properties within the Ambleside area.
9. The rationale for the proposed downzoning is that the View Mont Tower and the 21 properties are aging and therefore vulnerable to redevelopment as strata-tenure, with a resulting loss of rental housing stock.
10. We question the accuracy of that rationale. To be viable, any redevelopment of these properties, currently zoned RM1 and RM2 with FSRs of 1.75 and 1.85, will require FSR relaxations to achieve economic viability. The District has the power to stipulate that rental units be preserved or enhanced as a condition of development approval. There is no practical possibility that rental stock will be lost on development of any of the 21 targeted properties as currently zoned.
11. Martin Bruckner of Arcadis IBI Group will have more to say about the issue of economic viability.
12. The proposed downzoning is therefore unnecessary. It effectively represents an 'expropriation' of value of the 21 properties, and a penalty for having built rental housing decades ago. It can only serve to alienate property owners who could be positive partners in future enhancement of rental and housing stock in the District.
13. Municipalities in British Columbia are being pressed to help solve the present housing crisis by preservation and improvement of rental housing stock, and by creating new housing stock in general through increased density. The proposed downzoning of the 21 properties will serve neither objective. Instead, we believe it will have the unintended and opposite consequence of preventing or discouraging renewal of existing rental stock and the creation of additional housing in general. The existing rental stock will continue to age and the District's tax base will similarly erode.
14. We consider it wrong for the District to single out the 21 purpose-built rental properties for downzoning. We agree with the view of Hollyburn Properties in its letter to Council on October 19, 2023 (reference page C30 of the Public Hearing Notice). The District's land use plan should not distinguish between residential rental and residential strata. Rather, the right balance should be left to the rezoning applicant, District staff and Mayor and Council, on a site-context basis at the time of any development application of any owner within the Ambleside area. This provides the District with the greatest flexibility to determine changing land-use objectives as they evolve over time.
15. If the District considers that the proposed downzoning still has potential merit, we suggest that its decision on the proposal be deferred pending further study and review of its potential negative consequences. We believe the risk of unintended consequences is substantial.

16. We note that District staff have not directly canvassed View Mont or (to our knowledge) the owners of the other affected 21 properties as to their redevelopment plans, if any, nor tested the theory of an impending loss of rental stock on the 21 properties, nor studied the potential unintended consequences of the proposed downzoning. In our view, the downzoning of property is an unusual and substantial step that requires more fulsome review prior to adoption.

Yours truly,

View Mont Estates Ltd.

Michael G. Armstrong, Director

VIEW MONT ESTATES LTD.

2080 – 777 HORNBY STREET
VANCOUVER, B.C.
CANADA
V6Z 1S4

MICHAEL G. ARMSTRONG

DIRECT: (604) 633 - 4282
ASSISTANT: (604) 633 - 4284
FAX: (604) 662 - 3231
mga@armlaw.com

October 19, 2023

Via email to correspondence@westvancouver.ca and
mark@westvancouver.ca

**Mayor Sager and members of Council
District of West Vancouver**

Dear Mayor and Council:

Subject: The View Mont Tower, 2180 Argyle Avenue, Ambleside LAP, and
Proposed Zoning No. 4662, 2010, Amendment Bylaw No. 5264, 023

We write to express our concerns about the above-noted Bylaw amendment proposal currently before Council. The proposal, if adopted, will result in a down-zoning of our property on Argyle Avenue and an additional 20 other properties in the Ambleside area, from the current zoning, which permits mixed strata and rental redevelopment, to new rental-only zoning.

We believe that the proposed downzoning of our properties will not have the desired effect of improving or preserving rental housing in West Vancouver and is also inconsistent with the goal of increasing non-rental housing through densification.

View Mont Estates Ltd (“View Mont”) is a family-owned company. It was the original developer in the early 1970s of the View Mont Tower, a 12-story building with 50 rental homes on Argyle Avenue. View Mont continues to own and manage this property. The fifty homes have housed hundreds of households during their lifetime.

However, the View Mont Tower, like many of the other 20 properties identified in the proposed Bylaw amendment, is now over 50 years old. Our building is well-maintained but does not have the features and amenities one would currently expect, particularly for property in a prime location adjacent to the waterfront. As was typical in 1970, our ceiling heights are lower than the current standard and our renters still have access only to a common laundry facility. The kitchens and washrooms are small. Upgrading some building systems, while desirable, is impossible if the building is to remain continuously occupied.

Therefore, in recent years we began to consider the timeframe and the economics of redevelopment of our property. Although the current RM1 zoning permits strata development,

we have generally assumed that any redevelopment would not likely be 100% strata-owned units but would instead preserve modern rental units as part of a mixed strata/rental facility. Our plans for the future envision an attractive new development with all the new amenities that both tenants and owners desire and expect.

Council now has before it proposed Bylaw amendments that target 21 specific rental properties in the Ambleside area, including View Mont's property. No similar legislation is proposed for the many other properties that are strata-titled, commercial and/or institutional buildings now being slated for housing development. The rest of Ambleside, in fact, appears to have no limitation on the tenure of future development.

The stated goal of governments at all levels in Canada is to increase available housing overall and to preserve rental spaces. Preserving the ability of the owners of the 21 properties to economically redevelop their aging buildings with mixed strata and rental units would serve both of these policy objectives.

Restricting any redevelopment to rental housing, especially for properties in waterfront locations with high land values, will have the unintended consequence of making any redevelopment uneconomic from a business perspective. We fear that the result will be that redevelopment does not take place or is severely delayed, that the current rental stock at many of the 21 identified properties will continue to age, and that the additional density that strata-owned housing would offer will not materialize.

In summary, our building is soon reaching the end of its economic life and we cannot be expected to help West Vancouver revitalize and make Ambleside more vibrant if the ~~proposed~~ constraints are implemented. Prohibiting tenure choice and suppressing the density of development will not make our building or the current aging rental stock easy to replace.

Policies like density bonusing for rental replacement and providing for both strata and rental tenures in a single development will both enable a wider range of households to live in safer, up-to-date accommodation in Ambleside.

We appreciate Mayor and Council understanding our concern about this pending Bylaw change. We ask that you seriously consider whether the proposed amendments impede rather than advance the goals of increased density and rental preservation. We hope and expect that after appropriate consideration the proposed change will not be approved.

Yours truly,

~~View Mont Estates Ltd.~~

s. 22(1)

Michael G. Armstrong, Director

From: [REDACTED] s. 22(1)
Sent: Saturday, November 18, 2023 8:54 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing

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

Dear Mayor and Council,
Please support rental housing in West Van and vote for the proposal to rezone the Ambleside apartment area as rental only.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, November 18, 2023 11:51 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing

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Dear Mayor and Council, Please support rental housing in West Van and vote for the proposal to rezone the Ambleside apartment area as rental only.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver , BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, November 19, 2023 12:23 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing

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

Dear Mayor and Council,
Please support rental housing in West Van and vote for the proposal to rezone the Ambleside apartment area as rental only.

From: [REDACTED] s. 22(1)
Sent: Sunday, November 19, 2023 1:11 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing

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Dear Mayor and Council,
Please support rental housing in West Van and vote for the proposal to rezone the Ambleside apartment area as rental only.

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Sunday, November 19, 2023 4:29 PM
To: Christine Cassidy; Linda Watt; Mark Sager; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Cc: correspondence
Subject: Rental housing

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Dear Mayor and Council,
Please support rental housing in West Van and vote for the proposal to rezone the Ambleside apartment area as rental only.
Thank you [REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, November 19, 2023 4:54 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing

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

Dear Mayor and Council,
Please support rental housing in West Van and vote for the proposal to rezone the Ambleside apartment area as rental only.

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Sunday, November 19, 2023 5:28 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager
Cc: correspondence
Subject: Rental housing and all of us

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

Dear Mayor and Council,

I write in support for the upcoming proposed changes to the Ambleside LAP which would see the current apartment zone protected with that designation, as allowed by changes in provincial regulations.

Why/ ? Because it just makes sense.

It makes sense because:

-A great portion of those who live in the current apartment area, and currently rent are seniors. They need certainty, not the fear of the unknown as they plan for their housing needs, in the later stages of their productive lives.

-In addition, a sizeable portion of those living there have moved in because it offers more affordability than purchased accommodation nearby would. Although the rents are by no means cheap in the most part, as we all know, they still provide a greater possibility for tenancy for many of those who work in our community. (such as firefighters, police, teachers and quite a number of other professions.); much more so than qualifying, and paying for a mortgage might, preceded, of course, by that difficult to find down payment. Many years ago, [REDACTED] s. 22(1) who found lodgings in the area (for ten years) as [REDACTED] s. 22(1)

Finally I urge you to resist the call for you to opt out of this option, and vote against it, in the false thought it could de-incentivize owners of these buildings from investing in their owned property, I would suggest such warnings run counter to West Vancouver's history. Very few of the buildings in the zone, originally built as purpose-built rentals have converted to strata. I think this speaks to the nature of our community, and to the nature of those who have made that kind of investment in our community over the many years. They believed, in our community, in the need for diversity in housing in order to meet the many reasons people will seek housing, other than focus strictly on speculation for greater returns. With their continued tenure as owners of purpose-built rental buildings, many have also reinvested in their buildings to continue to provide value added to their tenants, and to the community at large. The changes in the [REDACTED] s. 22(1) in the last couple of years are a great example to this.

I believe that commitment is still very much in place. I hope that this council affirms that commitment as well with your vote of support for this change.

Respectfully,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, November 19, 2023 11:09 PM
To: correspondence
Cc: s. 22(1)
Subject: West Vancouver Public Hearing November 20, 2023 - Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments - In Support

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

Dear Mayor and Council,

s. 22(1) the Community Housing Action Committee (CHAC) which supports affordable housing on the North Shore. I am in favour of the changes to the Ambleside Local Area Plan (LAP): RM1 and RM2 and Proposed Zoning Bylaw Amendments.

As you are aware, rental housing is very important in West Vancouver for families, seniors and local workers. The West Van rental stock is concentrated in Ambleside containing 90% of purpose-built units and these units are aging and vulnerable to redevelopment. (74% are > 40 years old). So, approval by Council of the Zoning Bylaw Amendments is important to the future of rental housing in West Van.

Ambleside has an aging population and is home to 45% of West Vancouver's low-income seniors. Approximately half of households in Ambleside make less than \$30,000 and ~75% make less than \$50,000. This population is vulnerable as alternative rental units in West Vancouver are more expensive and the vacancy rate is consistently very low.

CHAC is in favour of the retention of the existing rental units to protect existing tenants and to provide future protection for these important rental suites and rental sites in the Ambleside LAP. West Vancouver needs to grow the rental housing stock as confirmed in the OCP, Housing Needs Report and other documents.

The proposed zoning bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023 is consist with the goals of CHAC. This would increase the RM1 and RM2 zoning regulations within Ambleside (east of 23rd Street) by increasing the maximum floor area ratio for apartment buildings from 1.75 to 2.00 and limits residential use to rental only on sites with existing purpose-built rental buildings.

s. 22(1) CHAC, I am in favour of these Zoning Bylaw Amendments and urge Council members to support these important Amendments to protect rental housing in West Vancouver.

Respectfully submitted,

s. 22(1)

This email is intended for the addressee only and is confidential. If this message has been misdirected please respect our privacy by deleting this message without copying or forwarding it and contact this writer. Thankyou.

From: [REDACTED] s. 22(1)
Sent: Sunday, November 19, 2023 11:21 PM
To: correspondence; Mark Sager
Cc: Linda Gillan; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Public Hearing Letter - Zoning Bylaw Amendment Bylaw No. 5264, 2023 (Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Rezoning)
Attachments: Letter to Council_PH_Amendment Bylaw No.5264, 2023.pdf
Importance: High

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Dear Mayor and Council,

Please find attached our public hearing letter related to the rental tenure zoning for the existing purpose-built rental apartments in the Apartment Area of the Ambleside LAP.

We thank you for your consideration of our comments as part of the Public Hearing record.

Sincerely,

The Owners of Shirlyn Manor Apartments
1460 Esquimalt Avenue

Shirlyn Manor Apartments
1460 Esquimalt Avenue, West Vancouver, BC

November 19, 2023

Dear Mayor and Council,

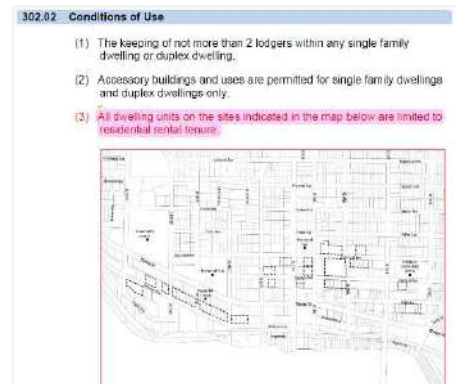
Sent Via Email

**Re: Ambleside Apartment Area – Rental Tenure Zoning (RM1 and RM2) – Public Hearing
Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023
(Ambleside Local Area Plan (LAP): RM1 and RM2 Proposed Zoning Bylaw Amendments)**

We are writing this letter to you as a long time multi-generational West Vancouver family, who has provided rental housing in Ambleside since the early 1960s. We received the Public Hearing notice from a friend in early November and were surprised to see our apartment building, Shirlyn Manor, showing up on a proposed rezoning map.



As soon as we saw the map, our family immediately set out to find out as much as we could on the proposed zoning changes for our property and the proposed rental tenure zoning to determine our families' position. This research included briefly speaking with staff, reading all staff reports, watching the Council webcasts, and reviewing expert reports on residential rental tenure zoning in our region, including a report by Coriolis Consulting Group¹ that provides case studies on rental tenure rezoning in the Metro Vancouver area.



Based on this research, we have several concerns with the proposed zoning bylaw amendment in its current form, and we are also very concerned with the lack of direct consultation with the owners of the existing rental properties impacted by the proposed rental tenure zoning.

We watched with interest in October, as Council focused on the proposed OCP policy changes, specifically the rental tenure policies impacting the three infill sites in the Ambleside LAP boundaries. Council concerns we heard included:

- Council is looking for opportunities for strata as well as rental, and they are concerned that a rental tenure policy would make the projects both uneconomical and unfeasible.
- Council feels a mix of residential tenures, including rental, co-op and strata, is important in these infill projects.
- These changes are a very big deal, and very complex, and Council wasn't sure the public understands how big a deal these changes are.
- Council would like to see more sensitivity around the proposed rental tenure restrictions on the infill properties, as this policy change is a significant change to anticipated uses on the properties in the future.

The concerns raised by Council echo our concerns for our property, only our properties are actually being rezoned. After reading the reports and watching the Council deliberations, we are concerned that the focus in the reports and discussions has been on the OCP policy changes, as the proposed zoning amendments were identified as modernization and administrative exercises. It is our position that downzoning our property (and our 29 neighbours' properties) to a rental tenure land use is a very big deal and a very complex change that should have had direct consultation with the impacted landowners and more discussion on the anticipated impacts on these properties.

As mentioned in View Mont Estates October 19th letter to Council, the rental tenure zoning is only being applied to the existing rental properties in the area, and no other rental legislation is proposed on the other 60 plus multi-family

¹ Reducing the Barrier of High Land Cost: Strategies for Facilitating More Affordable Rental Housing Construction in Metro Vancouver, 2019 (section 3.3 Zoning for Residential Rental Tenure)

Shirlyn Manor Apartments
1460 Esquimalt Avenue, West Vancouver, BC

properties around us. To quote the Coriolis and Partners for Rental Housing reports we reviewed, rental tenure zoning on its own, devalues our property investment, and removes our property and family's competitive advantage when we eventually must do major renovations or retrofits on our 60 year old building.

Should Council adopt these changes as is, you would be negatively affecting the property owners who have been providing the community with the rental apartment amenity you are trying to protect and attract.

As Council mentioned, the Ambleside LAP engagement was extensive, but so was the scope and scale of information presented and the changes proposed. As part of the next steps in the Ambleside LAP, we understand that direct engagement will be occurring with the single family property owners who will be impacted by the new provincial changes in the legislature (upzoning), but this same local exercise has not occurred for the small number of existing rental apartment owners impacted by the proposed rental tenure zoning (downzoning), which likely explains the limited letters received in the public hearing package from the impacted property owners.

In line with Council's comments during the OCP policy deliberations on rental tenure, we ask that Council deny the proposed rental tenure zoning portion of the zoning bylaw amendment, and direct staff to:

- 1) directly engage with the small group of impacted purpose built rental property owners, and
- 2) review the proposed changes with the goal of creating a modified legislative framework that both protects the much needed rental housing and maintains the competitive advantage for the existing rental housing property owners.

Thank you for your consideration,

The Owners of Shirlyn Manor Apartments

BACKGROUND INFORMATION TO INFORM THE DISCUSSION:

Referenced Reports:

- Reducing the Barrier of High Land Cost: Strategies for Facilitating More Affordable Rental Housing Construction in Metro Vancouver. Vancouver. Metro Vancouver, March 2019, prepared by Coriolis Consulting Corp., Wollenberg, Munro Consulting Inc.
- Making Rental A Reality - The Residential Rental Tenure Zoning Tool and its Implications for Land Use Planning, 2019, by Partners for Rental Housing.
- Reference Links: [Coriolis Report](#) and [Partners In Housing Report](#).

Relevant Findings:

- On its own, 'residential rental tenure zoning' will not result in a significant amount of new rental housing construction, unless combined with sufficient increases in density to enable rental projects to outcompete existing uses for sites. [*note: the proposed modest increased FAR from 1.75 to 2.0 applies to all RM2 zoned properties, not just the rental tenure properties*].
- Residential Rental Tenure Zoning alone does not encourage the supply of new housing if strata tenure is permitted on other properties in the area, as any competitive advantage is lost with the RRT zoning restriction.
- Additional incentives such as density increases, decreased parking requirements, reduced fees, or property taxes, etc. would need to be used in conjunction with RRTZ to make rental viable.
- Residential Rental Tenure Zoning does not prevent displacement in aging buildings, as major renovations and retrofits requiring that the building be vacated will increasingly become imperative.
- Rental tenure zoning is effective at preventing redevelopment of existing rental housing properties because it effectively downzones (and devalues) these properties by eliminating the option of strata development. The use of RRTZ to downzone property produces several negative consequences including necessitating the freezing of sites, reducing property values, and hindering the owners' ability to make major improvements, repairs, or to construct new homes.

Shirlyn Manor Apartments
1460 Esquimalt Avenue, West Vancouver, BC

- The building owner loses value and financial leverage that could have been used to apply for financing to build new secured rental homes.
- Property values are also reduced through downzoning - which impacts owners of these sites – whether they are in the private, non-profit, or public sectors. Building owners would have paid higher prices for these properties and therefore been taxed by the Province and local governments at the higher value.

Coriolis Report Recommendations:

The only way to make these residential rental tenure projects work in financial terms is to have some combination of a significant reduction in construction cost (e.g., no parking, no DCCs), grants, financing at low rates, or some other way to offset the cost, including:

- 1) Reduce or eliminate development fees for rental housing.
- 2) Alter development regulations to reduce construction cost (e.g., reduce parking requirements).
- 3) Reduce property taxes for rental housing.
- 4) Increase the pace of project approvals to help increase the pace of new unit construction.

Partners for Rental Housing Report Recommendations for Municipalities:

- 1) Rental Tenure Zoning should be coupled with density increases to incentivize new construction. Other incentives likely will be required to make projects viable, such as reduced parking minimums and fee/tax reductions.
- 2) When applying rental tenure, flexibility should be provided for owners, for example allowing either a smaller strata building or a larger rental building.
- 3) Downzoning properties is not encouraged, as this will restrict landowners' options for renewal and reduce their ability to secure financing for major repairs and upgrades or invest in new rental buildings and destabilize the rental market.
- 4) Provide early and appropriate consultation with owners.

From: s. 22(1)
Sent: Monday, November 20, 2023 10:38 AM
To: correspondence
Subject: RM1 and RM2 Proposed Zoning Bylaw Amendments

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Dear Mayor and Councillors,

Please make affordable rentals truly affordable.

I am a West Vancouver resident who is a renter s. 22(1). As you know owning real estate for many has become unaffordable and the cost of living, just the essentials, such as housing and food has made life difficult for many. I am one of those people, and s. 22(1).

It is essential that we maintain "affordable" rental suites in the Ambleside, Hollyburn and Dundarave neighbourhoods. Rent prices are being jacked up way beyond inflation rates, the buildings such as Villa Maris and the Shoreland, are examples of buildings whose greedy property managers have increased the cost of a two bedroom to \$4399 per month! When only two years ago, they were in the \$2800 range. This is absolute robbery and under no circumstances should this type of gouging be allowed, regardless of any much needed upgrades. Who are the people that can afford such high overhead?

Soon West Vancouver will be solely for the rich. It has always been a wealthy enclave, but now most of this community is filled with massive estates where the average house price is now close to \$10 million.

Fortunately I live in a less expensive building, but I am watching the property owner take a similar approach - when a suite becomes vacant, it is given minor updates and the rent is jacked up \$600-\$800 per month. I cannot be in a position where I have to move - as I would likely not be able to afford to stay in West Vancouver. Why should I be displaced where I was born and raised?

We need rent controls put into place. When considering increasing density and providing more rental units, true affordability needs to be considered. The new towers in Park Royal are considered affordable. Since when is a 350 sq. ft. studio for \$1800 considered affordable? A person working retail or at Starbucks cannot afford that. The average household income in West Vancouver is lower than North Vancouver. The aging population and retirees live on a fixed income here.

I understand we want a diverse community, not just filled with seniors and the rich. I am all for that. I am all for creating carefully planned developments - that consider and protect the environment, creeks and wildlife. That - doesn't slash and burn all trees on the development property. That - considers the already existing lack of parking in the community.

What about the Cypress development that is already in progress? What about the massive density and traffic problems that will create, let alone the erosion problems that will result from the building of that community? Isn't that enough for now?

I understand this is a mandate throughout the lower mainland, but at what cost to the communities? I believe part of your mandate is to attract young people and immigrants, well that will be difficult unless housing is below market or subsidized, or rent controls become part of the by-laws.

Thank you for your consideration.

--
s. 22(1)

West Vancouver BC
s. 22(1)

From: s. 22(1)
Sent: Monday, November 20, 2023 11:39 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; David Wolfin (Oniva)
Subject: Submission to Public Hearing, Nov 23, 2023 (Zoning Bylaw Amendments)
Attachments: Highgate House, 1985 Bellevue - Submission to Public Hearing, Nov 20, 2023.pdf

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On behalf of the Wolfin family, Owners of Highgate House, 1985 Bellevue, please find attached their submission for the November 20, 2023 Public Hearing.

HIGHGATE HOUSE

1985 Bellevue Avenue, West Vancouver



Submission to Public Hearing

Dear Mayor and Council,

Re: Proposed Zoning No. 4662, 2010, Amendment Bylaw No. 5264, 023

'Highgate House', 1985 Bellevue Avenue, is a family owned 11 storey, 48 unit affordable rental building. The building is over 60 years old. It is deteriorating, and requires more and more repairs and maintenance. The sole elevator has experienced several breakdowns. Whenever the elevator is not functional, many of the seniors living in the building are stranded as they are not able to climb several flights of stairs. Replacement of the elevator is not feasible as the building would be without an elevator for several months and therefore many senior tenants would need to find other rental accommodations in this tight rental market.

Given that the existing building does not have features and amenities included in new buildings or meet the building code standards of new buildings, it needs to be either upgraded or replaced. Upgrading the building is impossible if the building is to remain occupied. Therefore the only feasible option is to redevelop the site with a new building.

Replacement of the existing 1.85 FAR rental building with a new 2.0 FAR building is not financially viable. Financing is virtually unavailable for owners wishing to replace an existing building with a new building of the same size. In addition, the existing tenants, many of them seniors, would have find new affordable accommodations for a minimum of 2 years. Lack of financing and tenant displacement makes building replacement unviable.

The solution is to add financial incentive for redevelopment. Adding strata residential units to the project will provide both financial incentive and more residential units in this desirable location. Initial vision planning for this site proposes a mixed rental/strata solution with 48 replacement rental units, 11 additional rental units, 46 strata residential units and approximately 3,800 ft² of public amenity space (Senior Care Facility, Daycare, Arts Centre, etc.)

The redevelopment also proposes phased construction, which will allow existing residents to not be displaced. They will be able to live in place until Phase 1 is ready to move in.

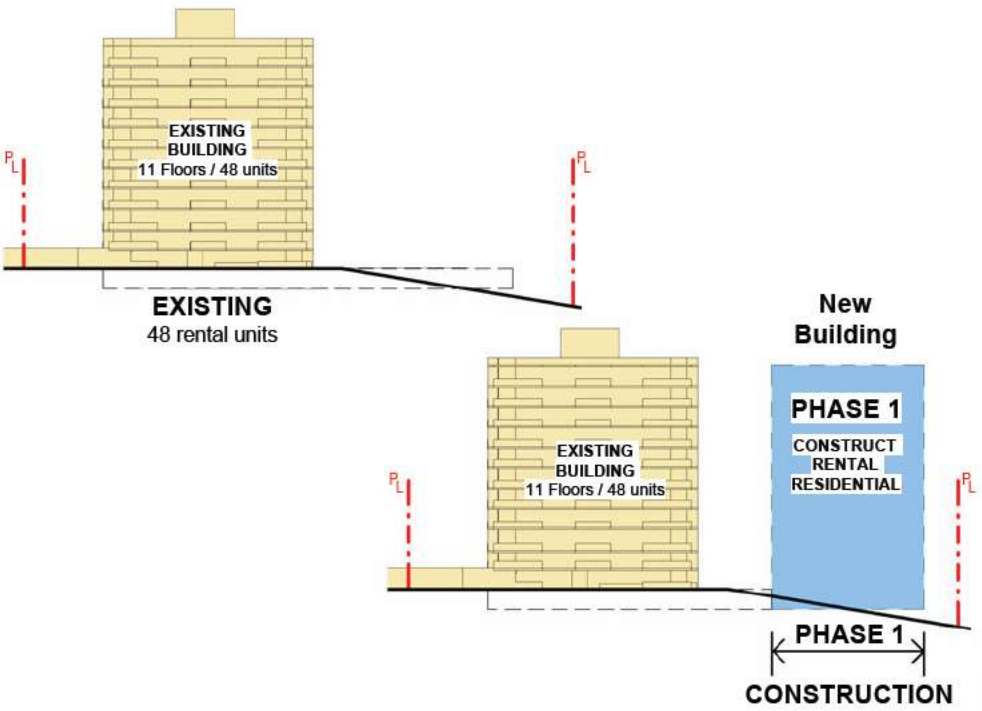
The proposed redevelopment solution is not feasible if the property is "subject to rental tenure with a FAR of 2.0" as proposed in the zoning amendment. The proposed zoning which is intended to stimulate replacement and new affordable rental housing will in fact hinder replacement of deteriorating buildings with onle one elevator.

The redevelopment proposal for this site is more aligned with the zone designated "enable limited, contextual infill within apartment area " which allows infill up to FAR 3.0. We suggest adding infill strata units to this designation as well to provide financial viability.

We trust that Mayor and Council will consider the financial implications of redevelopment to ensure that the objectives of preserving existing rentals can be achieved. Therefore, we request that the "subject to rental tenure with a FAR of 2.0" is not approved.

Thank you,

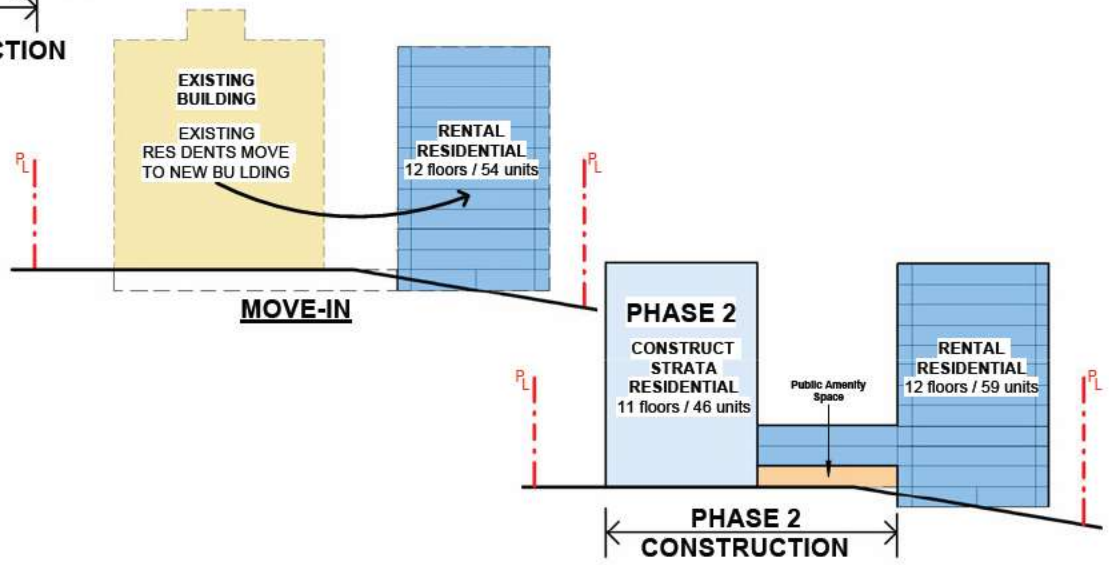
David Wolfin, *on behalf of Wolfin Family (Family owned for 55+ years)*
1985 Bellevue Ave, 'Highgate House'

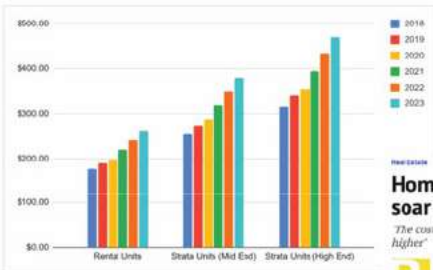


Highgate House, located at 1985 Bellevue Avenue in West Vancouver, is a family owned rental building. The current structure is an 11 storey apartment building complete with on-site parking.

The building, constructed in 1966, now requires extensive renovation and repairs. Many of the building's tenants are seniors and the single elevator is approaching the end of its operational life. Without a functioning elevator, many seniors are stranded in their suites as navigating several floors by stairs becomes an insurmountable challenge.

The owner envisions a comprehensive redevelopment, including the replacement of all rental units and a 25% increase in the total number of rental units. The development plan also includes 44 strata residential units and approximately 3800 ft² of public amenity space. The construction will be phased to allow existing rental tenants to remain in place until their new home is constructed and ready for 'move in'.





Homebuilding costs in Canada soar 51% as population surges

*The cost of building a home in Canada ... has never been higher**

B Bloomberg News
Curtis Realist
Published Jun 18, 2023 • Last updated Jun 21, 2023 • 1 minute read

*data are based on BTY Group Market Intelligence Report 2017-2022

**Highgate (Existing Building)
November 2023 Rents**

Average rent per square foot **\$ 2.62**



Average rent per square foot **\$ 3.00**

OFFSET SURGING CONSTRUCTION COSTS

Increasing the number of units in the proposed development, will help mitigate high construction costs.

- **Construction costs** for low- and mid-rise residential buildings have **surged by a significant 48-49%** since 2018.
- **Construction costs** are **projected to continue to significantly increase** due to **skilled labour shortages** and **growing material costs**.

PROVIDE PUBLIC AMENITY

The 1985 Bellevue development proposal includes approximately 3,800 sf of public amenity space (Senior Care Facility, Daycare, Arts Centre etc.) designed for the well-being of both the community and the tenants.



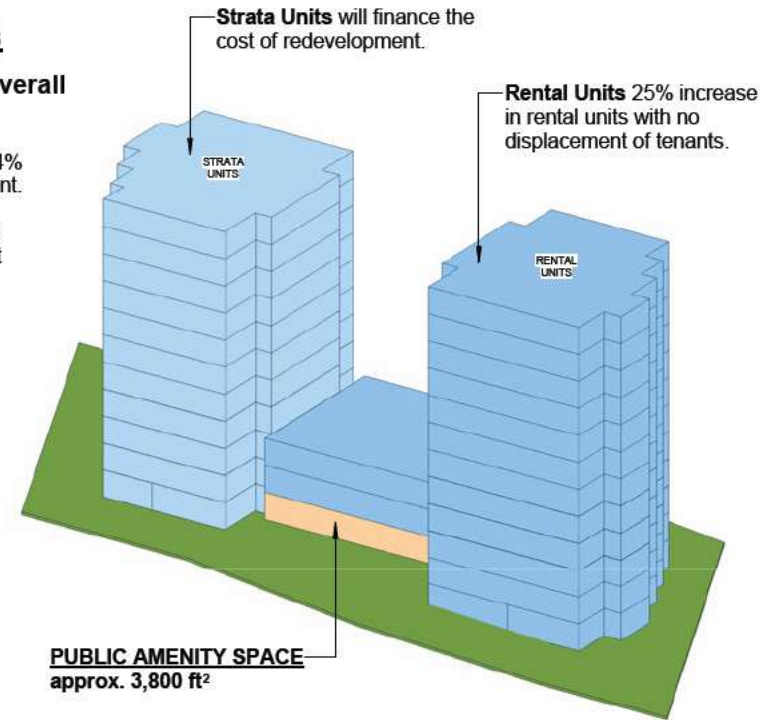
PROVIDE AFFORDABLE RENTAL RATES

Increasing the number of units reduces overall rental rates.

- Current \$2.62/sf rental rates at 1985 Bellevue are 14% lower than the \$3.00/sf Metro Vancouver average rent.
- The new development at 1985 Bellevue proposes to provide rental rates that maintain the 14% lower rent when compared to Metro Vancouver average rent.

ENSURE FINANCIAL VIABILITY

Replacing an existing 1.85 FAR rental building with a new 2.0 FAR rental building is **not financially viable**. The only **economically viable redevelopment option** for this site is a **mixed rental/strata building**.



From: Gerry Mazzei [REDACTED] s. 22(1)
Sent: Monday, November 20, 2023 3:35 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Zoning Notice

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Please see the attached link to a letter

I'm using Adobe Acrobat.

You can view and comment on "Letter to District of West Van. Nov. 20.23..pdf" at:

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:2779fe07-6a29-4111-bef3-73d88d715d80>

W. Gerald Mazzei
Barrister, Solicitor
& Mediator
Suite 201-585 16th Street
West Vancouver, B.C.
V7V 3R8
Direct Line: 604-925-6902
[REDACTED] s. 22(1)
Fax: 604-926-7817

In light of the COVID-19 pandemic, please make every effort to meet with us by telephone whenever possible. If you are experiencing cold or flu symptoms, or are otherwise feeling unwell, please reschedule your appointment until you are symptom free for 5 days. We also encourage you to provide as much documentation or instructions as possible by email or fax if possible. Thank you for helping us do our part in keeping our community healthy. We appreciate it.

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GOLUBOFF & MAZZEI
BARRISTERS & SOLICITORS

SUITE 201
585 - 16th STREET
WEST VANCOUVER
BRITISH COLUMBIA, V7V 3R8
TELEPHONE (604) 925-6900
FAX (604) 926-7817

Our File Number:

November 20, 2023

Sent by e-mail to correspondence@westvancouver.ca

DISTRICT OF WEST VANCOUVER
750 17th Street
West Vancouver BC
V7V 3T3

Dear Sirs/Mesdames

Re: [REDACTED] s. 22(1) apartment buildings

Please be advised our firm represents [REDACTED] s. 22(1) who are significant tax payers in the District of West Vancouver.

On Friday our clients discovered a notice affixed to their apartment building at [REDACTED] s. 22(1), West Vancouver. We have attached a copy of the notice to this letter. You will note that the date for a response to the notice expired a day before the notice was posted on their property.

One would assume that when the District, is contemplating a move that would significantly interfere with the fundamentals right of property owners, that the affected property owners would be given adequate time to respond to such a serious intervention of property owner rights.

Given the inadequate time to respond owners will undoubtedly challenge any attempt by the District, to take away any of their fundamental property rights.

Yours truly

GOLUBOFF & MAZZEI
Per:

[REDACTED] s. 22(1)

W. GERALD MAZZEI

IMPORTANT NOTICE REGARDING UPCOMING ZONING CHANGES TO LANDS OCCUPIED BY RENTAL APARTMENTS THAT HAVE IMPLICATIONS FOR YOUR BUILDING/APARTMENT.

On Monday, November 20, 2023, at 7:00 pm West Vancouver Mayor and Council will hold a Public Hearing regarding a zoning change that would guarantee purpose-built rental apartments in Ambleside. This new zoning will designate 30 buildings as permanently rentable – which means it cannot be redeveloped into a strata condominium. The current zoning allows for the buildings to be redeveloped as rental or strata condominium.

To give your written and verbal opinions regarding this proposed change. You can:

1. **Provide a written submission before November 15, 2023, by email to correspondence@westvancouver.ca; by mail to Legislative Services, Municipal Hall, 750 17th Street, West Vancouver, B.C. V7V 3T3; or in the **drop-box** located at the main entrance of Municipal Hall, and/or**
2. **Address Council during the meeting for a maximum of 5 minutes, either in-person or via electronic communication facilities (Webex).**

For further information, please visit www.westvancouver.ca, Mayor & Council, Council Meetings Calendar.

This notice was prepared with information gathered by Positive Voices West Vancouver, www.positivevoiceswv.org, and the North Shore News, jseyd@nsnews.com.

From: s. 22(1)
Sent: Monday, November 20, 2023 4:55 PM
To: correspondence
Subject: Rental Housing in Ambleside

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To whom it may concern

My name is s. 22(1) and I live at s. 22(1) West Vancouver.
I have been a renter in this building for s. 22(1) and although built in the 1960s it is a very well maintained building.
Its quiet and tenants are mixed in age but all seem to watch out for others here and are never rowdy.

I am one of hundreds of seniors who rent in Ambleside and I can honestly say that we all love it here as it is close to
The Senior Centre, The Community Centre, the Library and the shops.

It has the added advantage of being on a bus route so if one doesnt drive this is an added benefit.

I urge the West Vancouver Council to seriously consider this proposal to change the rented buildings to self owned apartments.
and vote in favour of the renters.

Yours sincerely

s. 22(1)

From: s. 22(1)
Sent: Monday, November 20, 2023 8:09 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Support for Preserving & Expanding Rental Units
Importance: High

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

1. Population growth and the corresponding increase in rental units and suites for sale has been 1/6th or 16% of the average of Metro Vancouver over the past 50 years;
2. Few rentals or market housing for downsizers, young people/families or workers have been built during this time;
3. Generations of children growing up in West Van (and their children) have been 'banished' from living in West Van because there is no housing stock they can afford to rent or buy;
4. Eighty per cent of workers in West Van now must drive here from somewhere else, adding significantly to our traffic and pollution problems and also substantially increase the costs, or reduce the availability, of many services (e.g., contractor services);
5. Many downsizers who have lived here for decades cannot find rental or units for sale they can afford and have had to move elsewhere;
6. The lack of development, the usual main source of new revenue for a municipality, has created a financially strapped District that has fallen far behind in improving our traffic network and management, properly maintaining our facilities and infrastructure, and providing financial reserves to deal with the increasing significant costs from the effects of climate change.

This Council can change these unsustainable practices by approving policies to maintain and increase the rental stock and units for sale at market prices so that the people referred to above can afford to continue to live here. It will likely require increased density and increased heights of building than is currently contemplated. I urge Council to support the maintenance of existing rental stock and to consider opportunities to increase it with affordable units for various segments of the population living, working and returning to West Van, including grandchildren. However, we must make sure that the policies are conducive to those existing and new developers to maintain, renovate and build such market product. To do so will possibly require:

1. allowing the rebuilding of existing rental properties that maintaining the existing number of rental units at a minimum and adding more rental or market units for sale;
2. Increased density and higher structures to produce the desirable target market prices and provide West Van with the revenue to support the increased infrastructure required;
3. Working with the BC Government to determine how its Homes for People legislation and support can facilitate maintaining and increasing rental (or market units for sale) at desirable market rents/prices.

s. 22(1)

From: s. 22(1)
Sent: Sunday, November 19, 2023 1:02 PM
To: correspondence
Subject: Traffic danger kew rd and marine

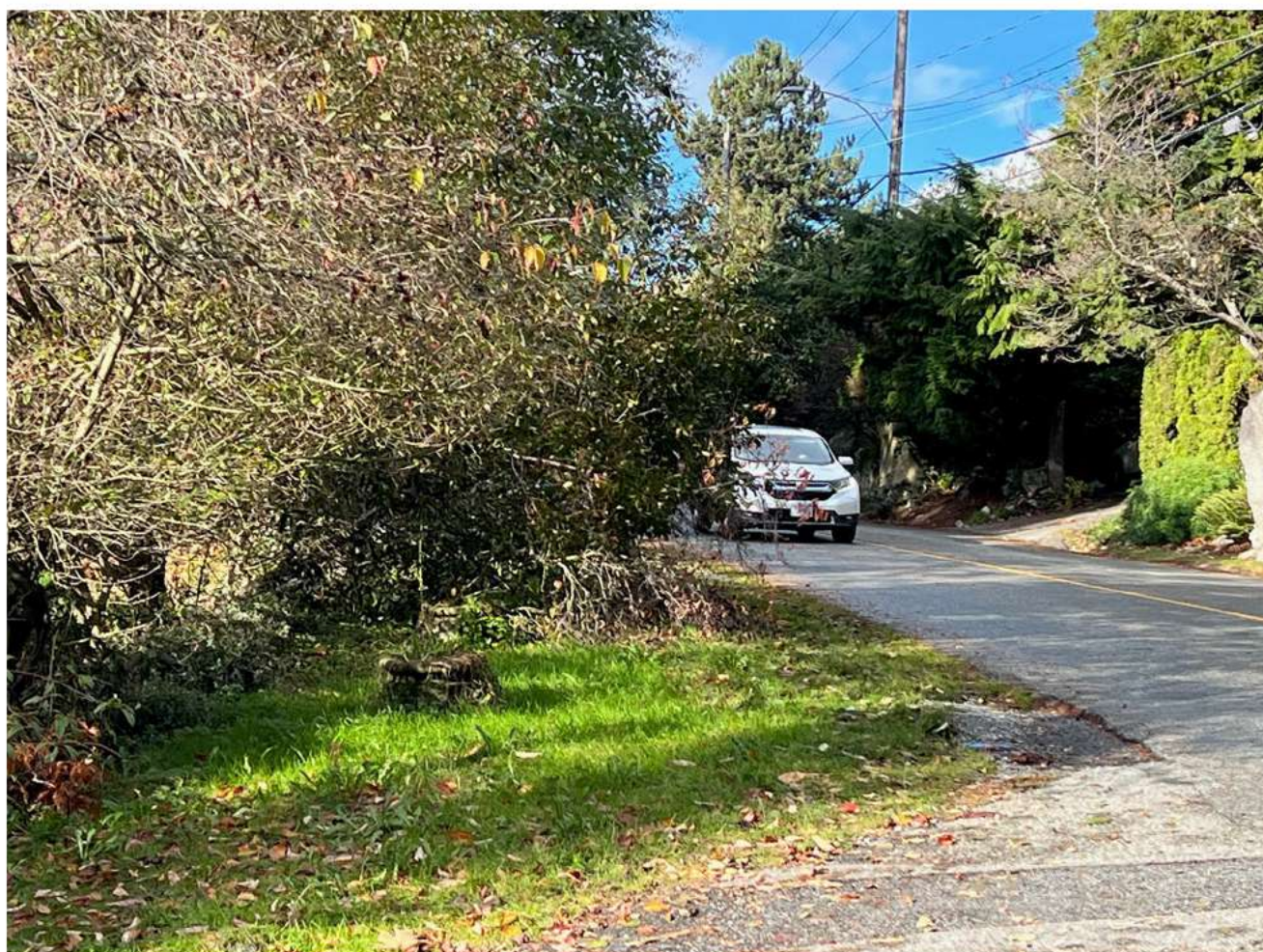
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Hello

There is a hazardous tree/large bush hanging out from the 5277 Kew Rd property (nobody in residence-under construction). See photo taken looking north from Kew road west as it meets Marine Drive. Cars often exceed 50km an hour heading south on Marine and since they can't be seen coming until the last second, an accident seems inevitable. Please cut back the tree/bush

Thanks

s. 22(1)



From: Gerry Mazzei [REDACTED] s. 22(1)
Sent: Monday, November 20, 2023 5:56 PM
To: Engineering Department; correspondence
Cc: [REDACTED] s.22(1)
Subject: Sidewalk repair in front of [REDACTED] s. 22(1) West Vancouver

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

Please see the attached letter I the link below

I'm using Adobe Acrobat.

You can view and comment on "Letter to District of West Van. Nov. 20.23.pdf" at:

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:b4159341-311b-4fb1-86d0-920d731bc09b>

W. Gerald Mazzei
Barrister, Solicitor
& Mediator
Suite 201-585 16th Street
West Vancouver, B.C.
V7V 3R8
Direct Line: 604-925-6902
[REDACTED] s. 22(1)
Fax: 604-926-7817

In light of the COVID-19 pandemic, please make every effort to meet with us by telephone whenever possible. If you are experiencing cold or flu symptoms, or are otherwise feeling unwell, please reschedule your appointment until you are symptom free for 5 days. We also encourage you to provide as much documentation or instructions as possible by email or fax if possible. Thank you for helping us do our part in keeping our community healthy. We appreciate it.

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GOLUBOFF & MAZZEI
BARRISTERS & SOLICITORS

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TELEPHONE (604) 925-6900
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Our File Number:

November 20, 2023

*Sent by e-mail to engineeringdept@westvancouver.ca and
correspondence@westvancouver.ca*

DISTRICT OF WEST VANCOUVER
750 17th Street
West Vancouver BC
V7V 3T3

Dear Sirs/Mesdames

Re: [REDACTED] s.22(1) apartment buildings

Please be advised our firm represents the owners of [REDACTED] s. 22(1) West Vancouver, B.C.

Recently the District repaired the sidewalk in front of [REDACTED] s. 22(1) and in the process damaged the tiles on the lower front portion of our clients' property. This building has tenants that are very important to the District of West Vancouver.

The purpose of this letter is to inquire when the damage to our clients' property will be rectified. Our clients feel that repair of the tiles by December 5, 2023, is an adequate amount of time for the District to carry out the said repairs.

If the District does not complete the repairs to the said property by December 5, 2023, our clients will have no choice but to have the repairs completed for which they will seek reimbursement from the District.

Yours truly

GOLUBOFF & MAZZEI
Per:

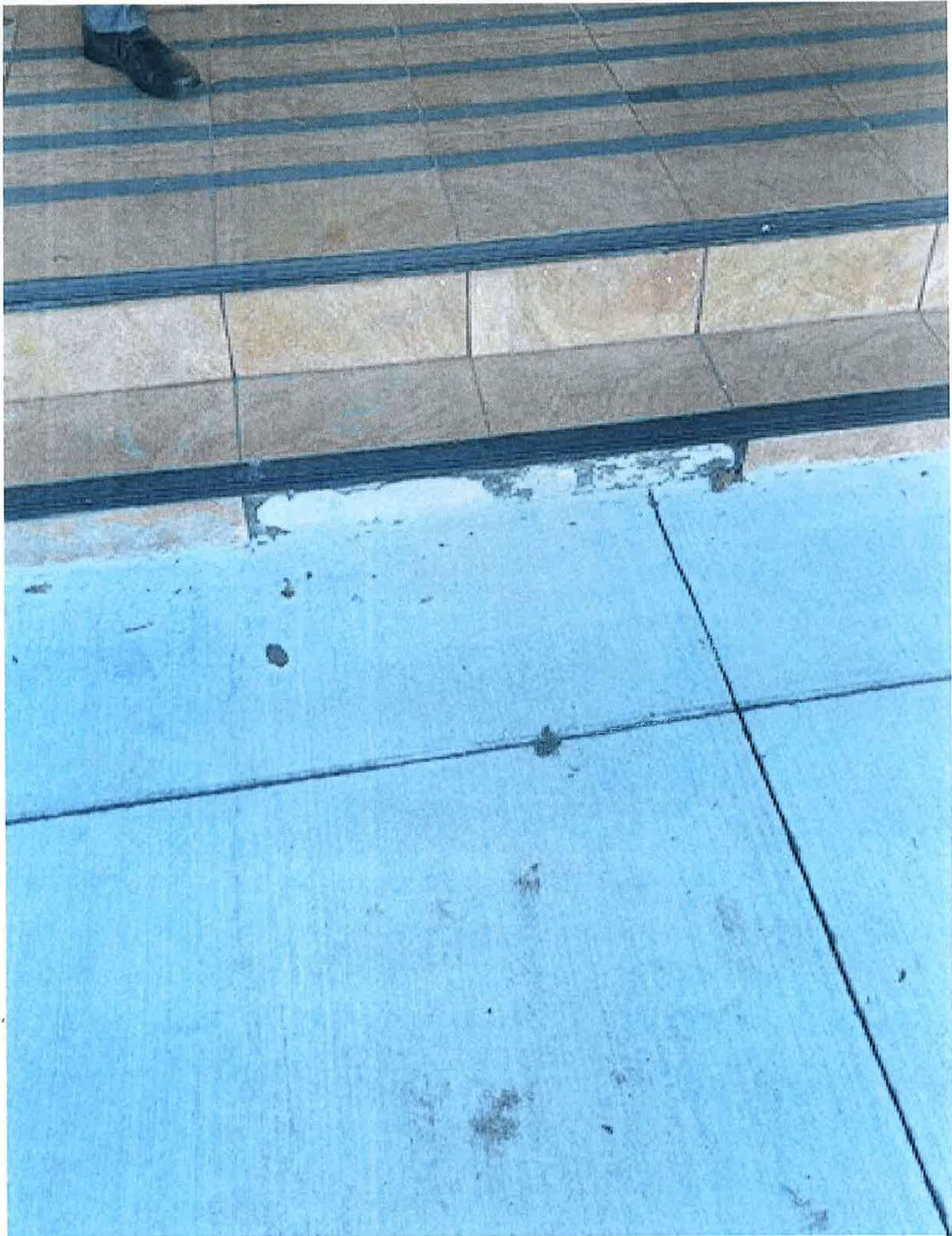
[REDACTED] s. 22(1)

W. GERALD MAZZEI











From: s. 22(1) >
Sent: Monday, November 20, 2023 11:10 AM
To: correspondence
Cc: Mark Sager; Nora Gambioli; Christine Cassidy; Scott Snider; Linda Watt; Peter Lambur; Sharon Thompson
Subject: WV Arts Facilities in Disrepair
Attachments: IMG_1223.jpg

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.

Nov 20, 2023

To Mayor and Council:

This morning I noticed at least 10 local workers installing the District's annual flood mitigation of the Silk Purse and Music Box.

Pretty sad to see that after more than 20 years of hard work and countless reports by dedicated residents, expert consultants, and staff recognizing the need and recommending options for replacement arts facilities, this is the best that Council can do for the arts in West Van.

How much does it cost every year to install this equipment? A waste of time and money that should be put into finding permanent solutions to accommodate the amazing programming taking place in our outdated and unsuitable venues.

Shameful.

s. 22(1)

West Van,
s. 22(1)

s. 22(1)

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Monday, November 20, 2023 8:19 PM
To: Info <info@westvancouver.ca>
Subject: Letter to Mayor and Council: Careless Driving on Upper Levels Highway

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.

Monday, November 20th, 2023

Dear Mayor and Council,

As a commuting non-resident who passes through West Vancouver daily, I spend a lot of travel time between Taylor Way and Horseshoe Bay on the Upper Levels Highway. As a responsible driver, I keep my speed at 90 km/h or less in the right hand lane, I am in no rush. I legally pass in the left lane, about once a week. My purpose is to set the example for other drivers, which seems to help.

The speed signage is an increase from 80 km/h as legislated by the previous provincial government. In my opinion and with the earlier car i drive, the road is safe to travel at 90 km/h for most vehicles in proper and maintained operation. However, many disobey or fudge speed signs as posted and shows the province wide mandate has made us less safe by increasing speed. Even less (1 in 500) vehicles observe or slow to the speed sign change at Whyte Creek Bridge (Westbound). Just lawless.

The reason for this letter is with respect to the careless driving that has increased since the speed sign change and review of the current ICBC Learn to Drive Safe Manual. It is understandable that lack of defensive driving and basic courtesy is not as well laid out in ICBC's LDSM as once was decades ago. Speed, tinted visibility, lack of correct lane change procedures, not safely indicating and entering or exiting ramps, are not emergency level concerns, but a convoy of twenty vehicles, all following too close, at 30+ km/h over the speed limit or more is an observation of "mass rush hour carelessness". It is more dangerous than one or two exotic cars street racing. Sometimes, it feels like a lawless "mad max" style situation and by the time i get off the highway, i am relieved i made it alive. I have not needed to call 9-1-1, but have submitted plates via online reports on a few occasions to the West Vancouver Police, they have been very helpful and positive in how, when, and what to report.

It has been recommended that I write this letter in reference to my concerns, my request is for full time and innovative police enforcement of road safety on the upper levels highway. I hope West Vancouver Mayor and Council understand and allocate resources to much needed highway enforcement.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Bowen Island, BC. [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
COMMUNITY ENGAGEMENT COMMITTEE MEETING MINUTES
MAIN FLOOR CONFERENCE ROOM, MUNICIPAL HALL
WEDNESDAY, SEPTEMBER 13, 2023**

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

Staff: C. Gadsby, Acting Director of Community Relations & Communications; J. Moller, Director, Engineering & Transportation; D. Hawkins, Senior Manager, Community Planning & Sustainability; S. O’Sullivan, Senior Manager, Roads & Transportation; A. Mafi, Communications & Engagement Manager (Staff Representative); and A. Neptune, Acting Communications Assistant (Committee Clerk) attended the meeting in the Main Floor Conference Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 3:30 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the September 13, 2023 Community Engagement Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 10, 2023 Community Engagement Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Ambleside Local Area Plan Engagement

D. Hawkins (Senior Manager, Community Planning & Sustainability) shared an overview of the first phase of Ambleside Local Area Plan (LAP) which took place in spring 2023.

D. Hawkins reviewed Council’s direction for the next phase of public engagement to focus on the commercial areas, as shared at the July 24, 2023, Council meeting.

D. Hawkins added that his attendance at CEC was following Council’s direction to discuss engagement with CEC in September, however, there is no specific launch date for this phase of engagement due to further review by Council of the apartment area stream of the three-streamed approach (apartment, commercial areas, and neighborhood areas). Delays to Council’s consideration of the apartment area stream could delay commercial area engagement – but there is benefit to CEC

discussion regardless of timing.

D. Hawkins provided a memo outlining tentative plans for the next phase of engagement (focused on commercial areas). The proposed engagement includes:

- Workshops with stakeholder groups on design illustrations;
- Open houses with the public to share full renderings and information;
- Survey to get further input on renderings and information; and
- No public engagement in December (a best practice across all public engagement at the District when possible).

D. Hawkins clarified that a survey would be most effective if there were direct questions to clearly identify levels of support and feedback on potential improvements. Discussion ensued as CEC members asked questions and provided suggestions and input on the proposed approach.

G. Nicholls suggested the upcoming public engagement clearly inform the public where how their input would be used (i.e., if their input is intended to make a plan or draft design guidelines, say that in the engagement).

Councillor N. Gambioli suggested the images featured in the engagement should show the area at street level rather than over-head drone-like images. She also asked why the Seniors' Centre Advisory was not listed in the stakeholder groups being engaged through the proposed stakeholder workshops.

Councillor P. Lambur suggested images featured in the engagement should also show wider angles in context to the Ambleside area and feature landmarks and placemaking areas in the public realm.

C. Fraser enquired about a video to support the public engagement.

D. Hawkins clarified that videos have traditionally had low engagement and limited views. Creation of a promotional video will be considered depending on budget and time.

Discussion ensued regarding communication tactics for the public engagement.

E. McHarg asked how accessibility would be reflected in the images for this public engagement.

D. Hawkins clarified that this phase of the engagement would present images and renderings at a high level and accessibility is accounted for in all work.

J. Sidhu enquired if staff planned to expand the list of stakeholders.

D. Hawkins clarified that the public engagement aims to balance local stakeholder workshops and wider public engagement. Meeting with more stakeholder groups will take more time. The wider public engagement is also an opportunity for stakeholders to learn and share input.

J. Roote added that the number of stakeholder groups engaged in the first phase does not need to increase and the wider public engagement will reach everyone. She suggested the three streams be clarified and explained clearly so the public knows this engagement is focused on the commercial areas only.

Discussion ensured regarding pop-up events complementing open houses and scheduled events and communication tactics.

It was Moved and Seconded:

THAT the Ambleside Local Area Plan Engagement overview be received for information;

AND THAT the memo from the Senior Manager, Community Planning & Sustainability be forwarded to Council with the support of the Community Engagement Committee.

CARRIED

5. 2500 Marine Drive Block Bike Lane Engagement

J. Moller (Director, Engineering & Transportation) provided an overview of the project and of the motion passed by Council on June 5, 2023. The motion passed by Council on June 5, 2023, was:

THAT staff defer the imminent construction of the bike lane on the 25th block of Marine Drive until proper engagement with the community has been undertaken.

J. Moller clarified that her team was presenting their proposed engagement plan to the CEC to get input and feedback.

J. Moller outlined some of the feedback already heard to date, which include concerns regarding; the safety of coming in and out of driveways, loss of parking, and loss of loading and unloading for commercial and delivery vehicles.

The proposed engagement plan for reaching the public about the bike lane on the 2500 block of Marine Drive to:

- Invite local impacted residents living in the 2500 block of Marine Drive to provide their input. Since the impact is localized, staff propose to limit engagement to properties on the block only.
- Post information on the project webpage after localized engagement, in order to keep the public informed.

Discussion ensued regarding the motion from Council and the most effective approach for engagement.

J. Sidhu left the meeting 4:44 p.m. and did not return.

J. Roote asked if loss of parking would be an issue for local merchants in Dundarave, and if it was, asked if they would be engaged.

J. Moller clarified that staff did random data sets of parking utilization over the course of six months to better understand where people are parking within the area. The data showed that utilization of parking was low and pointed out that parking on the south side of the 2500 block of Marine Drive would still exist. The only parking impacted in the 2500 block of Marine Drive because of the bike lane would be limited to the north side.

J. Moller added that staff would like to talk to impacted residents about a temporary loading zone in that area.

E. McHarg asked what makes the 2500 block of Marine Drive any different than other sections of Marine Drive that are impacted by the bike lane. She questioned why this section of Marine Drive gets consulted and other areas along the route did not.

A. Labelle added that since Council asked staff to conduct public engagement, that she believed staff should only consult those directly impacted.

J. Moller clarified that there is currently no public engagement component to public works projects and that staff rely on previous Council-endorsed studies to guide work; policy documents also help inform prioritization of project delivery.

Councillor P. Lambur added that Council approves the budget and staff implement the work, and there are situations where consultation may be merited. He shared that consultation in this case should be narrow and limited to the impacted residents.

G. Nicholls added that since Council directed that there be public engagement on this project, he believed the public engagement should be narrow. He also added that to clarify why this block is being engaged and other blocks on the bike lane are not, the engagement should include clear substantiation for this specific section of bike lane and what's so different about this block.

Councillor N. Gambioli asked if the cycling community has been asked for their input.

J. Moller added that staff have worked closely with HUB Cycling and that they mentioned that this section of Marine Drive has the most bike/car interactions.

It was Moved and Seconded:

THAT staff conduct public engagement that is limited to the residents of both sides of the 2500 block of Marine Drive and do so in a manner that staff feel is appropriate.

CARRIED

J. Sidhu absent at the vote

6. Staff Update

A. Mafi (Communications & Engagement Manager) reviewed the staff update document. Committee members requested that future staff updates be an opportunity for questions about the provided document and review of the entire staff update document at the meeting is not necessary.

A. Mafi shared that review of the CEC's workplan is something that she will discuss with Councillor S. Thompson at her earliest convenience as it needs updating. Once the work plan is updated, it will come to the CEC for review.

Discussion ensued regarding the CEC's desire to update the Terms of Reference.

A. Mafi will look into the process for this and report back to the CEC at the next meeting.

A. Mafi shared a reminder with CEC members that they must re-apply to be part of the CEC when they see the call for volunteers campaign begin in October.

It was Moved and Seconded:

THAT the report regarding Staff Update be received for information.

CARRIED

J. Sidhu absent at the vote

7. Committee Annual Evaluation

A. Mafi (Communications & Engagement Manager) shared an update with the CEC that they have; the opportunity to make suggested changes to the Annual Evaluation for all committees, and to do so by early October. The CEC was asked to send their feedback by email and advised that details would be shared after the meeting.

It was Moved and Seconded:

THAT the report regarding Committee Annual Evaluation be received for information.

CARRIED
J. Sidhu absent at the vote

8. Committee Member Update

The Beacon is going to mention West Vancouverite in their Nov/Dec issue.

It was Moved and Seconded:

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

CARRIED
J. Sidhu absent at the vote

9. PUBLIC QUESTIONS

There were no questions.

10. NEXT MEETING

Staff confirmed that the next Community Engagement Committee meeting is scheduled for October 11, 2023 at 3:30 p.m. and held in-person at the Raven Room in the Municipal Hall.

11. ADJOURNMENT

It was Moved and Seconded:

THAT the September 13, 2023 Community Engagement Committee meeting be adjourned.

CARRIED
J. Sidhu absent at the vote

The meeting adjourned at 5:39 p.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

Chair

s. 22(1)
[Redacted Signature]

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ART MUSEUM ADVISORY COMMITTEE
FUNDRAISING SUBCOMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, OCTOBER 5, 2023**

Committee Members: F. Patterson (Chair), M. Adamian, and M. Price attended the meeting via electronic communication facilities. Absent: D. Becker.

Staff: H. Letwin, Administrator/Curator (Staff Representative) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 1:13 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 5, 2023 Fundraising Subcommittee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 18, 2023 Fundraising Subcommittee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Fundraising Events for 2023

F. Patterson provided a summary of upcoming fundraising activities for 2023, including the preparation and sending of the Fall Ask and the Donor Appreciation Event. Staff will work to have sample merchandise and provide a total of funds raised through different initiatives at the Donor Appreciations Event.

It was Moved and Seconded:

THAT the discussion regarding Fundraising Events for 2023 be received for information.

CARRIED

5. Endowment

F. Patterson confirmed that the West Vancouver Art Museum's Endowment with the West Vancouver Foundation has reached \$100,000, thanks to the efforts of those who attended the two Endowment Events in July 2023.

It was Moved and Seconded:

THAT the discussion regarding Endowment be received for information.

CARRIED

6. Directed Donations for Exhibitions, Publications, and Programs

H. Letwin reviewed a draft of the Sponsorship Invitation Booklet with the Subcommittee, noting suggestions and feedback. Staff will continue to work on this and circulate to AMAC for further feedback in January.

It was Moved and Seconded:

THAT the discussion regarding Directed Donations for Exhibitions, Publications, and Programs be received for information.

CARRIED

7. PUBLIC QUESTIONS

There were no questions.

8. NEXT MEETING

Staff confirmed that this was the last meeting of the Fundraising Subcommittee.

9. ADJOURNMENT

It was Moved and Seconded:

THAT the October 5, 2023 Fundraising Subcommittee meeting be adjourned.

CARRIED

The meeting adjourned at 1:54 p.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

Chair

s. 22(1)
[Redacted Signature]

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ART MUSEUM ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
TUESDAY, OCTOBER 10, 2023**

Committee Members: F. Patterson (Chair), D. Becker, C. Gotay, K. Hall, D. LaCas, M. Price, R. Van Halm; and Councillor L. Watt attended the meeting via electronic communication facilities. Absent: M. Adamian, K. Duffek, and B. Helliwell.

Staff: H. Letwin, Administrator/Curator (Staff Representative), D. Niedermayer, Senior Manager, Cultural Services and L. Niehaus, Community Arts Supervisor attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 10:01 a.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 10, 2023 Art Museum Advisory Committee meeting agenda be approved as circulated.

CARRIED

K. Hall absent at vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the September 12, 2023 Art Museum Advisory Committee meeting minutes be adopted as circulated.

CARRIED

K. Hall absent at vote

REPORTS / ITEMS

4. Council Liaison Update

Councillor L. Watt updated the Committee on her recent activities, including her upcoming attendance at the Howe Sound Biosphere Forum. She also reminded the Committee about Pumpkin Fest this next weekend and the upcoming Civic Reception for committee volunteers.

K. Hall joined the meeting at 10:04 a.m. via electronic communication facilities.

It was Moved and Seconded:

THAT the discussion regarding Council Liaison Update be received for information.

CARRIED

5. Administrator / Curator's Report

H. Letwin reported on the following items:

- *Under the Shade of the Lotus Tree* opened at the University of Victoria Legacies Art Gallery in Victoria on September 22. This exhibition was originally offered by the West Vancouver Art Museum in January 2023 and is now touring to Victoria.
- *Losing Control of the Landscape: Ross Penhall* opened last Tuesday with approximately 200 people attending the public opening reception. Mayor M. Sager made remarks and was joined by Councillor L. Watt.
- The Audain Foundation is supporting the upcoming Ian Wallace exhibition with \$20,000. This exhibition will open in March 2024.
- A selection of images has been added to the Fine Arts Collection section of the West Vancouver Art Museum's online database, thanks to the granting of copyright by a number of artists. Staff will continue to add images as copyright is granted.

It was Moved and Seconded:

THAT the verbal report regarding Administrator / Curator's Report be received for information.

CARRIED

6. Changes to the Art Museum Advisory Committee Structure

H. Letwin confirmed that Council approved the suggested changes to the Art Museum Advisory Committee, which is to be dissolved after December 31, 2023, to be replaced by the Art Museum Advisory Panel. D. LaCas and K. Hall have both agreed to apply to the new Arts & Culture Advisory Committee for the next term, with the intention of acting as representatives of the Art Museum.

It was Moved and Seconded:

THAT the verbal report regarding Changes to the Art Museum Advisory Committee Structure be received for information.

CARRIED

7. Fundraising

F. Patterson reported on the third Fundraising Subcommittee meeting, which occurred on October 5, offering a summary of the discussion on the remaining fundraising activities for 2023, including the Annual Donor Reception and the sending of holiday cards to West Vancouver Art Museum supporters.

It was Moved and Seconded:

THAT the verbal report regarding Fundraising be received for information;

AND THAT the Art Museum Advisory Committee contribute \$200 to support the sending of holiday cards to those who supported the West Vancouver Art Museum in 2023.

CARRIED

8. Collections

H. Letwin presented three potential donations to the West Vancouver Art Museum collections of works by David Mayrs, Gordon Smith, and Gigaemi Kukwits, which the Committee approved for inclusion in the collection, in exchange for a tax receipt for the three donors.

These works include the following:

1. David Mayrs, *In the Neighbourhood*, 1992, oil on canvas, 53 x 63 inches, individual value: \$500.
2. Gordon Smith, *Untitled*, 1996, serigraph on paper, 17 x 26 inches, individual value: \$2,300.
3. Gigaemi Kukwits, *Head Wolf, She Wolf, Speaking Wolf, All Around the World Wolf*, n.d., acrylic on canvas, 30 x 40 inches, individual value: \$3,000.

It was Moved and Seconded:

THAT the works of art listed be accepted for acquisition by the West Vancouver Art Museum.

CARRIED

9. Visibility and Awareness

H. Letwin and F. Patterson led a discussion about the proposed street banners for 2024. H. Letwin confirmed that the banners would be erected in three different areas in West Vancouver, including along the Spirit Trail, the Seawalk and the Marine Gateway areas. The West Vancouver Art Museum would order 125 banners for these three areas to be installed in January 2024. The Art Museum Advisory Committee discussed the various options and unanimously agreed that the preference would be for 4-5 different banner designs featuring various items from the collections, punctuated by one banner that features the logo of the West Vancouver Art Museum. Councillor L. Watt asked that staff consider banner locations in Horseshoe Bay.

It was Moved and Seconded:

THAT the discussion regarding Visibility and Awareness be received for information.

CARRIED

10. PUBLIC QUESTIONS

There were no questions.

11. NEXT MEETING

Staff confirmed that the next Art Museum Advisory Committee meeting is scheduled for November 7, 2023 at 10 a.m. via electronic communication facilities.

12. ADJOURNMENT

It was Moved and Seconded:

THAT the October 10, 2023 Art Museum Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 10:55 a.m.

Certified Correct:

s. 22(1)
[Redacted Signature]
Chair

s. 22(1)
[Redacted Signature]
Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC ART ADVISORY COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
TUESDAY, OCTOBER 17, 2023**

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

Staff: L. Gillan, Senior Community Planner, Economic Development; J. Lawlor, Acting Senior Manager of Parks; C. Miller, Senior Urban Designer Planner; D. Niedermayer, Senior Manager, Cultural Services (Staff Representative); and A. Nomura, 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 1:01 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 17, 2023 Public Art Advisory Committee meeting agenda be approved as circulated.

CARRIED

C. Monsef absent at vote

3. ADOPTION OF MINUTES

C. Monsef entered the meeting at 1:03 p.m.

It was Moved and Seconded:

THAT the July 18, 2023 Public Art Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Council Liaison Update

There were no updates.

5. Ambleside Local Area Plan Presentation & Discussion

L. Gillan presented draft sketches visualizing the Ambleside Local Area Plan (LAP) directions for the commercial area, to provide an update to the committee on the planning process to date and seek feedback. Six key areas were presented in sketches, moving west to east between 22nd and 13th Streets. The sketches are

line work only at this stage and will be developed further, into full colour illustrations for future public engagement.

- Hollyburn Corner, 22nd and Marine – L. Gillan presented a sketch showing 7 storeys on either side of 22nd Street, tapering down to 5 storeys, expanding shops and services and adding new housing to this small commercial node.
- Marine Drive between 17th and 18th – With the LAP Framework directions, the Hollyburn Plaza site would be the new entry point to Ambleside’s commercial area. There is an opportunity to “daylight” Lawson Creek, adding a new north-south pedestrian connection, and bringing nature and water into the commercial area. The rest of the block could include 5-6 storey buildings on the south side of Marine, with 6-8 storeys on the former Masonic Hall site on Bellevue, and overall a more active retail streetscape and wider sidewalks.
- Central Waterfront Village – The existing Fresh Street Market site would be enhanced, with a focus on creating a new waterfront gathering space on Bellevue, and on enhancing the festival street on 17th. Up to 6-10 storeys are shown on the western and southern portions, with 3-6 storeys on the north and east sides. Along Bellevue, between 14th and 16th, 3-4 storey mixed-use or commercial buildings continue the lower-rise waterfront “village” character of the area.
- Central Marine Area – From 15th and Duchess looking south at 15th and Clyde, a 5-storey building is illustrated along 15th, with potential mixed-use 6-8 storey buildings shown on the gas station sites at 15th and Marine Drive. This isn’t a final “design” but shows the types of things that could be possible along Marine – wider sidewalks, opportunities for landscaping, seating, and a more lively and active street experience.
- Village North Area – The 1400 block of Marine Drive is already a special site identified in the Official Community Plan (OCP). This framework explores the opportunity for up to 6-10 storeys mid-block, 4-6 on the eastern portion, and 2-3 storeys on Marine Drive, with new pedestrian connections to “break up” the block, allow for interesting retail and public spaces, and perhaps the potential for Clyde to be temporarily closed for community events or programming
- Eastern Gateway Area – Keeping low-rise, 3-4 storey zones across from the existing Grosvenor building, with a potential for 6-8 storeys at the eastern end of the block on the existing gas station site. This could create a new eastern entry plaza, welcoming people to Ambleside, and creating a space for gathering, play, and potentially patios and retail space next to it.

Members comments included:

- Public spaces should be viewed as public art. These public spaces can provide a variety of experiences for the public, such as reading corners and places for reflection, or places for children to play, to places where people can view art.
- Public spaces bring the opportunity for art spaces and events, support the variety and amount of spaces shown here, this helps facilitate new arts-based events, and the public realm can be arts-infused.
- The ‘pedestrian experience’ should be considered with how much time an individual can feasibly spend in the area without running out of things to do. The

ideas shown in the sketches can build on some of the existing “energy” happening in Ambleside (e.g. new cafes and restaurants along Bellevue) and help support revitalization.

C. Monsef listed the activities available to the public at the Shipyards in Lower Lonsdale and that this is lacking in West Vancouver, with the exception of Park Royal which can be difficult to access by foot.

The Chair inquired if the District had plans to leverage the property owned at 14th Street to create a community amenity that may help animate the arts character of the space, such as an arts facility. Staff noted that there are lanes within the 1400 block that are District-owned, but this is a smaller proportion of the overall site. The Local Area Plan won't by itself determine the location of an arts facility, but if a site is identified during the planning process, this information would be integrated into the plan.

It was Moved and Seconded:

THAT the discussion regarding Ambleside Local Area Plan Presentation & Discussion be received for information.

CARRIED

6. Arts & Culture Related Committees of Council Update

Staff informed the committee that on September 25, Council approved the new Arts & Culture Advisory Committee (ACAC) terms of reference. They approved the creation of advisory panels for the Public Art Program, the Community Grants Program, Art Museum, and the Ferry Building Gallery. This committee will become an advisory panel in January 2024. Members of the PAAC are encouraged to continue on the Advisory Panel. Staff will reach out to confirm shortly.

The new ACAC will have a broader mandate with representation from organizations that are also instrumental to arts & culture. One or two of the ACAC members will participate in the Public Art Advisory Panel for connection to the ACAC.

It was Moved and Seconded:

THAT the discussion regarding Arts & Culture Related Committees of Council Update be received for information.

CARRIED

7. Public Art and Municipal Art Collection Policy & Procedures Revisions Review

It was Moved and Seconded:

THAT Item 7 regarding Public Art and Municipal Art Collection Policy & Procedures Revisions Review be deferred to the next Public Art Advisory Committee meeting.

CARRIED

8. Staff Update

The Committee was joined by J. Lawlor to present options for repairing and revitalizing the Granite Assemblage on Ambleside Landing. Several options were presented to the committee:

- Option 1: Rebuild with a new in-grade service box, with a dry pump on the outside of the fountain. This is a cost-effective option but does not prevent the Assemblage from continuing to be damaged or flooded.
- Option 2: Repair the existing pipes, pumps, electrical controls, water level controls, and add a new waterproof membrane. This option has a higher risk of costs going over the budget, but also could be less expensive than option one if it is determined that the pipes are in usable condition.
- Option 3: Complete demolition and rebuild of an in-grade service box, dry pump, and completely new piping. This presents the highest cost, and the structure will continue to be damaged or flooded.
- Option 4: Explore other options for developing something new with the existing structure. The Granite Assemblage may no longer be feasible to maintain in this changing climate, this is an opportunity to explore a new green infrastructure feature that could be attractive in the area.

Comments from members included the potential to leave the public art piece as is with no fountain and add soft landscaping to integrate with the beach and potential for flooding; or a design competition to generate potential new ideas from students of landscape architecture. Further discussion was deferred to the next meeting.

It was Moved and Seconded:

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

CARRIED

9. PUBLIC QUESTIONS

There were no questions.

10. NEXT MEETING

It was Moved and Seconded:

THAT the next Public Art Advisory Committee meeting be rescheduled to November 15, 2023 at 9:15 a.m. and held in-person in the Harmony Room at the Music Box.

CARRIED

11. ADJOURNMENT

It was Moved and Seconded:

THAT the October 17, 2023 Public Art Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 2:45 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

October 18, 2022, 7:00 p.m.

Welsh Hall

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

Absent: T. Wachmann, G. Garton, A. Nimmons

Staff: S. Hall, S. Felkar, S. Barton-Bridges, S. Dale

1. Call to Order

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

2. Approval of Agenda

Moved by: D. Diedericks

Seconded by: P. Cottier

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: S. Thompson

Seconded by: B. Hafizi

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.

6. Governance

a) Policy Updates: Privacy

The memo draft was shared with the Ad Hoc Policy Sub-committee and no concerns were noted. One important change was to specify that it's the intellectual freedom components of the CFLA statement the Library is supporting, while privacy is regulated by FOIPPA in BC.

S. Felkar provided a detailed overview of the memo and changes to the policy necessitated by the pending addition of new CCTV cameras.

Moved by: D. Diedericks

Seconded by: P. Cottier

To update the Board Policy Manual.

CARRIED

b) Revised Terms of Reference for the Arts & Culture Advisory Committee

S. Hall advised that the Arts & Culture Advisory Committee has revised their terms of reference and are proposing one member from the West Vancouver Memorial Library Board be appointed as a non-voting member. Trustees that would like to participate can put their names forward at the November Board meeting for nomination. It was also suggested that an alternate be appointed.

7. Strategy

a) Q3 Business Plan Report

S. Hall provided an overview on the Q3 Business Plan. She reported on the progress of these goals noting that most projects are on track.

P. Cottier acknowledged the staggering number of initiatives that the Library has accomplished this year and thanked staff for all their hard work.

8. Finance

a) Provincial Public Enhancement Grant

P. Cottier provided an update regarding the second installment of the one-time Public Enhancement Grant received in the amount of \$181,569.92 and advised that the Library proposes to expend the grant in the following categories:

- Facilities & Equipment
- Temporary Project Staffing
- Third Party Services and Service Improvements/Enhancements.

The Board appreciates the format of the memo, which provides a good idea of what the funds will be used for, but leaves room for some flexibility and responsive initiatives.

Moved by: P. Cottier
Seconded by: R. Shimoda

To approve the expenditure of the second installment of the Provincial Public Enhancement Grant of \$181,569.92 over the years 2023 to 2025 in the categories indicated.

CARRIED

9. Infrastructure Committee

D. Diedericks reported on the following projects:

- Library staff are continuing to work with the District Facilities and Purchasing departments on the tendering process for the heating upgrades in the Library. An engineering consultant has been hired by the District to act as an advisor in reviewing the tender and in evaluating the bids. The plan is to issue the tender by the end of October.
- The Help Desk project is underway and it will be complete no later than early December.
- The electrical design for the Elevator to the Rooftop parking has been complete.
- A meeting with Urban Arts Architecture has been scheduled to review design options for the Mezzanine.
- Plywood sheeting on the north and south wings of the building are being installed taking into account the seismic upgrades and renovations that are necessary in that area.

Steph advised that the Help Desk renovations have been well-managed to try to minimize patron inconvenience.

10. Engagement Committee

S. Sanajou advised that the Engagement Committee met on October 4, 2023, to review the draft non-user report.

S. Sanajou asked the Board if they thought it would be valuable doing a Council coffee meet up in the fall. S. Thompson commented that two meetings per year may not be necessary if there are no urgent issues, and the Board may want to look to Q1 or Q2 next year.

11. Council Update

S. Thompson provided an update highlighting the following:

- Mention that PumpkinFest held on Sunday, November 15, 2023 was well attended;
- Thanked the Trustees for attending the Volunteers Civic reception on Thursday, October 12, 2023;
- The Rotary Club of West Vancouver raised \$15,000 to support youth groups in the community;
- West Vancouver Council voted to ban the sale and private use of fireworks in the municipality, bringing it in line with most other Metro Vancouver communities;
- Eight members of the community were appointed to the Environment Committee. The purpose of the Committee is to advise Council on the development and implementation of initiatives to meet the District's greenhouse gas (GHG) emission reduction targets, adapt to climate change, and protect the community's natural assets.
- At the October 23, 2023 meeting, Council will discuss large dogs on the Seawall.

12. New Business

None.

13. Date of Next Meeting

Wednesday, November 15, 2023, 7 p.m.

14. Adjournment

The meeting was adjourned at 7:57 p.m.

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

s. 22(1)

A large black rectangular redaction box covers the text in this block.

Tracy Wachmann
Chair, West Vancouver Memorial Library Board

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, OCTOBER 18, 2023**

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

STAFF: P. Cuk, Board Secretary; T. Yee, Building Inspector; and 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 October 18, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the September 20, 2023 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on September 20, 2023.

It was Moved and Seconded:

THAT the September 20, 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 23-033 (450 Macbeth Crescent)

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

- a) 1.48 m to Front Yard Setback
- b) 1.57 m to Minimum Side Yard Setback
- c) 2.39 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 and comments from the District’s electrical inspector, and responded to a Board member’s question.

M. Soltani (450 Macbeth Crescent) described the variance application for a power pole (accessory structure). M. Soltani 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 September 7, 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 M. Soltani:

It was Moved and Seconded:

THAT the Board defers further consideration of Application 23-033 (450 Macbeth Crescent) until the applicant can confirm:

- Where the connection with BC Hydro would be;
- If a power mast on the roof of the house is a feasible option; and
- The location of the proposed power pole.

CARRIED

7. Application 23-034 (3357 Marine Drive)

Staff confirmed the following requested variances regarding a new site development:

- a) 1 to Parking Space (Single Family Dwelling)
- b) 1 to Vehicle Access to Site.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	October 17, 2023	1
Redacted	October 17, 2023	2

Staff provided permit history of the subject property.

Member Simmons recused himself (conflict of interest as he knows the owner of the subject property) and left the hearing at 5:18 p.m.

Staff responded to a Board member's question.

M. Hashemi (3357 Marine Drive) described the variance application for a new site development and 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 September 19, 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 M. Hashemi:

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 23-034 regarding a new site development at 3357 Marine Drive with variances of:

- 1 to Parking Space (Single Family Dwelling)
- 1 to Vehicle Access to Site

BE ALLOWED pursuant to the plans dated September 26, 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 Simmons absent at the vote

Member Simmons returned to the hearing at 5:30 p.m.

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 23-033 (450 Macbeth Crescent);
- Application 23-034 (3357 Marine Drive);

up to and including October 18, 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 November 15, 2023 at 5 p.m.

11. Adjournment

It was Moved and Seconded:

THAT the October 18, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:31 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
CODE OF CONDUCT COMMITTEE MEETING MINUTES
MAIN FLOOR CONFERENCE ROOM, MUNICIPAL HALL
MONDAY, OCTOBER 23, 2023**

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

Staff: E. Glickman, Director, Human Resources & Payroll Services; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer (Staff Representative); and T. Azuma, Committee & Policy Coordinator (Committee Clerk) attended the meeting in the Main Floor Conference Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 3:02 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 23, 2023 Code of Conduct Committee meeting agenda be approved as circulated.

CARRIED

D. Thomas absent at the vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the September 18, 2023 Code of Conduct Committee meeting minutes be adopted as circulated.

CARRIED

D. Thomas absent at the vote

REPORTS / ITEMS

4. Review of Proposed Code of Conduct

D. Thomas entered the meeting at 3:09 p.m.

Member Thomas introduced revisions made to the proposed bylaw.

Committee members commented. D. Lidstone (Legal Counsel, Lidstone & Co.) and staff responded to the Committee's questions regarding: interactions between Council and staff; external legislation that would affect the proposed bylaw; interrelation between the proposed bylaw and existing policies; appointment and role of an integrity commissioner; precedents set by other municipalities; different paths to resolution; and challenges to certain definitions.

Member Thomas addressed E. McHarg regarding the inclusion of mental health. E. McHarg commented on the increased awareness and importance of mental health.

Committee members commented. D. Lidstone (Legal Counsel, Lidstone & Co.) and staff responded to the Committee's questions regarding current processes related to harassment and respectful workplace complaints.

At the recommendation of Legal Counsel, the Chair proposed to exclude the public from a portion of the October 23, 2023 Code of Conduct Committee meeting.

E. Glickman left the meeting at 3:49 p.m. and did not return.

It was Moved and Seconded:

THAT in the public interest, members of the public be excluded from part of the meeting on the basis of the following sections of the *Community Charter* and that notice be waived pursuant to section 127(4) of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
93. In addition to its application to council meetings, this Division and section 133 (of the *Community Charter*) also applies to meetings of the following:
- (a) Council committees.

CARRIED

The Committee then proceeded with the closed session (3:51 p.m.)

At 4:29 p.m. the Chair reconvened the open session of the October 23, 2023 Code of Conduct Committee meeting with the following members of the Committee and staff present:

Committee Members: D. Moss, D. Thomas; and Councillors S. Snider (Chair), N. Gambioli, and P. Lambur; and

Staff: P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer (Staff Representative); and T. Azuma, Committee & Policy Coordinator (Committee Clerk).

It was Moved and Seconded:

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

CARRIED

5. PUBLIC QUESTIONS

There were no questions.

6. NEXT MEETING

Staff confirmed that the next Code of Conduct Committee meeting is scheduled for November 20, 2023 at 3 p.m. and held in-person in the Main Floor Conference Room at Municipal Hall.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the October 23, 2023 Code of Conduct Committee meeting be adjourned.

CARRIED

The meeting adjourned at 4:30 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Monday, November 20, 2023 5:44 PM
To: Weiler, Patrick - M.P.
Subject: MP Patrick Weiler's 2024 Constituency Youth Council - Call for Applications
Attachments: Letter from MP Patrick Weiler - 2024 Constituency Youth Council Call for Applications.pdf

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

Good evening,

Please find attached a letter from MP Patrick Weiler regarding the call for applications for the 2024 West Vancouver-Sunshine Coast-Sea to Sky Country Constituency Youth Council.

Students can apply using the Google form linked here and in the letter until the deadline: December 20, 2023 - 11:59pm.

Please feel free to share this application with your classes and/or networks and anyone you think may be interested. If you have any questions, please do not hesitate to reach out.

Sincerely,
Kevin Hemmat



Kevin Hemmat
Office of Patrick Weiler MP
Director of Communications
West Vancouver-Sunshine Coast-Sea to Sky Country
Office: 604-913-2660
Cell: 604-353-2550
Kevin.Hemmat.842@parl.gc.ca



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Patrick Weiler

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

November 20, 2023

Dear Friends & Neighbours,

We are now accepting applications for the 2024 West Vancouver-Sunshine Coast-Sea to Sky Country Constituency Youth Council (CYC)!

The CYC is a valuable opportunity for youth aged 15 to 21 to engage in the political process and get involved in our community. This is a non-partisan group of youth that gather to discuss and take action on political issues that are of relevance to their generation. The CYC provides valuable input to help guide MP Patrick Weiler and the federal government in addressing these issues, and is a unique opportunity for youth to get involved in politics.

The typical time commitment involved in being part of the CYC is 1-2 monthly meetings for a total of approximately 2 hours per month for the 2024 term, starting in January and ending in December. These meetings are a mixture of virtual and in-person.

Projects undertaken by past CYCs have ranged from food drives, hosting public forums, sending out community surveys, writing ministerial letters and mock bills, and arranging MP visits to schools. Past councils have been focused on tackling important issues such as climate change, gender equality, youth employment, transit accessibility, and civic education.

Apply now to join the CYC using this form: <https://forms.gle/Ynioshh4QeJbK2rN9>

Deadline for application: Wednesday, December 20 2023, 11:59pm

If you have any questions, please do not hesitate to reach out to our office.

Sincerely,

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

Constituency *Ottawa*

6367 Bruce Street Suite 282, Confederation Building
West Vancouver 229 Wellington Street, Ottawa
British Columbia V7W 2G5 Ontario K1A 0A6
Tel.: 604-913-2660 | Fax.: 604-913-2664 Tel.: 613-947-4617 | Fax.: 613-847-4620

From: Jeremy Calder
Sent: Thursday, November 16, 2023 4:50 PM
To: s. 22(1)
Cc: correspondence
Subject: Regarding Your Correspondence Dated Nov. 15, 2023 Titled "Fire Rescue Bylaw"

Hello, s. 22(1)

Your correspondence of Nov. 15, 2023, Titled "Fire Rescue Bylaw", to info@westvancouver.ca has been referred to me for a response.

Bicycles and foldable shopping carts are allowed in storage garages under specific conditions:

Secure/gated chain link enclosure

1. Requires a building permit (BP)
2. May not have complex building code implications, and therefore may not require an architect or code consultant

Wall- or floor-mounted racks

In private parking stalls; whether privately enclosed or unenclosed

1. A BP is not required
2. The building or suite owner is responsible for reducing floor area or ceiling height in their parking stall and taking their own precautions (i.e., install caution signage, painted lines, curb stops etc.)

In public parking stalls

1. A BP is not required
2. The building owner or Strata is responsible for the reduction in area or ceiling height in the parking stalls used by the public
3. The building owner or Strata is required to identify the presence of the bike rack to prevent impact or damage to vehicles and people
4. Caution signage, painted lines, and curb stops can be installed to identify the bike rack

Thank you,
Jeremy

Jeremy Calder (he, him, his)
Assistant Chief | Fire Prevention
West Vancouver Fire Rescue
t: 604-925-7381 | c: 604-808-5180 | westvancouver.ca/fire



Do you know someone interested in a career in the Fire Service? Visit northshorefirerecruiting.ca

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, November 15, 2023 9:01 AM
To: Info <info@westvancouver.ca>
Subject: Fire Rescue Bylaw

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.

For [REDACTED] s. 22(1) years, our strata building at [REDACTED] s. 22(1) as per our strata bylaws, has permitted owners to have one bike and one shopping cart in their parking stall.

During the past two years, the Fire Department informed our strata council that nothing other than a car could occupy a parking stall in our parkade. This did not appear to make sense as neither a bike nor a small metal shopping cart created any form of fire hazard. Also, it discouraged residents from owning a bike and significantly inconvenienced our elderly residents who require the assistance of a shopping cart to move groceries and other shopping purchases from the parkade to their suite.

On October 30, 2023, Council amended the Fire Rescue Bylaw.

Does this mean that our residents can now revert to having a bike and/or a shopping cart in their parking stall?

Thank you.

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

From: Linda Gillan <LGillan@westvancouver.ca>
Sent: Monday, November 20, 2023 8:11 AM
To: [REDACTED] s. 22(1)
Cc: correspondence <correspondence@westvancouver.ca>
Subject: RE: Public Hearing re proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023

Hello [REDACTED] s. 22(1),

Thank you for the email. Yes, you're correct that the proposed bylaw amendment, if approved by Council, would increase the maximum floor area ratio (FAR) for apartment buildings from 1.75 to 2.00 FAR.

In response to your questions:

1. This would depend on the individual building and floor area. If these sites are legally non-conforming (i.e. the FAR of the existing building exceeds the FAR of the current zoning, but complied with regulations at the time of original construction), then this bylaw amendment wouldn't change that. For some older apartment buildings, with an FAR over 1.75 and up to 2.00, the proposed increase in FAR (if approved) may bring the building into compliance with zoning regulations.
2. This would depend on the details of the individual building and proposal, the goal is for the proposed increase in FAR to provide flexibility for existing building owners.
3. Following the Public Hearing (November 20, during which Council will hear from the public directly), Council will then consider the proposed amendments and may give the bylaws second and third reading, before adoption (final Council approval of any bylaw amendment). Exact timing will depend on Council's consideration of the bylaws and direction to staff.

Regards,

Linda

Linda Gillan
Senior Community Planner – Economic Development | District of West Vancouver
t: 604-921-3448 | westvancouver.ca

Pronouns: she, her, hers



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

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: [REDACTED] s. 22(1)
Sent: Thursday, November 16, 2023 4:59 PM
To: Linda Gillan
Cc: correspondence
Subject: Public Hearing re proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023

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

Hello Linda,

I read the public hearing notice and my understanding is that if the bylaw amendment is approved that the RM1 and RM2 zoned sites in Ambleside will increase the maximum floor area ratio (FAR) for apartment buildings from 1.75 to 2.00.

Question 1

How will this bylaw affect older apartment buildings with enclosed balconies whose original weather walls were removed 30-40 years ago and currently exceed the maximum FAR?

Question 2

Will it be possible that the owners of apartment units could apply for a Development Permit Exemption in order to keep them as is without having to reinstate the weather walls?

Question 3

What is the time frame that you expect this bylaw amendment to take place?

Thank you,

[REDACTED] s. 22(1)

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