

COUNCIL CORRESPONDENCE UPDATE TO SEPTEMBER 20, 2023 (8:30 a.m.)

Correspondence

- (1) 6 submissions, September 15 and 18, 2023, regarding Preliminary Development Proposal for 1327 Marine Drive**
- (2) September 15, 2023, regarding “Excessive Speeding & Need For Photo Radar”**
- (3) 3 submissions, September 15 and 17, 2023 regarding Urban Forest Management Plan**
- (4) September 15, 2023, regarding “Dangerous intersection in British Properties”**
- (5) 2 submissions, September 18, 2023, regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023 (2237 Palmerston Avenue) (Referred to the September 18, 2023 reconvened public hearing)**
- (6) Tsleil-Waututh Nation, September 18, 2023, regarding “Invitation to National Day for Truth and Reconciliation Community Event” (September 29, 2023)**
- (7) September 18, 2023, regarding “Live to 100: Secrets of the Blue Zones | Official Trailer | Netflix - YouTube”**
- (8) September 19, 2023, regarding “Water” (Bylaw Fines)**
- (9) Committee and Board Meeting Minutes – Community Grants Committee meeting June 16, 2023; Finance and Audit Committee meeting June 29, 2023; Art Museum Advisory Committee meeting July 4, 2023; and Code of Conduct Committee meeting July 24, 2023**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (10) Acting Senior Manager of Parks, September 14, 2023, response regarding “Hugo Ray Park”**
- (11) Director of Parks, Culture & Community Services, September 14, 2023, response to S. Swan regarding Proposed Arts & Culture Facility**

From: [REDACTED] s. 22(1)
Sent: Friday, September 15, 2023 12:01 AM
To: correspondence
Subject: 1327 Marine Drive rezoning application

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

Dear Mayor and Council:

I am **totally opposed** to the zoning application to allow for short-term rentals at 1327/1331 Marine Drive. Bylaw 4662, 2011 currently prohibits rentals of less than 1 month. This was enacted not only to protect limited rental stock, but also to limit neighbourhood noise and disruptions.

1. **It sets a precedent.**

If this is approved, we can likely count on Gateway at Park Royal and Executive on the Park both with many vacant suites, (and others) to be making similar applications.

2. **These units can be rented as long-term rentals.**

One of the major reasons of regulating short-term rentals was to maintain housing stock and prevent the hollowing out of communities. A change in zoning would open the door for anyone wanting to open a lucrative short-term rental business to overprice their property and then request a zoning change.

3. **Large cluster of short-term rentals.**

Not only is the application to allow for short term rentals, but for individual units which **each can be used as short-term rental units**. This is the worst possible scenario imaginable. The massing of such suites will simply exacerbate issues associated with short-term rentals. Itinerant residents have no stake in the community.

4. **It is not needed.**

There are currently hundreds of short- term rentals in West Vancouver listed on AirB&B, VRBO, and others.

5. **This is NOT a hotel.**

I realize that many people are mourning the loss of the Park Royal Hotel. This is cluster of 16 short term rental suites. It has no hotel facilities, banquet facilities, food service, security, or on-site administration or oversight of any kind.

If the owners wish to turn it into a hotel, they should apply for that zoning change without trying to make an end run around the regulations for operating a hotel. e.g. health and safety, Hotel Keepers Act, taxes, etc.

6. **Costs will be downloaded to the Municipality.**

Bylaw enforcement or security issues or illegal activities occurring on the premises will be offloaded to the WVPD and ultimately West Vancouver taxpayers.

7. **West Vancouver should not be in the business of bailing out failed developers.**

Land speculation and development like any other business has an inherent amount of risk. We only need to look as far as the original developers on Evelyn Drive. Historically, real estate prices have fluctuated. There were declines in the early 80s, the early 90s and late 00s. Many people lost money; lots of money. That is property speculation.

We have had an exceptionally long run of rapid price increases. But, as interest rates and construction costs increase, so will failed developments who based their cost projections on faulty or outdated assumptions. **This is only the beginning.** Will every property owner suffering the sting of interest rate increases apply to turn their unit(s) into short-term rentals??

There are several other luxury developments for sale or rent in West Vancouver. e.g. Executive on the Park, Gateway. They are all offering incentives right now. Perhaps the owners of 1327 should do the same.

8. **Reduce the price if a property is not selling.**

That is the advice from any realtor. I note the price per square foot in these units is greater than most of the units for sale in Grosvenor Ambleside and on Evelyn Drive. Although these properties are slightly older, they are comparable. Neither of these developments have units facing a back lane with a view of the neighbours' dumpsters or are in the shadow of a much larger development. **Location, location, location!**

Basic marketing: **If the widget isn't selling, mark it down**, recoup some capital and move on. One of the biggest mistakes of investors is to hold a poor investment for too long hoping it will turn around. Or in this case, to look to the Municipality and surrounding neighbours to assume the risk and take on the consequences of poor business decisions.

Many Ambleside properties were purchased knowing that there was a Community Plan in place which regulated development on Marine Drive and elsewhere. It is highly unfair that a whim of Council or pressure from developers should ruin the enjoyment of our property or destroy the quality of life in our neighbourhood.

I expect that my elected officials will protect my interests and the interests of the neighbourhood and not succumb to pressure from developers who do not have a vested interest in the community. There is nothing in it for the people who voted for you and who will have to live with your decisions.

Yours truly,

s. 22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, September 15, 2023 11:44 AM
To: correspondence
Subject: 1327 Marine Drive.

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

Dear Mayor & Council,

I am writing to you regarding the application for short-term renting for the new building at 1327 Marine Drive, [REDACTED] s. 22(1)

This letter below, sent to you by [REDACTED] s. 22(1), points out everything that I want to say.

This particular area has become untenable with neighbourhood noise at night when the Bylaw people are not around, but even when they are on duty, from my experience, the response is poor.

The rear laneway to this particular new building is a Fire Lane and trucks park there regularly which would make it difficult for our Fire Dept. to access all the buildings along that lane. Bylaw people did not respond or get back to me. Just one instance of what is happening in this area. We do not need any extra aggravation.

The developer has the option of long-term rental to mitigate his losses or a price reduction on the sale price. The same goes for Gateway at Park Royal. Reduce your price and be more realistic in future.

Yours sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

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It sets a precedent.

If this is approved, we can likely count on Gateway at Park Royal and Executive on the Park both with many vacant suites, (and others) to be making similar applications.

These units can be rented as long-term rentals.

One of the major reasons of regulating short-term rentals was to maintain housing stock and prevent the hollowing out of communities. A change in zoning would open the door for anyone wanting to open a **lucrative short-term rental business** to overprice their property and then request a zoning change.

Large cluster of short-term rentals.

Not only is the application to allow for short term rentals, but for individual units which **each can be used as short-term rental units**. This is the worst possible scenario imaginable. The massing of such suites will simply exacerbate issues associated with short-term rentals. Itinerant residents have no stake in the community.

It is not needed.

There are currently hundreds of short- term rentals in West Vancouver listed on AirB&B, VRBO, and others.

This is NOT a hotel.

I realize that many people are mourning the loss of the Park Royal Hotel. This is cluster of 16 short term rental suites. It has no hotel facilities, banquet facilities, food service, security, or on-site administration or oversight of any kind.

If the owners wish to turn it into a hotel, they should apply for that zoning change without trying to make an **end run around the regulations for operating a hotel**. e.g. health and safety, Hotel Keepers Act, taxes, etc.

Costs will be downloaded to the Municipality.

Bylaw enforcement or security issues or illegal activities occurring on the premises will be offloaded to the WVPD and ultimately West Vancouver taxpayers.

West Vancouver should not be in the business of bailing out failed developers.

Land speculation and development like any other business has an inherent amount of risk. We only need to look as far as the original developers on Evelyn Drive. Historically, real estate prices have fluctuated. There were declines in the early 80s, the early 90s and late 00s. Many people lost money; lots of money. That is property speculation.

We have had an exceptionally long run of rapid price increases. But, as interest rates and construction costs increase, so will failed developments who based their cost projections on faulty or outdated assumptions. **This is only the beginning**. Will every property owner suffering the sting of interest rate increases apply to turn their unit(s) into short-term rentals??

There are several other luxury developments for sale or rent in West Vancouver. e.g. Executive on the Park, Gateway. They are all offering incentives right now. Perhaps the owners of 1327 should do the same.

Reduce the price if a property is not selling.

That is the advice from any realtor. I note the price per square foot in these units is greater than most of the units for sale in Grosvenor Ambleside and on Evelyn Drive. Although these properties are slightly older, they are comparable. Neither of these developments have units facing a back lane with a view of the neighbours' dumpsters or are in the shadow of a much larger development. **Location, location, location!**

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Many Ambleside properties were purchased knowing that there was a Community Plan in place which regulated development on Marine Drive and elsewhere. It is highly unfair that a whim of Council or pressure from developers should ruin the enjoyment of our property or destroy the quality of life in our neighbourhood.

I expect that my elected officials will protect my interests and the interests of the neighbourhood and not succumb to pressure from developers who do not have a vested interest in the community. There is nothing in it for the people who voted for you and who will have to live with your decisions.

Yours truly,

s. 22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, September 15, 2023 1:08 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: proposed rezoning 1347 Marine Drive

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Looks like a bait and switch from the original building use permit.

I fail to see that this benefits anyone other than the developers and those who buy the units.

I also expect the “increase (in) patronization of shops and services in Ambleside” , if any, would be marginal; in fact I suspect patronage by longer term residents occupying the units would be more a more reliable source of income for local businesses– as we know short term rentals are just that and the rental space is not occupied 24/7.

As to being able to use taxis and transit to enjoy the local area, visitors can do that from any place in metro Vancouver.

Please do not allow this change in zoning.

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

From: s. 22(1)
Sent: Friday, September 15, 2023 2:08 PM
To: correspondence
Subject: Fw: 1327 Marine Drive rezoning application
Attachments: Information from developer.pdf; invitation to neighbourhood.pdf
Importance: High

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 Mark Sager and Councillors, Christine Cassidy, Nora Gambioli, Peter Lambur, Scott Snider, Sharon Thompson and Linda Watt.

In my opinion, this whole 1327 Marine Drive development re-zoning application, to short-term rentals, is absolutely outrageous, it totally breaks Bylaw 4662 and should NEVER ever even be considered!

I've also read in the "Vancouver Sun", Page NP7, on Friday, 15th September, 2023, that, the Federal Government is talking about dropping some GST and some Governments even the HST on new rental apartment buildings to promote affordability. Granted, this is presently suggested for below-market rent prices to tenants. But, there are also questions as to whether these measures will be targeted at affordable homes or include "luxury condos"? Surely, this would be of interest to this developer?

My conclusion would then be that if ANY rezoning is permitted then, the 1327 Marine Drive development ONLY be granted LONG TERM rentals, which would then fall in line with the much needed housing criteria included within the Ambleside LAPD.

Therefore, I'm sending the well-written email, attached below. I totally concur with all the sentiments expressed therein.

I'm of particular opinion, under 'Basic Marketing', that this observational comment says it all!:- ***"Or in this case, to look to the Municipality and surrounding neighbours to assume the risk and take on the consequences of poor business decisions."***

To this I say a vehement **NO!!**

Thank you.

Yours Sincerely,

Christine Ballantine, (Please do not redact my name.)

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

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Yours truly,

s. 22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

Pre-Application Information Sheet – Possible Rezoning of 1327 Marine Drive

This document provides an overview of and key details about the possible rezoning of the recently completed mixed-use building located at 1327 Marine Drive in Ambleside, West Vancouver.

If approved, the rezoning application would allow the individual owners of the 16 residential units on the second and third floors of the building to offer short-term stay visitor accommodation in their fully-furnished units to members of the public.

Short-term rentals are defined as “stays of under 30 days”, with visitors paying fees to the unit owners. Such rentals are not permitted under current zoning, which means that this proposed “change of use” is required to go through the District’s two-step rezoning application process.

A pre-application meeting is being organized by the project’s developers to explain the possible rezoning and how the short-term rental aspect would be managed to neighbours and the public, and will be held on Sept. 19th, 2023, at 1347 Marine Drive. At a later date, West Vancouver District Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal.

Rationale for the proposed rezoning:

While online short-term accommodation services provide access to homes in West Vancouver, there are very few options compared to potential demand, especially in Ambleside. And with almost no hotels or motels, West Vancouver currently lacks sufficient options for short-term stays, as does Ambleside.

The proposed rezoning would provide a well-located and attractive option for tourists and for other visitors who would like to spend time in the area. Short-term visitors would be able to walk around and/or use transit and taxis to enjoy the local area, and would patronize shops and services in Ambleside while also visiting other areas of West Vancouver. This would contribute directly to the dynamism of the area and to local economic activity. And most importantly, it will allow West Vancouver residents to invite guests and provide them with options for accommodation.

Management approach:

The intent is to have a professional management company under contract to take on the functions of advertising for and then managing all aspects of providing short-term stays for these units. Each unit would be offered individually for short-term stays, with the rental rates used and the high-end nature of the units ensuring that the market segment served would match the character of the neighbourhood.

Information on the building:

A recently completed concrete three-storey, mixed-use building with 16 strata-titled residential units on the upper two floors, and three strata-titled commercial units on the ground floor. Located in the heart of Ambleside near the corner of Marine Drive and 13th Avenue, close to shopping and restaurants.

A variety of unit types are provided including one to three bedroom units, with eight units on each floor, four oriented to the north and four to the south. A dedicated loading zone, 12 commercial parking spaces, and 26 residential parking spaces are provided. This should be sufficient to support the family-oriented stays that will be provided.

Information on the applicant:

The development group for the building is the 1327 Marine Drive Limited Partnership, including Mirage Management (www.mirage.ca), who have developed numerous properties in West Vancouver. Key staff include Dr. Abo Taheri and Farzad Taheri, who will attend the information meeting.

For further information, contact Vince Verlaan (T. 236 880 1618 or E. vince.verlaan@engagefor2030.org)

PLEASE JOIN US

Applicant-Hosted Public Information Meeting

**Proposed rezoning of the completed building at 1327 Marine Drive
to allow short-term rentals of residential strata units.**

IN-PERSON MEETING LOCATION: 1347 Marine Drive, West Vancouver
MEETING DATE: Tuesday, September 19, 2023
MEETING TIME: 5:00 PM to 7:00 PM (using a “drop-in” format)
APPLICANT: 1327 Marine Drive Limited Partnership

We hope you will consider attending this meeting to learn about our proposal to allow the option of short-term rentals (stays of under 30 days) for the individually-owned residential units in the building.

Please note that this is not a West Vancouver District function. It is a pre-application meeting organized by the developers, and will allow us to:

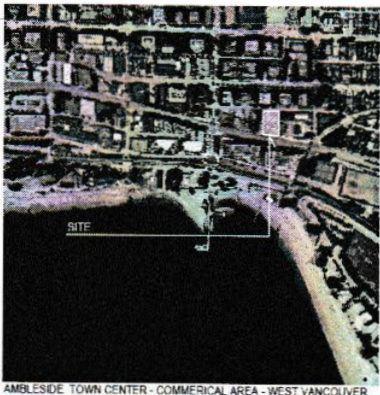
- share details and rationale for the proposed change-of-use for the 16 residential units
- show internal images of the units and explain the intended short-term rental market
- share information on how short-term rentals would be managed by a central agency
- have our team answer questions from our neighbours and the general public
- gather written comments from attendees and identify concerns before going forward

After the meeting, a written summary of discussions and comments from the meeting will be prepared and submitted to the District. Staff and council may then formally consider the proposal at a later date.

Questions or Comments?

If you need further information, write to Vince Verlaan, Facilitator, vince.verlaan@engagefor2030.org or call (236) 880-1618. If you can't attend, send written comments to that same email by September 19th.

PLEASE JOIN US



AMBLESIDE TOWN CENTER - COMMERCIAL AREA - WEST VANCOUVER



From: s. 22(1)
Sent: Friday, September 15, 2023 2:25 PM
To: correspondence
Subject: Fwd: 1321/1327 Marine Drive

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See below.

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

Begin forwarded message:

From: s. 22(1)
Date: September 15, 2023 at 08:42:06 GMT+1
To: Mark Sager <mark@westvancouver.ca>, Christine Cassidy <ccassid11@gmail.com>, Scott Snider <ssnider@westvancouver.ca>, Peter Lambur <plambur@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, lindawatt@westvancouver.ca, Sharon Thompson <sthompson@westvancouver.ca>
Subject: 1321/1327 Marine Drive

A very short note s. 22(1). I object to the notion of allowing this owner to convert the building to short term rental Air BNB style. These are not allowed in West Vancouver and see no good reason to allow this particular owner/ developer special treatment. If you allow this how many other owners will apply for approvals for short term rentals? This is a slippery slope.

The units aren't selling I assume because they are priced too high as a consequence of the developer paying too much for the land and too much for construction. The solution is for him or her to cut the prices such that they sell not for DWV to give him or her special treatment to bail him or her out.

Thank you for listening.

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

From: s. 22(1)
Sent: Monday, September 18, 2023 7:13 PM
To: correspondence
Subject: Rezoning Application 1327 Marine Drive

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.

We have received a notice from the developer of the above project to rezone for short term rental. We strongly object to this application for the following reasons:

- Rezoning request after the fact
- This would set a precedent for the future/slippery slope
- Why did they not build a hotel, if they are covered about lack of hotel capacity?
- The building with 16 units, offered on 24/7 basis is a disaster for the neighbourhood

We ask you, the elected officials, to protect the character of our neighbourhood and reject this rezoning application.

Regards

s. 22(1)

West Vancouver, B. C.

s. 22(1)

From: s. 22(1)

Sent: Friday, September 15, 2023 11:16 AM

To: mayor@surrey.ca; Mayor Brad West; npachal@langleycity.ca; mayor@tol.ca; mayorsiemens@abbotsford.ca; mayor@corp.delta.bc.ca; mayor@burnaby.ca; mayor@dnv.org; Ken.Sim@vancouver.ca; mayorandcouncillors@richmond.ca; mlahti@portmoody.ca; correspondence; druimy@mapleridge.ca

Cc: palbrecht@langleycity.ca; tjames@langleycity.ca; dmack@langleycity.ca; msolyom@langleycity.ca; rwallace@langleycity.ca; lwhite@langleycity.ca; ghepner@surrey.ca; harry.bains@surrey.ca; linda.annis@surrey.ca; mandeep.nagra@surrey.ca; pardeep.kooner@surrey.ca; mike.bose@surrey.ca; rob.stutt@surrey.ca; doug.elford@surrey.ca; tbaillie@tol.ca; sferguson@tol.ca; mkunst@tol.ca; bmartens@tol.ca; mpratt@tol.ca; krichter@tol.ca; rrindt@tol.ca; mvanpopta@tol.ca; dfloewen@abbotsford.ca; dsidhu@abbotsford.ca; kchahal@abbotsford.ca; lbarkman@abbotsford.ca; Mawarkentin@abbotsford.ca; pdriessen@abbotsford.ca; pross@abbotsford.ca; sgibson@abbotsford.ca; sagtarap@portmoody.ca; ddilworth@portmoody.ca; kyknowles@portmoody.ca; darlings@portcoquitlam.ca; mccurrachn@portcoquitlam.ca; pennerd@portcoquitlam.ca; petriwp@portcoquitlam.ca; pollockg@portcoquitlam.ca; washingtond@portcoquitlam.ca; jdueck@mapleridge.ca; jtan@mapleridge.ca

Subject: Excessive Speeding & Need For Photo Radar

Attachments: 371809883_110331662171813_292527078682242485_n (1).png; 200th street accident.webp; march accident surrey.jpeg; laser.png

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 Mayors & Councillors,

Please allow me to introduce myself, my name is s. 22(1) and I am a Resident of South Surrey. I have previously been s. 22(1) and have a working knowledge about policing. I am writing to you with the hopes of your agreeing that our roads have become extremely unsafe due to the amount of speeding that is happening. This speeding is resulting in serious accidents in our communities and it is preventable. I have attached 2 pictures of unrelated accidents that have happened in the recent 2 weeks. Both pictures show how a vehicle ended up on its roof after the collisions. The first picture was taken last week on King George Blvd in Surrey on the Hwy 99 overpass, the second one is an accident from this week on 200th Street in Langley. Innocent people have been injured when these vehicles crash into others in the area. I have further attached a 3rd picture of an accident back in March in Surrey, in which the Driver was killed and a 4th picture showing an example of recent excessive speed caught by the Surrey R.C.M.P.

I became active within my community back in the Fall of 2022 when I noticed a sharp increase of Drivers completely disregarding the posted speed limit, as well as aggressive driving practices. As such, I had the Surrey R.C.M.P. open a file regarding the speed that I witness daily outside my condo along s.22(1). Multiple Residents in our condo complex have told me that they have difficulties sleeping nightly due to high end super cars, muscle cars, etc that street race. I have witnessed multiple times, vehicles travelling in excess of 140kmh in the 60kmh speed zone during daylight hours. In fact, last week my wife & I were awakened at 11:45pm by 2 supercars racing and they easily exceeded 200kmh. We were again awakened approximately 45 minutes later, as one of the same vehicles returned and did a solo run which frankly sounded horrifically fast, likely topped out between 240kmh-300kmh. I am able to guess this speed due to experience, the sound of the engine, gear changes and the sound continuing to increase in tone even though the vehicle was

many blocks away. This section of road is 2 lanes each direction and is a straight line extending over 2km. To give perspective, an official "Drag Racing Track" is a "quarter mile", which is .40km distance. This means that Drivers essentially have 5 race tracks end to end, which enables them to reach such extreme speeds. The Police in Surrey have been routinely dealing with street racing along 192nd Street in South Surrey. These street races have repeatedly attracted crowds as large as 200-300. Police have had Spectators & Participants at these illegal street races throw rocks at their Police vehicles, creating a very dangerous situation for our Law Enforcement Officers. It is time that the Provincial Government takes a hard stance with Drivers who refuse to follow the Law. I am tired of hearing incidents like the one which happened at the intersection of Oak Street & 41st Avenue in Vancouver back in 2015. s. 22(1) was killed while making a Left turn and was broadsided by s. 22(1), who was doing approximately 140kmh in a 50kmh speed zone. Weak penalties do not dissuade most Drivers from breaking the Law, resulting in deaths and serious injuries to innocent Citizens.

In 2019, the Provincial Government introduced speed sensor cameras at 35 intersections around the Lower Mainland. These intersection speed/red light cameras issued over **7,353 speeding tickets alone from October to December 2019** and I was unable to obtain a current tally. **The fastest speed caught on these intersection cameras was a driver clocked at 174 km/h in an 80 km/h zone.** There would be no grounds to prevent the Provincial Government from allowing Municipalities to implement Mobile Photo Radar systems. Lets face facts, we simply cannot hire enough Officers to effectively reduce speeding on our roads. All Lower Mainland Municipalities face similar issues regarding speeding & policing manpower shortages. One Officer doing radar speed enforcement is effectively taken out of service each time they have to write up a violation ticket. While out of service, multiple other speeding Drivers are able to slip through the area without penalty. An automated camera system that is portable requires 1 Officer or Municipal Worker to relocate the system from place to place. Multiple camera systems could be continually relocated where speeding happens and this mobile aspect would prevent Drivers from knowing the exact location where to slow down & resume speeding once past the camera. I also believe that the associated tickets have a significantly higher fine (ie. \$350 base fine and tiered based upon speed above the posted speed limit), as the Driver does not get penalty points added to their license. Additionally, speeding tickets in general need to have fines increased, while also implementing increased penalties for receiving multiple tickets. For those scofflaw Drivers that are committing "Excessive Speed" (+40kmh to +59kmh over posted speed limit) & "Excessive Speed 2" (+60kmh above posted speed limit), several approaches need to be done. The fines need to reflect the severity of the offence! Currently, the penalties are:

- If you exceed the limit by more than 40km an hour, you'll be fined \$368 and have three penalty points added to your driving record
- If you exceed the limit by more than 60km an hour, you'll be fined \$483 and have three penalty points added to your driving record
Police can impound your vehicle for excessive speeding. They will impound it for: Seven days for a first offence, 30 days for a second offence within two years, 60 days for any later offence within two years. Driver must pay all towing and storage costs.

With all due respect, these penalties are laughable, especially if the Driver owns a car worth \$100,000+. I suggest that the minimum fine be several thousand dollars, vehicle impounded for 60 days for 1st offence and if a 2nd offence happens, the vehicle is seized & forfeit to the Government. Additionally, criminal charges should be filed against the Driver. I suggest such penalties because these selfish Drivers risk killing or seriously injuring someone every time they get behind the wheel. I offer you these stats from the Provincial Government's own website page regarding speeding and you can clearly see what the end results are for those going above the urban speed limits:

- **A pedestrian hit at 30km an hour has a 90% chance of surviving**
- **A pedestrian hit at 50km an hour has an 80% chance of being killed**

Another interesting statistic I found online states: "**As your speed increases by 1%, your risk of a fatal car accident increases by 4%**", I will leave it to you to calculate the huge risk these excessive speeders bring to our roads & sidewalks!

In closing I will offer this thought to you: Municipalities in the Lower Mainland are facing massive budgetary issues due to inflation and other infrastructure demands. Municipal Governments need to keep in mind the old adage of "don't shoot the messenger" when they have to announce substantial property tax increases. However, the voting Public tends to hold political grudges - especially if "more taxes" are imposed upon them. I offer you a potential solution to both problems, Speeding & Electorate grudges: Revenue generation through photo radar fines! This will have a significant effect in reducing speeding, making our roads in our communities safer, whilst fining scofflaws and having the revenue from said fines going back to the Municipality of issuance of the ticket. It is a win/win situation for everyone! The B.C. government already transfers 100 percent of net revenues from traffic violations to municipalities that are directly responsible for paying for policing. This provides municipalities additional funds to support community safety and address local policing priorities. Transfer grant amounts are based on a municipality's policing costs relative to the total policing costs paid by all municipalities. I have researched pricing of mobile photo radar systems, they are extremely affordable and would literally be paid for within the first few days of use! Prices range from \$24,635 CAD to \$27,577 CAD upwards depending on power configuration (solar panel) & mounting options chosen. I can give more details should you need them.

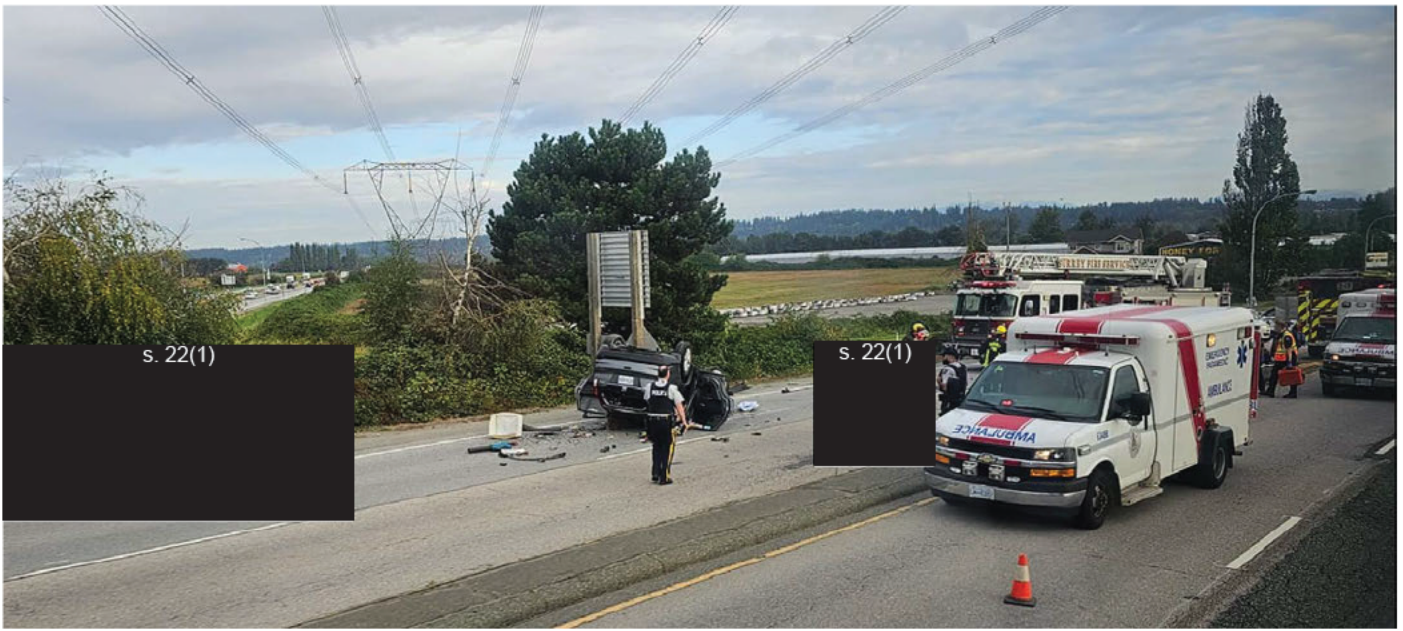
I am hoping you will all discuss this topic at the upcoming UBCM Convention happening September 18-22 in Vancouver and will bring it forward to the Provincial Government. I cannot make our roads safer on my own, I need help from you - the various Mayors & Council Members from around the Lower Mainland. I thank you for your time on this very important matter, people's lives are at stake and we need to take a stand now before more innocent people become a statistic. I look forward to your reply.

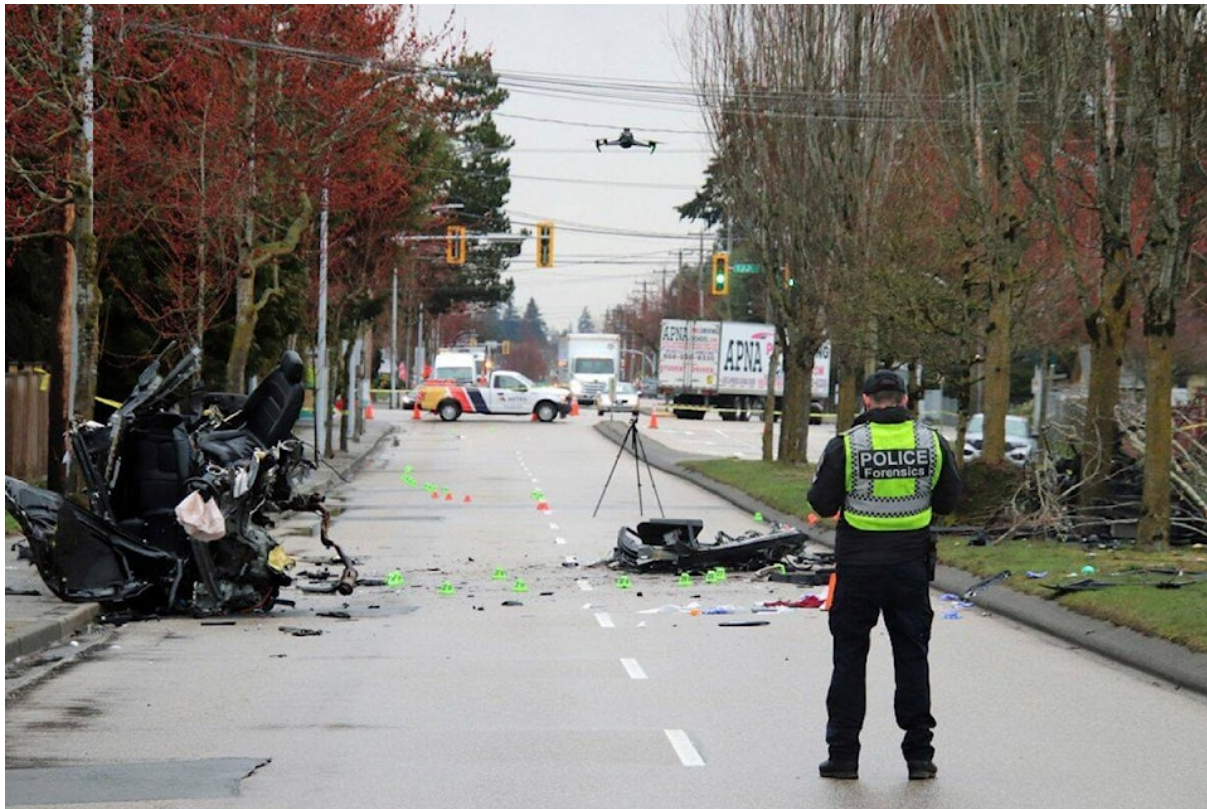
Kind Regards,

s. 22(1)

Surrey, B.C., s. 22(1)

s. 22(1)





Surrey RCMP

August 23 at 12:00 PM · 🌐



A 17-year-old N driver was clocked going 70 km/h above the posted speed limit at 13600 block of Hwy 10. A VT for Excessive Speed level 2 (\$483) was issued & the vehicle was impounded for 7 days. A High-Risk Driving Report was submitted to ICBC written by our Traffic Community Response Unit, which recommends a lengthy driving prohibition. Speeding is dangerous, slow down & follow posted speed limits.



From: [REDACTED] s. 22(1)
Sent: Friday, September 15, 2023 2:53 PM
To: correspondence
Subject: Presentation to Mayor and Council July 17, 2023
Attachments: July 1723 Presentation to Council.pdf

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Dear Mayor and Council,

Since you are discussing the Urban Forrest Management Plan in the upcoming Monday Sept.18th Council Meeting I am resending my previous letter on this matter for your consideration.

Regards,

[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)

Presentation to Mayor and Council / July 17, 2023

Mr. Mayor and Council

My name is [REDACTED] s. 22(1)

I have lived in West Vancouver for [REDACTED] s.22(1) years,

As an [REDACTED] s. 22(1) I continue to have an interest in development and construction in my neighbourhood and its impact on our Urban Forest.

Some of us here have argued for up to 10 years without success for a reasonable tree protection bylaw.

Given the accelerating climate crisis and the urgent need for action I am very thankful that you will now consider an effective tree protection bylaw that will protect trees 20 cm in diameter and larger instead of the current 75 cm diameter and larger which was totally ineffective. Likewise the goal of a 52% tree canopy is equal important

While these two aspects of the Urban Forest Management Plan proposal present great progress, the suggestion that payment in lieu or replacement trees could be accepted when protected trees can not, or do not want to be saved, is extremely problematic.

[REDACTED] s. 22(1) have shown me how sensitivity to overall site context, existing topography and vegetation are essential to responsible home design, particularly in our unique hillside setting.

Today the vast majority of homes built are spec homes with focus on ease of construction and little concern for site topography and existing vegetation.

Home size, and as much panoramic view as possible are often the key drivers.

As a result, topography is massively manipulated to make house construction as efficient as possible. The site is often excavated, or grades

manipulated, from property line to property line. Trees seldom survive this process.

Offering the payment in lieu or replacement tree alternative will be highly attractive, no penalty is too high when it furthers the primary goals of the spec house construction.

I strongly suggest you do not offer this alternative given the high price we all will pay for the subsequent destruction of our mature tree cover.

Instead, I suggest we tighten the design and approval process and unload some of the cost of protecting our precious urban forest resource on the developer through the following actions.

- A No cutting of protected trees, no site clearing, grade reconfiguration or excavation before an official Predesign Meeting.
- B The developer brings a professionally prepared tree survey and his preliminary design for the proposed home including ancillary buildings, driveway configuration etc. to this meeting.
- C Staff may request modification to secondary structures, driveway configuration, patios etc. to retain protected trees.
- D An updated zoning bylaw may even allow minor setback variations to retain protected trees.
- E A binding agreement is reached as to which protected trees must be retained.
- F The developer is to hire a professional arborist to put in place measures that ensure that these agreed to protected trees will actually survive the construction process.
- G And finally a bond of significant size is to be posted by the developer to guarantee that the agreement is adhered to.

In conclusion I would like to thank you again for considering the protection of trees 20 cm in diameter and larger, a most important step.

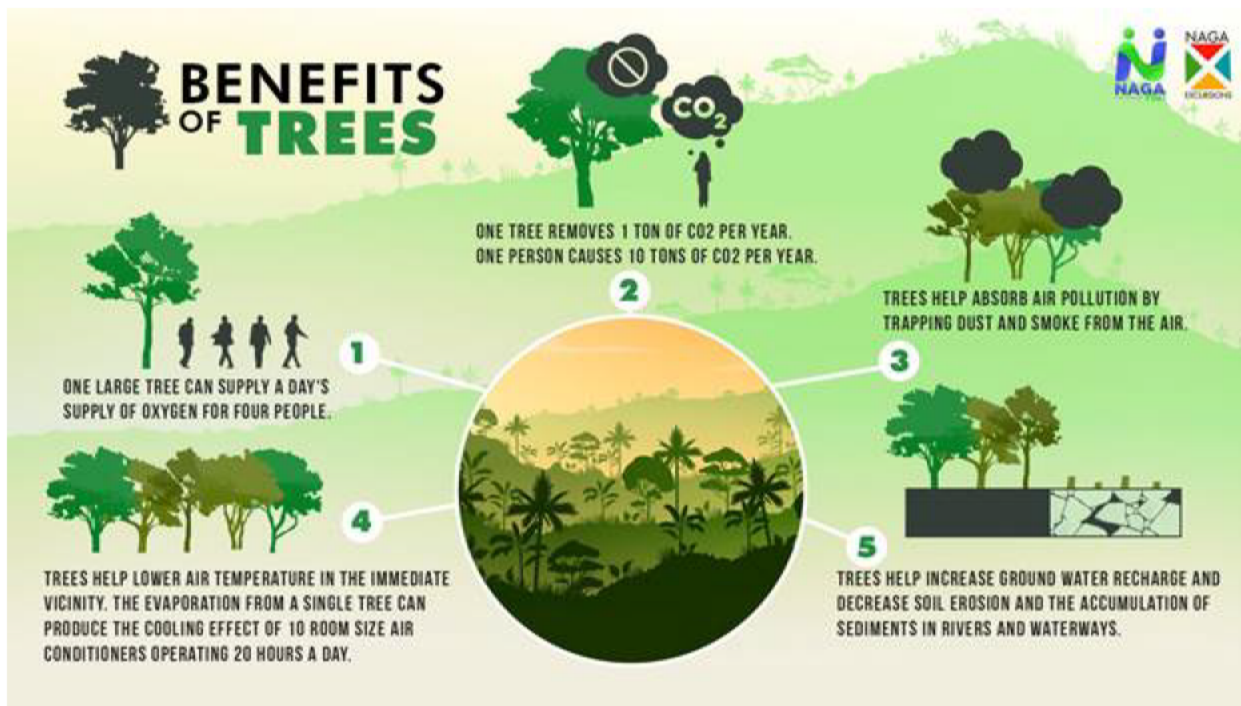
From: s. 22(1)
Sent: Sunday, September 17, 2023 3:40 PM
To: Christine Cassidy; Linda Watt; Mark Sager; correspondence; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: WV Council, Sept. 18 - Item 7: Short term action for Forest Management

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To Mayor and Council,

I am writing in support of staff recommendations to fund tree plantings in our District Parks and school properties, and for a natural asset inventory and assessment.

We must look after our trees and forests. We are in a climate emergency - we need trees to live - it's as simple as that.



'The best time to a plant tree is 20 years ago. The second-best time is today.'

s. 22(1)
 WV

From: [REDACTED] s. 22(1)
Sent: Sunday, September 17, 2023 8:45 AM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Cc: correspondence; Heather Keith
Subject: Funding Request to Implement Short-Term Actions in the Draft - Urban Forest Management (UFM) Plan

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 support District staff's three recommendations to use the Environmental Reserve Fund to implement short-term tree inventory / assessment and tree planting actions.

What is missing from the report is critical information on the current state of staff's progress to strengthen the bylaw to protect trees > 20 cms on private development lots. Staff's UFM Plan report identifies this as the key reason for our tree canopy loss - we are losing 58 soccer fields of trees very year. Surely this UFM Plan recommendation also deserves immediate and urgent attention?

Further more, I continue to advocate that in order to achieve a "no net loss" target, you ask staff to also introduce >20 cm in diameter tree protection by law to all private development property, and that a 12-month pilot is considered in the lowest canopy cover areas of Ambleside, Panorama, and Dundarave. The benefit of the pilot will be the resident's feedback / learning about how they feel about things like increased regulation and enforcement.

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

From: s. 22(1)
Sent: Friday, September 15, 2023 3:37 PM
To: correspondence
Subject: Dangerous intersection in British Properties

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Dear West Vancouver Council,

I am a resident s. 22(1) in West Vancouver, and I have concerns about a dangerous intersection s. 22(1). The intersection where Burnside Road meets Highland Drive comes right after a sharp curve on Highlands. There is very poor visibility for cars that are going uphill on Highlands looking to turn left onto Burnside. Cars routinely speed down Highlands, and I've witnessed a number of near-collisions between cars turning left from Highlands onto Burnside and cars that are coming down Highlands at high speeds. I've also seen a few near-misses between cars turning left turn onto Burnside too quickly - likely trying to avoid vulnerability to the traffic on Highlands - and almost crash into the cars turning right from Burnside onto Highlands. Add cyclists into the mix (and there are many who are drawn to this area for the hills and views), and I am concerned this intersection has the potential for a deadly accident.

I think a well-placed mirror could seriously reduce the risk of collision at this intersection by allowing the cars turning left better visibility.

I would be happy to be contacted by email or phone to discuss this matter further.

Regards,

s. 22(1)

West Vancouver BC s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, September 18, 2023 10:45 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: 2237 Palmerston Avenue Public Hearing, September 18, 2023
Attachments: Dear Mayor and Members of Council - September.pdf

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

Hello:

Please find attached a submission for discussion regarding the property at 2237 Palmerston Avenue. The Public Hearing is scheduled for September 18, 2023 at 7:00 PM.

Thank you for considering my thoughts.

Sincerely,

[REDACTED] s. 22(1)

Dear Mayor and Members of Council

Thank you for the opportunity to provide input into the development at 2237 Palmerston Avenue. I reside [REDACTED] s.22(1) [REDACTED]. I am [REDACTED] s. 22(1) [REDACTED] and long-time resident of the community having resided at my present address [REDACTED] s.22(1) [REDACTED] years. Having attended all the events sponsored by VELA Homes and considered the correspondence/information that has been provided, I offer the following comments:

THE ISSUE

The issue before Council is that the subdivision of the property at 2237 Palmerston into two parcels. Each of the parcels is approximately 10,000 square feet. The real estate/developer/owner is proposing to build one main house on each lot, and one coach house.

At the same time, changes are being made to RS3 zoning requirements. The proposed lot size is being adjusted downwards from 975 square metres (10494.8 square feet) to a new standard.....Lot A is 927 square metres (9978.14 square feet) and Lot B is 866.4 square metres (9261.27 square feet). Subsequently, all measurements associated with the current zoning need to be re-scaled to fit these dimensions.

The proposal is somewhat unique, because constructing a main house and coach/lane house at the same time is a rarity. Coach/lane houses are usually spoken about as additions to existing properties, not part of the process from inception. Since what are proposed are coach houses without direct street or lane access, the proposal has added another layer of complexity to the discussion.

.../2

OCP CONSIDERATIONS

The OCP document and subsequent legislation was set forth in 2018 following a lengthy consultation process. It is useful to remind ourselves of the requirements and response to those requirements that was considered by a previous council and enacted.

The Local Government Act states:

“1.4 OCP Scope and Legislative Context An Official Community Plan (OCP) lays out a high-level decision-making framework for the future. It is a general statement of objectives and policies to guide planning and land use changes. As such, it will serve as a tool to guide Council decisions and municipal administration. Our plan has set 2041 as the target year to facilitate decision-making that extends beyond shorter term interests, and to align this planning horizon with that of Metro 2040. This 20+ year planning horizon also means that implementation of this plan’s policies can be managed in a way that responds to emerging issues and community input over the coming years. The purpose and effects of an OCP are defined by the Local Government Act (Act), the Provincial legislation articulating the powers of British Columbia municipalities and districts. Section 473 of the Act requires that plans include statements and map designations for a range of elements within the area covered. This includes: • residential development required to meet anticipated housing needs • commercial, industrial, institutional, recreational and public utility land use • any proposed new major roads or infrastructure • land restricted due to hazardous conditions or environmental sensitivity • public facilities, including schools and parks The Act further specifies that an OCP must include policies respecting affordable, rental and special needs housing and targets, policies and actions to reduce GHG emissions. It also allows for the inclusion of policies relating to social needs and well-being, as well as the preservation, restoration and enhancement of the natural environment.” (p. 18).

The response to the legislative requirements states:

“Key OCP actions As a land use planning document, an OCP is legislatively required to guide housing development throughout a community. To address the needs of the present and future generations in our community, this OCP seeks to: • regenerate our primarily detached, single-family home oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes; • expand “missing middle” housing options, like triplex, townhouse and mixed-use, in locations close to transit, shops, and amenities; • respect our neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives; • strengthen our centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and • advance housing affordability, accessibility and sustainability through available policy levers. Together, these combined OCP actions seek to fill missing gaps for housing and housing choices in existing neighbourhoods and centres, and to provide for more and ongoing seniors and rental housing options.” (p. 25).

How does the OCP document and its outlined points apply to the development of 2237 Palmerston Avenue? The following comments are offered:

Point #1 - *“ this OCP seeks to: • regenerate our primarily detached, single-family home oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses...”*

.../4

The owner/realtor/developer has brought forward a proposal that partially fulfills this requirement. The existing lot is being subdivided into two separate lots; however, the combined size of the new proposed houses and coach houses exceeds the size of the existing house (2377 square feet), so what are proposed are not two smaller homes on two different lots. What are proposed are four structures?

One argument that has been put forward is that by subdividing the property, no “monster” home will be built. The document dated June 8, 2023 from Hanna Demyk of the Planning Department states:

“The RS3 zone requires that all new lots created through subdivision must have a minimum lot area of 975 m². Accordingly, as proposed Lot A and B would not meet the minimum lot area requirement, a text amendment to the RS3 zone is required to amend the subdivision standards within the RS3 zone to permit the proposed infill subdivision (Appendix C). The proposed new lots would be in keeping with the range of lot sizes in the neighbourhood. Further, the proposed new lots are larger than existing lots within this block at the corner of Queens Avenue and 22nd Street to the northeast of the subject site. Under the RS3 zone, the existing site could be developed with a house of approximately 536.3 m² in floor area, plus additional basement area located below grade. If the existing site is subdivided under the RS3 zone as proposed, Lot A could be developed with a house of approximately 278.2 m² in floor area, and Lot B could be developed with a house of approximately 258.1 m² in floor area, for a combined total of 536.3 m². As such, there would be no change in the maximum allowable floor area on the proposed subdivided lots compared to a house constructed on the existing site.” (p. 5).

In other words, under the proposed zoning changes the amount of square footage proposed whether it is one large “monster house” or two different structures does not change. Also, under the present wording, if the proposed subdivision should happen, **a change is required in the wording of the RS3 requirements to allow for the creation of the two lots.** So, under the present requirement, this property **does not meet the current requirement for the creation of a subdivision.** It is too small. The question is whether this matter **should be either considered as a separate item (Revision of RS3 zoning requirements) and subject to further consideration item by Council?** Since this involves changing the lot size requirements for RS3 zoning should there not be some public consultation on the matter to establish acceptable lot sizes by fro various stakeholder groups. It seems that this is a variance issue that needs to be decided before consideration of any subdivision proposal. **It is not an ADMINISTRATIVE ISSUE.**

The issue of smaller homes on lots in this proposal is moot, since the proposed houses are being built to maximum size. One consideration that was discussed is the age old values of West Vancouver residents: **sunlight and views.** In a literature review for council committee work, numerous references are made to the value of value of sunlight and views.

.../7

The ugly side of the contravening these values is on Orchard Way and Queens. 2290 Queens lost its view to 1855 Orchard Way which it turn lost their view to 1844 Orchard Way. The result is animosity between neighbours, and a landscape that violates neighbourhood character.

What is being proposed at 2237 Queens affects the views of residents on Queens Avenue. Some of these residents have resided in their homes for many years. They created the existing neighborhood character.

A builder/developer comes along, and purchases a property, and proposes to subdivide it. The new owner now wants to maximize square footage so the owner contacts the Planning Department. The owner is advised that they can build to a certain height. When queried about the height of buildings two responses are offered: one house will not be as high as the other, and this is what the Planning Department allows. **There is no discussion or consideration that the owner does not have to build to the maximum height in order to allow other home owners the opportunity to continue to enjoy their view. In fact, the owner in keeping with neighbourhood character and the community values of “sunlight” and “views” has an inherent responsibility to modify plans accordingly. This is the “sensitive infill options” consider in the OCP.**

Under the present by-laws, a tree on a boulevard has more rights than a home owner. If a tree is to be removed or work done along a boulevard, the following needs to happen:

- obtain neighbourhood approval. Contact your neighbours within a 30-metre radius for low-impact work, 50-metre radius for medium-impact work, or 150-metre radius for high-impact work, and have them sign the **neighbourhood consent form**. A minimum of 80% of your neighbours needs to approve to work before you can submit your application.

If a new owner decided to build a house that has the potential to block other peoples' views, there is no review process except through the Planning Department. The owner does not require the approval of 80% of the residents to agree before building to maximum height. The neighbours are given less consideration than the neighborhood "fir" tree.

The owner/developer is stating that, 'I've complied with the requirements of the Planning Department, therefore everything is all right'. However, the Planning Department does not live in the neighborhood, and has no stake in the outcome. Why not subject a developer to the same standard that is used to manage foliage within the Municipality? Moreover, it may be incumbent upon Council to consider entrenching the values of sunlight and views in the planning requirements, and providing mechanisms for residents to maintain their visual heritage.

Accessibility... The Act further specifies that an OCP must include policies respecting affordable, rental and special needs housing and targets, policies and actions to reduce GHG emissions.

July 20, 2009 Council adopted the Inclusion Policy:

3.1 Council endorses the following initiatives for implementation: A) The District of West Vancouver: i. Recognizes and plans for people with diverse means, needs, and abilities, and continually assesses the potential to maximize accessibility for all within the range of programs, services and infrastructure and ensures financial planning includes the allocation of budget(s) to achieve accessibility initiatives; ii. Supports and adopts the provision of accessible building design; iii. Promotes safe and accessible environments for the public; iv. Ensures the Pedestrian Access Guidelines are used and updated as best practices; and, v. Ensures that means of civic participation are accessible for all persons, including the accessibility of public meeting spaces.

Does the proposed development at 2237 Palmerston Avenue incorporate inclusion as a considered value? The answer is “no”. Even with an aging population plagued by mobility issues little consideration has been given to providing easy access for power scooters, wheelchairs, or even walkers. The proposed access to the Coach Houses is up a long uphill climb. The proposed parking spot is neither handicapped oriented and does not include an electrical charger. Also, the main house is not

friendly to the mobility challenged. **If we are planning for a community that has “inclusion” as a value, this needs to be reflected in the residences that we are building. It is discriminatory to exclude a segment of the population who needs housing, too. Builders need to provide access venues for them.**

Reduced GHG Emissions....size of the house matters.

The following is an excerpt from an article on global warming:

An ordinance limiting the maximum size of single-family homes may have a dramatic impact on a municipality’s GHG emissions. Residential homes are responsible for GHG emissions related to the demand for heating, cooling, electricity, and water supply, among other things.[5] These demands are met by burning fossil fuels to produce and transport utilities to the house.[6] On average, a typical 2,598 square foot house is responsible for about twenty eight thousand pounds of carbon dioxide emissions each year.[7] In contrast, a “tiny home” of 186 square feet requires an average of two thousand pounds of carbon dioxide each year.[8] As house size increases so too does the output of GHG emissions. If a municipality limits how large houses can be, it also limits how much GHGs are emitted.

Larger homes also require more energy and materials to construct than more moderately sized homes. [9] Construction produces GHGs in four areas: “manufacture and transportation of building materials; energy consumption of construction equipment; energy consumption for processing materials; and disposal of construction waste.” [10] Limiting the maximum size of single-family homes may help reduce the construction sector’s impact on climate change by reducing GHGs in any and all four of these areas.”
(<https://sustainablecitycode.org/brief/establishing-maximum-size-of-single-family-residences/>)

If we are in favour of reducing our carbon footprint, then smaller homes are in order. After witnessing the revenge forest fires have had on communities within British Columbia, and the accumulated smoke days, we have learned about the possible consequences of global warming. We reside natural forest. Steps need to be taken to mitigate the effects of global warming.

Does the present proposal need to be three storeys in height, and seek to maximize allowable square footage? If we believe that global warming is real, then the answer by all parties has to be no. Yes, building large houses attracts buyers and provides for larger profit margins, but at what human cost? Is it worth considering limiting the build to two storeys in keeping the more traditional flavour of the neighborhood? Is this not the responsible course for a new owner/builder?

This is already outlined on the Municipal webpage:

What You Can Do

Tackling climate change requires a range of actions—to reduce greenhouse gas (GHG) emissions and also to prepare for the impacts that it will bring to the District.

Data shows that about 95 % of West Vancouver’s GHGs are generated by the community, and 54 per cent of those GHGs come from heating homes.

Now, the municipality is asking residents to shift their thinking too, especially around housing, transportation, land use, and waste reduction.

What You Can Do

This is the most important question...what can the Municipal Council do to effect change through the development of policies and approvals? The status quo is not good enough anymore. **Faced with a potential subdivision that involves four (4) structures, there is no reference to GHG emissions nor is it considered a design issue.** If Council approves the subdivision proposal, the Council may not be setting an example to residents that GHG emissions matter. House size is important, and down scaling house size in favor of small builds may be the direction of the future.

Infrastructure...those nasty sewer drains, water mains, and road surfaces what now? Since this proposed change may affect properties throughout West Vancouver, it is incumbent upon Council to ask what the impact of “infill” housing will be on existing infrastructure. Will the community support increasing flow rates in sewers and water mains? Increased traffic flows brought about by higher density create wear and tear on streets, not to mention congestion along major arteries. Ultimately, what are the capital/operational costs involved, and where are the financial resources going to come from to maintain and enhance the infrastructure that supports quality living?

Light Pollution....houses are like pumpkins when they are all lit up they emit light that affects the surrounding areas. Because of the size of newer houses and the use of a variety of light sources (pot lighting, solar lighting, accent lighting, etc.), their light rains down and around the property of others. This is particularly true for spotlighting used in gardening areas and driveways.

In this proposal, there are four structures all requiring lighting. There are long walkways that will probably be lit at night, and two driveways. That light will impact existing homes in the neighborhood.

No standards seem to be set out for lighting: however, lighting contributes to energy use, safety, and light pollution. (<https://www.bchydro.com/content/dam/BCHydro/customer-portal/documents/power-smart/builders-developers/energy-efficient-lighting-guide-jan-2019.pdf>).

SITE CONSIDERATIONS

Driveway access....what happens when residents of 2234 Palmerston Avenue exist their driveway, and compete for space with those exiting 2237 Palmerston Avenue? In the rendering provided by the owner/developer, the area south of 2237 Palmerston Avenue is covered with growth obscuring the fact that two driveways belonging to the houses at 2234 Palmerston Avenue, and 2244 Palmerston Avenue also have exit points along Palmerston. It is conceivable that vehicles exiting and entering the property at 2237 Palmerston Avenue may have potential conflicts with those using existing driveways. There is also a growing amount of traffic along Palmerston Avenue, since it is being used as an entry point to Dundarave from the Highway. No doubt this traffic flow will increase, so sight lines on to Palmerston Avenue from 2237 Palmerston Avenue become important. Foliage that obscures those sight lines may cause accidents, so landscape plans need to be amended accordingly.

GOING FORWARD

The issue before Council is the subdivision of 2237 Palmerston Avenue into two distinct properties. However, in order to do this, the requirements for RS3 zoning need to be modified to allow for smaller properties, then approval is required to subdivide an existing property and have it included under RS3 zoning.

Recommendation #1 - **That the two issues be separated to allow for “fair” consideration of each.** There is a need to re-think the size component of lots under an RS3 designation. What is the proper lot size? What is the minimum and maximum sizes? How will this influence setbacks, and neighborhoods? These are only questions that can be resolved through consultation and discussion. Perhaps, this is a task for the Design Review Panel. Council could refer the matter of RS3 zoning to the Panel, and request a report back.

Recommendation #2 – **The zoning of 2237 Palmerston Avenue should be considered after Council has revised the requirements of RS3 zoning.** Without clear guidelines on zoning, Council is opening the door to multiple requests for RS3 zoning without the necessary guidelines being in place. Thus, approvals will be happening on a case by case basis rather than a legislative requirement. This may result in a hodge podge of approvals with a significant amount of variation.

Recommendations #3 – **That the developer/owner of 2237 Palmerston Avenue be requested to provide a design for smaller two story houses on the lots that take into consideration neighbours’ views and sunlight concerns. At the same time, the proposed structures should be in keeping with current thoughts on GHG emissions.** It is time to address climate change, and to put words into actions. Smaller

houses produce less GHG emissions, and can serve as viable quality living accommodations. The following quotation seems relevant:

““Fossil fuels are merely a part of the “natural capital” which we steadfastly insist on treating as expendable, as if it were income, and by no means the most important part. If we squander our fossil fuels, we threaten civilisation; but if we squander the capital represented by living nature around us, we threaten life itself.”
— Ernst F. Schumacher, **Small Is Beautiful: A Study of Economics as if People Mattered**

Recommendation #4 - That proposed building plans for new housing be required to include provision for persons with disabilities in order to afford them access to housing. People with mobility issues, sight issues, and medical challenges need to have access to housing in the same way that others without these challenges have if we want to be an inclusive society. Prospective developer/builders need guidelines to make this happen, so that people have access to housing.

Recommendation #5 – That matters regarding infrastructure needs produced through an increasing number of “infill” houses be subject to regular engineering reviews in order to avoid overloading or damaging existing sewer/water pipes or creating the need for large capital expenditures to repair/re-design piping requirements. As West Vancouver ages, and density increases water and sewer demands are going to increase. However, many of the pipes that serve to supply these services are aging, and may need to be replaced. Council needs to be vigilant about future costs to do this work. Residents do not want to wake-up to special levies to repair infrastructure needs.

CONCLUSION

I wish to thank the Mayor and members of council for their time and diligence in considering these thoughts. Also, I would like to commend VELA Homes and the owner/developer/realtor of 2237 Palmerston Avenue for their thoughtful consideration of the issues. Most of all, I would like to thank my neighbours for participating in the discussion, and helping me incubate my thoughts, and grow in my understanding of land development.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

From: Soheil Mohammadi [REDACTED] s. 22(1)
Sent: Monday, September 18, 2023 6:58 PM
To: correspondence
Subject: 2237 Palmerston Ave - support from neighbours
Attachments: 2237Palmerston.docx

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

Hi

Please see the attached letter of support [REDACTED] s. 22(1) for the subdivision of 2237 Palmerston Ave.

Thank you
Soheil
Vela Homes

District of West Vancouver
Council and Planning Department

Re: Proposed Sub-division of 2237 Palmerston Avenue

We own and live in [REDACTED] s. 22(1), located [REDACTED] s. 22(1). We will [REDACTED] s. 22(1) by the redevelopment of the subject property, and we would like to communicate that we are in favour of the sub-division as proposed. For us, the proposal is much preferable to the potential alternative, that being a single, very large house. We feel that having two relatively affordable homes, and two much needed rental suites, is a much better land use than a huge mega-home.

Respectfully submitted,

[REDACTED] s. 22(1)

West Vancouver, BC

From: Communications <communications@twnation.ca>
Sent: Monday, September 18, 2023 4:39 PM
To: correspondence
Subject: Invitation to National Day for Truth and Reconciliation Community Event
Attachments: Invite_NDTR_2023_DWV.pdf

CAUTION: This email originated from outside the organization from email address communications@twnation.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.

Hello, please find the attached invitation for Tsleil-Waututh Nation's National Day for Truth and Reconciliation Community Event.

hay čx^w qə

Thank you,

TWN Communications

Tsleil-Waututh Nation | səliłwətał

twnation.ca



Tsleil-Waututh Nation
səlilwətəl



September 18, 2023

Re: Invitation to National Day for Truth and Reconciliation
Community Event

Dear Mayor Mark Sager,

In recognition of the National Day for Truth and Reconciliation, we wish to extend our invitation to join us in community:

Date: Friday, September 29, 2023

Time: 3pm - 7pm

Where: Tsleil-Waututh Nation Community Centre, 3010 Sleil
Waututh Rd, North Vancouver, BC V7H 2V5

Tsleil-Waututh Nation Chief and Council would like to invite you to our National Day for Truth and Reconciliation event to honour Residential School and Day School Survivors and gather for a community dinner.

On this day, we will be recognizing our Elders who were impacted by Residential School and Day School by lifting our spirits through culture.

Please RSVP by September 27 to communications@twnation.ca.

hay čx^w qə

Thank you,

Tsleil-Waututh Nation Chief and Council

From: s. 22(1)
Sent: Monday, September 18, 2023 9:57 PM
To: correspondence
Subject: Live to 100: Secrets of the Blue Zones | Official Trailer | Netflix - YouTube

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.



Hi,

There is so much inspiration to draw on from other places.

Fascinating. Singapore was particularly inspiring as to how community and health can be built in to government policies.

And I can see how Kelowna seems to have adopted some of their approach in free outdoor community dance classes and exercise classes; pedestrian only downtown streets; free outdoor exercise stations; lakeside skate rink; rollerblade rink and firepit etc.

It would be great to see Resort style living with amenities like rooftop outdoor pools, indoor running/walking tracks, gyms with gorgeous views, yoga studios, indoor winter gardens for meditation, indoor bowling, etc.

Mahogany in Calgary has a Village Center that has many of these amenities; a walkable retail area with attractive lighting and fountains like you'd see in Scottsdale; as does the Lion's Gate building at the corner of Capilano & Marine Drive.

Warmly,

s. 22(1)

West Van

s. 22(1)

"Inclusion without proper support is exclusion." - Anonymous

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 19, 2023 7:45 PM
To: correspondence
Subject: Water
Attachments: 20230918_162910.jpg

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

Mayor and Council, Re NS News front page article Sept. 13. I was shocked and disappointed to hear that NO fines had been issued to those entitled who break the rules . Shame on W Van who enables this unacceptable behavior and by doing so, misses out on much needed revenue that could help the less entitled. I have been going to great lengths to conserve water . I agree 100% with the editorial I have attached. Please do better. Thank you, [REDACTED] s. 22(1)



**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
COMMUNITY GRANTS COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
FRIDAY, JUNE 16, 2023**

Committee Members: V. Holysh (Chair), J. Mascal, G. McCurdy, L. Mulholland, S. Price, L. Rogers, J. Verner; and Councillor L. Watt attended the meeting in the Raven Room, Municipal Hall. Absent: N. Baker and K. Louie.

Staff: D. Niedermayer, Senior Manager, Cultural Services; L. Shepherd, Community Development & Community Services Manager; and D. Godfrey, Community 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 8:35 a.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the June 16, 2023 Community Grants Committee meeting agenda be amended by:

- Adding a new item: *Youth Leadership Grant Applications Review* immediately after Item 5;

AND THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the minutes of the May 19, 2023 Community Grants Committee meeting be amended by:

- Adding a notation to Item 5 that there will be a workshop held in the fall for grant applicants and Community Grants Committee members;

AND THAT the minutes be adopted as amended.

CARRIED

It was Moved and Seconded:

THAT the minutes of the June 5 and 12, 2023 Permissive Tax Exemption Subcommittee meetings be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Permissive Tax Exemptions Final Report

S. Price provided a high-level overview of the Permissive Tax Exemption (PTE) applications including discussions in the subcommittee meetings around the intention of the PTE Policy, how to address institutions eligible for provincial tax exemption as well as the PTE, historical context behind the existing PTE approval process and how the subcommittee evaluated and scored the applications.

Discussion was held as to whether the Community Grants Committee should continue to provide evaluations for Permissive Tax Exemption applications in upcoming years. The subcommittee reported that the process was manageable in terms of time commitment with two subcommittee meetings to reach a recommendation. There was consensus that the subcommittee felt the process was informative and provided a broader view of charitable activities in the community and that the committee has no objections to doing so if Financial Services staff make the request.

Councillor L. Watt joined the meeting at 8:51 a.m.

It was confirmed that the subcommittee's recommendations along with the scoring results for each organization, the subcommittee's decision-making rationale, and some pertinent evaluation comments will be provided to the Financial Services staff who will make the formal recommendation to Council.

It was Moved and Seconded:

THAT the Community Grants Committee endorse the Permissive Tax Exemption Subcommittee's recommendations as presented.

CARRIED

5. Meeting with Arts & Culture Related Committees of Council Update

V. Holysh provided a report from a meeting held with representatives from the Arts & Culture Advisory Committee (ACAC), the Art Museum Advisory Committee (AMAC), the Community Grants Committee (CGC), and the Public Art Advisory Committee (PAAC) on June 15 regarding the current structure of committees of Council related to arts and culture. There are a number of committees with various Terms of Reference and some overlap, yet the committees do not communicate with one another or have a good understanding of each other's activities. This results in a diverse voice to Council and does not promote a unified advisory for Council on the overarching issues and opportunities for the arts and culture sector in West Vancouver. The discussion centred around the potential of one "umbrella" committee that would report to Council. The important work of community grants, public art and other District functions that are more operational, could be done with Advisory Panels that are not under the same regulations of Legislative Services for meetings.

Councillor L. Watt shared that having one umbrella committee could provide better representation of and for the arts community and be a more efficient structure within Council.

V. Holysh noted that this meeting was an exploratory meeting and that the Arts & Culture Advisory Committee, who spearheaded this initiative after researching several other communities, will be working on developing next steps.

It was Moved and Seconded:

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

CARRIED

5.1 Youth Leadership Grant Applications Review

The Youth Advisory Committee (YAC) reviewed the applications received to date and provided their evaluations for the CGC's review:

- TedX Sentinal; and
- BCSPL 09 Boys Travel Team.

A fulsome discussion regarding the two grant applications and the recommendations of the Youth Advisory Committee was held.

It was Moved and Seconded:

THAT the Community Grants Committee support the Youth Advisory Committee's recommendation to provide TedX Sentinal with a grant of \$1,200.

CARRIED

It was Moved and Seconded:

THAT the Community Grants Committee support the Youth Advisory Committee's recommendation to provide the BCSPL 09 Boys Travel Team with a grant of \$500 provided that a West Vancouver athlete participant is travelling with the team.

CARRIED

J. Verner voted in the negative

Community Grants Committee members requested that staff thank the Youth Advisory Committee for their work on the grant evaluations and share their appreciation for their fiscal responsibility in the recommendations and ensuring funds are available to other youth grant applicants in the fall.

It was also suggested that Youth Leadership Grant recipients should be encouraged to provide a brief report on the impact of the funds provided.

6. Community Grants Framework & Guidelines Update

Committee members reviewed the Framework Policy document and provided feedback. Discussion on the Guidelines document will be tabled until after the fall workshop.

It was Moved and Seconded:

THAT the Community Grants Committee endorse the amendments to the Framework Policy document as presented.

CARRIED

7. Staff Update

No update.

8. PUBLIC QUESTIONS

There were no questions.

9. NEXT MEETING

Staff confirmed that the next Community Grants Committee meeting is scheduled for September 14, 2023 at 5 p.m. and held in-person in the Cedar Room, West Vancouver Community Centre.

10. ADJOURNMENT

It was Moved and Seconded:

THAT the June 16, 2023 Community Grants Committee meeting be adjourned.

CARRIED

The meeting adjourned at 10:14 a.m.

Certified Correct:

s. 22(1)

s. 22(1)

Chair

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
FINANCE AND AUDIT COMMITTEE MEETING MINUTES
COUNCIL CHAMBER, MUNICIPAL HALL
THURSDAY, JUNE 29, 2023**

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

Staff: J. Bailey, Acting Municipal Manager; I. Gordon, Director, Financial Services; J. Moller, Director, Engineering & Transportation; C. Boy, Deputy Director, Financial Services; A. Kwan, Deputy Director, Engineering & Transportation Services; J. Hu, Manager, Financial Planning; and L. Taylor, Committee Clerk attended the meeting in the Council Chamber, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 2 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the June 29, 2023 Finance and Audit Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 8, 2023 Finance and Audit Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Development Potential Relief Program Update

C. Boy (Deputy Director, Financial Services) presented the Development Potential Relief Program Update to the Committee and responded to questions.

It was Moved and Seconded:

THAT the Development Potential Relief Program Update be received for information.

CARRIED

5. Utility Funding and Rate Setting Memo

J. Moller (Director, Engineering & Transportation) presented the Utility Funding and Rate Setting presentation and responded to Committee questions.

It was Moved and Seconded:

THAT the Utility Funding and Rate Setting presentation and memo be received for information.

CARRIED

6. Proposed Fees and Charges Bylaw No. 5251, 2023

I. Gordon (Director, Financial Services) noted that there was no presentation regarding the proposed fees and charges bylaw. She responded to questions from the Committee.

It was Moved and Seconded:

THAT proposed Fees and Charges Bylaw No. 5251, 2023 be received for information.

CARRIED

7. PUBLIC QUESTIONS

E. McHarg commented on the Horseshoe Bay map and a discussion ensued regarding business property taxes.

8. NEXT MEETING

Staff confirmed that the next Finance and Audit Committee meeting is scheduled for September 11, 2023 at 2 p.m. and held in-person in the Council Chamber at the Municipal Hall.

9. ADJOURNMENT

It was Moved and Seconded:

THAT the June 29, 2023 Finance and Audit Committee meeting be adjourned.

CARRIED

The meeting adjourned at 3:17 p.m.

Certified Correct:

Chair

s. 22(1)

Committee Clerk

s. 22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ART MUSEUM ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
TUESDAY, JULY 4, 2023**

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

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 10:04 a.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 4, 2023 Art Museum Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the following minutes be adopted as circulated:

1. June 6, 2023 Art Museum Advisory Committee meeting; and
2. June 16, 2023 Programming Subcommittee meeting.

CARRIED

REPORTS / ITEMS

4. Council Liaison Update

Councillor Watt did not attend the meeting.

It was Moved and Seconded:

THAT the verbal report regarding Council Liaison Update be deferred until the next meeting.

CARRIED

5. Meeting with Arts & Culture Related Committees of Council Update

F. Patterson and D. LaCas reported on the meeting hosted by the Arts & Culture Advisory Committee. The Art Museum Advisory Committee will submit a list of comments and questions to the Arts & Culture Advisory Committee related to the possible amalgamation of the different arts and culture related committees.

It was Moved and Seconded:

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

CARRIED

6. Administrator / Curator's Report

H. Letwin reported on the following:

- West Coast Modern Week 2023 started on July 4 and runs until July 9.
- The current exhibitions, Order from Chaos: Jane Adams and B.C. Binning continues to attract visitors, as does The Bricktacular West Coast Modern Show at the West Vancouver Memorial Library. A virtual artist talk with Jane Adams will be broadcasted by the Library on July 26.
- Summer Camps started on July 6 and will be running until September 1. All are at capacity.
- The West Vancouver Art Museum hired a new casual program facilitator, Marina Ross, to help deliver the monthly Family Art Project, supported by the West Vancouver Foundation.
- The Art Museum will be presenting the work of two artists at the Harmony Arts Festival. The Bricktacular West Coast Modern Show will move from the Library to the Festival. Also, the Art Museum has worked with Martha Sturdy to present two works of public art for the Festival site.

It was Moved and Seconded:

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

CARRIED

7. Programming Report

H. Letwin confirmed that the 2024 curatorial program was presented to the Programming Subcommittee at the meeting on June 16 and accepted.

It was Moved and Seconded:

THAT the discussion regarding Programming Report be received for information.

CARRIED

8. Fundraising Report

The Fundraising Subcommittee is focused on two upcoming endowment events in July. H. Letwin confirmed that the Donor List for 2023 has been posted in the foyer of the Art Museum and that the Spring Curator's Update has been sent to newsletter recipients.

It was Moved and Seconded:

THAT the discussion regarding Fundraising Report be received for information.

CARRIED

9. Visibility and Awareness

The Committee discussed plans for the 30th anniversary banners. Staff will return to the committee with sample banners for consideration and feedback at the September meeting.

It was Moved and Seconded:

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

CARRIED

10. Collections

H. Letwin presented one potential donation to the West Vancouver Art Museum collections of one work by E. Peter, which AMAC approved for inclusion in the collection, in exchange for a tax receipt from the artist. Details for this work are below:

1. Ema Peter (b. 1977), Fondazione Prada Torre, 2018, 91 x 61 cm, giclee on dibond. Value: \$5,000.

It was Moved and Seconded:

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

CARRIED

11. PUBLIC QUESTIONS

There were no questions.

12. NEXT MEETING

Staff confirmed that the next Art Museum Advisory Committee meeting is scheduled for September 12, 2023 at 10 a.m. via electronic communication facilities.

13. ADJOURNMENT

It was Moved and Seconded:

THAT the July 4, 2023 Art Museum Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 11:14 a.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
CODE OF CONDUCT COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
MONDAY, JULY 24, 2023**

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

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

1. CALL TO ORDER

The meeting was called to order at 12:01 p.m.

Councillor N. Gambioli entered the meeting at 12:02 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 24, 2023 Code of Conduct Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the July 10, 2023 Code of Conduct Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Review of Proposed Code of Conduct

Staff provided information regarding: existing policies as they relate to a proposed code of conduct bylaw and to respectful workplace requirements; observations from other municipalities; and recommendations to consider.

Committee members commented, and staff responded to the committee's questions regarding: the scope of the proposed bylaw; complaint processes; consequences of a breach of a code or policy; the appointment and role of an integrity commissioner; and the interrelation between the proposed bylaw and existing policies.

Chair requested additional revisions to a proposed Council Code of Conduct bylaw.

Member Thomas offered to continue revising the proposed bylaw and update the Committee at its next meeting.

It was Moved and Seconded:

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

CARRIED

It was Moved and Seconded:

THAT the next Code of Conduct Committee meeting be held on September 18, 2023 at 3 p.m. and held in-person in the Raven Room at Municipal Hall in accordance to Council Committee Procedure Bylaw No. 5020, 2019.

CARRIED

5. PUBLIC QUESTIONS

E. McHarg commented, and committee members and staff responded regarding: the power imbalance between Council and other parties; the expectation for Council to hold a high standard; appointing an integrity commissioner that is unbiased and not associated with Council; appointing an integrity commissioner before the next election; an annual report from the integrity commissioner; and the inclusion of mental health in the Code of Conduct.

6. NEXT MEETING

Chair confirmed the resolution made during consideration of Item 4.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the July 24, 2023 Code of Conduct Committee meeting be adjourned.

CARRIED

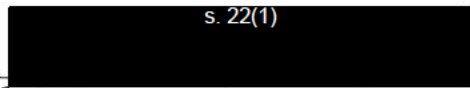
The meeting adjourned at 1:34 p.m.

Certified Correct:
s. 22(1)



Chair

s. 22(1)



Committee Clerk

From: Jill Lawlor
Sent: Thursday, September 14, 2023 8:19 AM
To: s. 22(1)
Cc: correspondence; Liezl de Jesus
Subject: Hugo Ray Park

Dear s. 22(1)

Thank you for your correspondence regarding making Hugo Ray Park accessible to dog owners and their dogs, which has been referred to me for a response in my role as Senior Manager of Parks.

I can confirm that the District of West Vancouver does not allow dogs on sports fields. The rules about sports fields are in place to keep everyone safe from dog excrement, and to prevent any damage to the fields from dogs digging and running. It sounds like you are responsible dog owner; however, unfortunately not everyone is as courteous.

There are many areas in West Vancouver where dogs are permitted, including quite a few off-leash areas, listed below. We encourage dog owners to visit these areas where dogs are permitted.

1. Ambleside Park off-leash dog area
2. Ballantree Park
3. Benbow Park
4. Seawalk, north of the fence (19th to 24th Streets only)*
5. Clovelly Walk
6. Cypress Falls Park
7. Douglas Woodward Park
8. Hay Park
9. Klahanie Park (trails only)
10. Lighthouse Park (trails only)
11. Walking trails and fire access roads in the undeveloped lands above the highway (with exceptions)
12. McKechnie Park
13. Seaview Walk
14. Westhill Park
15. Whytecliff Park (east of Marine Drive)

Thank you for sharing your feedback on dogs in West Vancouver parks which staff will take into consideration during any future planning.

Sincerely,

Jill

Jill Lawlor (she, her, hers)
Acting Senior Manager of Parks | District of West Vancouver
d: 604-921-3467 | c: 604-418-3657 | [westvancouver.ca](https://www.westvancouver.ca)



From: [REDACTED] s. 22(1)
Sent: Wednesday, September 6, 2023 1:17 PM
To: correspondence
Subject: Hugo Ray Park

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,

My name is [REDACTED] s.22(1). I have lived on the North Shore my entire life.

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

About a year ago I started walking my dog's at Hugo Ray Park because of the safe location of the park with tree's on three sides and a dead end street on the front of the park. I usually walk my girls [REDACTED] s.22(1),

and sometimes [REDACTED] s.22(1). I never walk them on the fields if they are being used which they never are Monday to Friday between 8am and 3pm.

The only people I see using the park during those hours are people walking their dogs or city parks staff. I have never had any problems or negative comments from anyone. The city staff have always been very polite and seemed to enjoy seeing and playing with my dog's.

I just had one comment from one of the park workers asking me to use field two because its not a good field so I said sure no problem.

So to my surprise I received a letter and two tickets for a total of \$300 from the city bylaw officer last Friday.

I was shocked to receive this letter because I never ever saw a bylaw officer at Hugo Ray Park, and all interactions with everyone at the park had been positive.

I called the bylaw officer MR. Fodor September 1st to ask him why I received the two tickets, he was very nice and he rescinded the tickets after I spoke to him.

These were the points that I mentioned to him.

- 1) First never saw a bylaw person
- 2) Where is there a sign?
- 3) All of the city parks staff liked the interactions with my dogs
- 4) I mentioned that police have their dogs there, he said they where exempt. Which is fine but I said the police never said I couldn't have my dogs there.
- 5) I asked [REDACTED] s. 22(1) the manager of the cricket club if he had a problem with dogs on the field he said not at all if I picked up my dog poo which I always do. And the club has a water bowl for the dogs.
- 6) When the bathroom renovations where going on there was a sign on the door saying something about using the temporary bathroom. I called the project manager to ask him where it was, he was surprised to hear it was never delivered. I explained to him I like to wash my hands after picking up the dog poo, again he was very nice about everything and he also never said anything about dogs on the fields.

So my question is what's the point of having a very large park if no one uses it from 8am to 3pm Monday to Friday? I see 4 or 5 elderly local people walking their dogs into the park every morning, are you going to tell them they have to leave their neighborhood to walk their dogs? And the people that do use it are people walking their dogs aren't supposed to, its ridiculous!

Very rarely have I ever seen some dog poo that wasn't picked up and if I do if its on the field I pick it up. But I won't pick up coyote, bear, or Geese poo!

I really believe West Vancouver should rethink the no dog policy in Hugo Ray Park, its such a waste.

Sincerely,

s. 22(1)

North Vancouver, BC

s. 22(1)

From: Sue Ketler <sketler@westvancouver.ca>
Sent: Thursday, September 14, 2023 3:55 PM
To: [REDACTED] s. 22(1)
Cc: correspondence <correspondence@westvancouver.ca>
Subject: RE: Request for clarification concerning the planning process for a new arts centre.

Hello Scott,

Thank you for your email requesting clarification on the planning process for a new arts centre. As you may be aware, at their regular meeting on April 24, Council passed the following motions:

THAT

1. the report titled Arts Planning: Visioning Participation Summary, dated January 2023 and attached as Appendix D to the report from the Cultural Services Manager regarding Arts & Culture Centre Planning dated April 18, 2023, be received for information;
2. the report titled West Vancouver Arts & Culture Centre Vision & Governance Study, dated April 12, 2023 and attached as Appendix C to the report from the Cultural Services Manager regarding Arts & Culture Centre Planning dated April 18, 2023, be received for information;
 - a. the Vision, Mission, and Guiding Principles endorsed by the Arts Facilities Advisory Committee and as set out in this report be received for information; and
 - b. the Arts & Culture Centre proposed preferred governance model as set out in this report be received for information;
3. due to the completion of its Terms of Reference, the Arts Facilities Advisory Committee be disbanded; and
4. further direction be provided by Council regarding the Arts & Culture Centre Planning next steps.

You may wish to [read the staff report](#), [watch the video](#) or [view the minutes](#) for details.

At this time we do not have a timeline regarding when further direction will be provided by Council. Thank you again for your enquiry and for all of your hard work with the Arts Facilities Advisory Committee.

Sincerely,
Sue

Sue Ketler (she/her/hers)
Director | Parks, Culture & Community Services | District of West Vancouver
t: 604-925-7126 | c: 604-908-8509 | westvancouver.ca



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

From: [REDACTED] s. 22(1)
Sent: Friday, July 14, 2023 3:32 PM
To: correspondence
Subject: Request for clarification concerning the planning process for a new arts centre.

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,

At the ACAC meeting yesterday (July 13th) one of our tasks was to review and prioritize our Work Plan for the next year. As part of our discussions, several questions were raised about the current status of the planning process for the new arts and culture facility.

As Chairperson of the Arts and Culture Advisory Committee, I would kindly request an update from Council on the planning process for a new arts and culture facility. Without clear knowledge of the process, it is not possible for us to effectively prioritize our Work Plan responsibilities or to fulfill our obligations to the Arts and Culture Strategic Plan.

Thanking you in advance for your attention to this matter.

sincerely,

Scott Swan
Chairperson
Arts and Culture Advisory Committee

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)