

COUNCIL CORRESPONDENCE UPDATE TO FEBRUARY 28, 2024 (8:30 a.m.)

Correspondence

- (1) 12 submissions, February 21-26, 2024, regarding Proposed 2024 Budget**
- (2) 2 submissions, February 23 and 26, 2024, regarding Pay Parking in West Vancouver Parks**
- (3) February 26, 2024 regarding “Parking Meters”**
- (4) Committee and Board Meeting Minutes – Memorial Library Board meeting December 13, 2023 and January 17, 2024; Environment Committee meeting January 9, 2024; and Board of Variance hearing January 17, 2024**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.

From: David Marley <domarley52@gmail.com>
Sent: Wednesday, February 21, 2024 4:19 PM
To: correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: OPM, there's nothing like it...DWV proposed budget for 2024

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

FYI. Next Monday, DWV Council is evidently set to vote on the District's proposed budget for 2024.

Before casting your vote, check out the accompanying chart, evidently published by the CNV, using a provincial government data source. It reveals that, comparing 'representative properties', as of 2023 DWV combined property taxes and utility fees are already some 68 % higher than those of the CNV and 51% higher than those of the DNV.

This in the context of greatly increased spending by the NDP government in Victoria (see accompanying recent Fraser Institute report), which inevitably will lead to yet more taxes.

In the circumstances, it is simply unconscionable for our Council to vote once again for an increase in District spending and its concomitant increase in property taxes.

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

David Marley


s. 22(1)

West Vancouver, BC

s. 22(1)

604-926-8994

 The linked image cannot be displayed. Your computer may not have enough memory to open the image, or the image may have been moved. Restart your computer, and open the file again. If the red x still appears, you may have to delete the image and then insert it again.

 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Share this study:   

Dear David,

A new study published by the Fraser Institute today finds that British Columbia's per-person spending in 2022/23 was nearly **20% higher than in 2019/20, the last year before the COVID-19 pandemic.**

As a result, the government projects a \$5.6 billion budget deficit this fiscal year.

But if they had held per-person spending to 2019/20 levels, overall spending would now be \$8 billion lower than it is, and the province would be running a surplus rather than a deficit.

Check out the full study here, and please help us spread the news!

Sincerely,

Niels Veldhuis

President

The Fraser Institute

STAY UP TO DATE



SUPPORT THE FRASER INSTITUTE

The Fraser Institute has been ranked the 11th think tank in Canada, and the 145th best think tank out of more than 6,200 around the world.
We keep Canadians – and decision-makers – informed.

But we need your support. We do not accept government grants or payments for research – we depend on individuals like you to sustain our good work! We are a charity – your donation could be your government credit on the line!



[Contact Us](#) [Privacy Policy](#) [Donor Portal](#)

The Fraser Institute is pleased to be part of the portfolio of 170+ for Canadians, think tanks and policy institutes by creating an exciting and timely research agenda for the public and policy-makers, and providing the best research and policy analysis to the public. If you are looking for more information and updates, please visit our website.

From: [REDACTED] s. 22(1)
Sent: Sunday, February 25, 2024 11:00 AM
To: [REDACTED] s.22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: 2024 Budget =+

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

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

25 Feb 2024

Dear Mayor Sager and Councillors
District of West Vancouver

2024 Budget

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

Please direct staff to prepare a budget that is no more than last year. You campaigned on a promise to keep city staff and city costs under control. However, the inmates are still running the asylum. Bloated salaries, over staffing, platinum plated benefits and meddling in areas of Government, which are the domain of Provincial and Federal responsibility, must be halted immediately. It is time to act decisively and let staff know you are in charge.

Thank you.

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

From: Anne Eady <anneeady11@gmail.com>
Sent: Sunday, February 25, 2024 12:47 PM
To: correspondence
Cc: Sharon Thompson; Scott Snider; Christine Cassidy; Linda Watt; Peter Lambur; Nora Gambioli
Subject: WV Budget

CAUTION: This email originated from outside the organization from email address anneeedy11@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Sager and Councillors,

With only one taxpayer to pay for ever increasing spending at all levels of government it would be refreshing indeed to see the District of West Vancouver make some difficult decisions on budget priorities.

Thinking of how you would tackle your own household budget:

- **When do I dip into reserves?**
- **Where can I be more efficient with my resources?**
- **What can I do more to be more cost effective with my spending?**

I think all of us as West Van residents appreciate how challenging these decisions are for you, our elected representatives, and the majority of us would fully support any reining in of ever growing municipal expenditures.

Sincerely,

Anne Eady
4347 Erwin Drive
West Van. V7V 1H7

DO NOT REDACT

From: Patricia De Ath [REDACTED] s. 22(1)
Sent: Sunday, February 25, 2024 1:30 PM
To: patde@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Administrative salaries = +

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.

Patricia De Ath
1423 Gordon Ave
West Vancouver
V7T 1R5

25 Feb 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Administrative salaries

My name is Patricia De Ath and I am a resident of West Vancouver.

It appears there is too much money being spent on administrative salaries - too many people at too high a cost.

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

Thank you.

Patricia De Ath
patde@shaw.ca

From: [REDACTED] s. 22(1)
Sent: Sunday, February 25, 2024 2:57 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Budget reality = +

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

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

25 Feb 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Budget reality

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

Dear council members,

I have already advised in an email that I am greatly concerned by the way that staff keeps recommending expenditure without any consideration to taxpayers.

A majority of the new council members undertook to be financially prudent.

May I suggest to you that your role should be as "gamekeepers" not "poachers".

It is not too late to step back from the brink and veto all unnecessary expenditure and more important ideas for spending.

Thank you.

[REDACTED] s. 22(1)

From: Grant [REDACTED] s. 22(1)
Sent: Sunday, February 25, 2024 4:53 PM
To: gmcinnis@murrin.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Spending =+

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.

Grant
5787 Cranley Dr.
West Vancouver
V7W 1T1

25 Feb 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Spending

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

I live near westport school. For the last 30 years i have gone past the playground at least daily and noted a cable barrier preventing access. I never saw anything except municipal vehicles on the playing field. I guess the cable barrier worked. Bur now someo9nes decided to install a large heavy steel barrier. I bought and installed one of these years ago. Cost \$5000. Who in Wrest Van decided to install this. And is he still working for us? Does anybody on this council care about costs?

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

Thank you.

Grant
gmcinnis@murrin.ca

From: [REDACTED] s. 22(1)
Sent: Sunday, February 25, 2024 8:40 PM
To: correspondence; Mark Sager; Peter Lambur
Subject: Increased Taxes for West Vancouver

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

Dear Mayor Sager and All the Council,

Your proposed tax increase of 7.54% is very expensive, especially during these Inflationary times.

I am a Senior Citizen on a limited pension. I would appreciate it if you realized that not everyone living in West Vancouver has a large income.

I am already worried about how much we shall have to pay for for the North Shore Waste Water Treatment Plant.

Please reduce your plans for our Taxes.

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

From: s.22(1)
Sent: Sunday, February 25, 2024 11:58 PM
To: Mark Sager; Sharon Thompson; Peter Lambur; Scott Snider; christine.cassidy@westvancouver.ca; linda.watt@westvancouver.ca; Nora Gambioli; correspondence
Subject: ADRA BUDGET 2024 SUBMISSION

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.

Mayor and Council

I believe that the budget is being discussed at the upcoming Council Meeting tomorrow night. I thought I would forward to you ADRA's thoughts on the budget as a reminder before tomorrow night. All of you (except Nora) ran on platforms of fiscal responsibility.

I am curious what actions this Council has taken to minimize tax increases to residents? A simple step like a hiring freeze would have been a start.

The cost and size of government continues to grow at all levels (federal, provincial and municipal). There is only one taxpayer who has to pay the bills for all levels of Government. This is clearly not a sustainable model.

So please think hard about the budget and the impact of year after year tax increases on property tax payers. (many of whom are on fixed incomes). The costs on a per capita basis of running West Vancouver are among the highest, if not the highest , in B.C. Cost increases have exceeded the rate of inflation for many years.

When will any Mayor and Council say enough is enough and actually look seriously as to how to cut costs or even at the very least ensure costs do not rise faster than inflation?

Respectfully submitted,

s.22(1)

West Vancouver,
s. 22(1)

s. 22(1)

Begin forwarded message:

----- Forwarded message -----

From: ADRA Ambleside Dundarave Residents Association <adrawestvan@gmail.com>

Date: Fri, Jan 19, 2024 at 1:04 PM

Subject: ADRA BUDGET 2024 SUBMISSION

To: Mark Sager <mark@westvancouver.ca>, Christine Cassidy <ccassidy@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, Peter Lambur <plambur@westvancouver.ca>, Scott Snider <ssnider@westvancouver.ca>, Linda Watt <lwatt@westvancouver.ca>, <budget@westvancouver.ca>, <correspondence@westvancouver.ca>

Dear Mayor and Council,

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

Comments on the DWV 2024 Budget processes:

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

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

DWV BUDGET 2024

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

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

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

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

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

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

Points on the Asset Levy:

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

b) A more thorough explanation is required as to why every year, the increase in optimal capital investment significantly outstrips inflation resulting in an ever increasing Asset Levy?

c) It is noted that for many years the DWV has grown its Cash and Investments and its Net Assets. At December 31, 2022 Cash and Investments (largely GIC's) stand at \$266 million compared to \$78 million as of December 31, 2017. Net Financial Assets stand at \$105 million at December 31, 2022 compared to \$23 million as of December 31, 2017.

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

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

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

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

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

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

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

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

Heather Mersey, President ADRA

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

Please do not redact our information

--

Visit our website: ADRAwestvan.ca

--

Visit our website: ADRAwestvan.ca

From: Derek Cave [REDACTED] s. 22(1)
Sent: Monday, February 26, 2024 8:33 AM
To: derekcave1@shaw.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Proposed New Tax Increases = +

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.

Derek Cave
4697 Woodburn Road
West Vancouver BC V7S2W7

26 Feb 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Proposed New Tax Increases

My name is Derek Cave and I am a resident of West Vancouver.

Like many long time residents of West Vancouver, my wife and I are retired and living on the returns of 50 years hard work and savings. Taxes in West Vancouver are already speeding ahead of inflation and are, simply too high.

Now a further 7% is proposed without any apparent efforts to reduce spending. Its like a speeding car out of control.

I will vote against every current member of Council, some of them my friends, if these rate increases are not reined in, and spending reduced. Too bad as I expected more from this council.

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

Thank you.

Derek Cave
derekcave1@shaw.ca

From: [REDACTED] s. 22(1)
Sent: Monday, February 26, 2024 10:25 AM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: 2023 property taxes and budget =+

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

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

26 Feb 2024

Dear Mayor Sager and Councillors
District of West Vancouver

2023 property taxes and budget

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

Re: Property tax increase.

West Vancouver needs to reduce its property taxes not increase them. There is too much attention paid to cultural and social issues that are not part of the core responsibilities of a municipality. You need to stick with the basics such as police services, garbage collection, snow clearing etc. Services have decreased in efficiency despite more staff with increased pay. You need to cut the waste and increase efficiency which could be easily achieved even even with reduced staff.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, February 26, 2024 11:47 AM
To: correspondence
Subject: Annual property tax increase

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

I share the concern of many West Vancouver residents that our property taxes are spiraling out of control. Many Councillors and the Mayor were elected on a platform to address this issue and yet here we are again looking at a budget that proposes to increase taxes by 7% plus. The only meaningful way to address this issue is to reduce the number of employees and focus only on essential services- not "pie in the sky nice to have" initiatives like the long studied Arts Centre, hopefully never to be built.

Cutting wages and salaries is not a practical option particularly given the high cost of living but are wage increases higher than inflation?

Last year head count was increased yet again even though the municipal residential head count has not changed appreciably for several years.

You need to re-focus the activities of the Municipality on the essential services and continue to repair or replace our ageing infrastructure.

Please show some leadership.

Thank you.

[REDACTED] s. 22(1)

[REDACTED]

[REDACTED]

From: Ranald Fraser [REDACTED] s. 22(1)
Sent: Monday, February 26, 2024 4:04 PM
To: Rcfraser007@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: 2023 Budget =+

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

Ranald Fraser
4925 Beacon Lane.
West Vancouver.
BC. V7W1K6

26 Feb 2024

Dear Mayor Sager and Councillors
District of West Vancouver

2023 Budget

My name is Ranald Fraser and I am a resident of West Vancouver.

Dear Mayor & Council.

I am a longtime resident of West Vancouver, BC. With the new construction on the British properties, new developments, new homes going in, to increase the Tax base. I am appalled that the municipality West Van cannot live within their means, instead of excessively raising Property Tax's, this is ridiculous.

I believe that all Governments municipalities MUST live within there means and any increases to Taxes, should be governed by the cost of leaving and Normal inflation of 2%. There needs to, and must be laws in place to put all them all on notice that the taxpayer is not interested in their excuses of raising taxes like they do, they just come back to the trophies, without looking within laying people off, reducing the size of the Municipality and Government workers, that is what must happen.

We need laws in place that would penalize Governments and Municipalities for increasing taxes like they do.

There is no excuse for their incompetence, expecting taxpayers to continually pay for this abusive power. if I was the government employee and management and municipality council, I would be embarrassed of what you're trying to do and resign enough is enough.

Taxpayers need to rebel against Governments and Municipalities, and reject these increases, force them to stop spending, as well as pass laws that will not allow them to do this in the future.

I run a business and employ a number of staff coming to support. I can't go back to my customers saying oh I we didn't make enough money.

I believe Municipalities, and Government should be as small as possible to best serve the public, what they're doing is increasing the size of their staff and reckless spending , this is not acceptable to me.

More people need to speak out and demand change to all Government and Municipalities, make it illegal to run deficits, or have them pay for their incompetence.

Regards,

Ranald Fraser.

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

Thank you.

Ranald Fraser
Rcfraser007@gmail.com

From: [REDACTED] s. 22(1)
Sent: Friday, February 23, 2024 4:15 PM
To: correspondence
Subject: Subject: Feedback on Recent Implementation of Pay Parking at Whyte Cliff Park, Nelson Creek, and Lighthouse 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 West Vancouver Council,

I am writing to provide feedback on the recent implementation of pay parking at Whytecliff, Nelson Canyon, and Lighthouse parks. While I understand the need for revenue generation, I believe there are several concerning aspects of this initiative that warrant reconsideration.

Firstly, the monetization of nature through pay parking disproportionately affects low-income earners. Many individuals and families rely on these natural spaces for recreation and mental well-being, and imposing fees creates a financial barrier that restricts access for those who may not be able to afford it. Nature should be accessible to everyone, regardless of their socioeconomic status.

Secondly, West Vancouver's lack of adequate alternative transit options exacerbates the impact of pay parking. Without meaningful alternatives to driving, visitors are left with no choice but to pay for parking. Improving public transportation or implementing shuttle services would provide a more equitable solution and reduce reliance on personal vehicles, ultimately easing congestion and environmental impact.

Thirdly, the income forecast for this initiative appears underwhelming, especially considering that management fees charged by IMPARK were not laid out, nor estimated in the calculation. The cost-benefit analysis of this scheme must be carefully reassessed to determine if the financial gains justify the negative impact on the public and the environment.

Lastly, it is concerning that the pay parking scheme has not been rolled out to Ambleside and John Henry Park due to possible business impacts, indicating a prioritization of business interests over the mental health benefits of natural spaces. While supporting local businesses is important, it is equally crucial to recognize the value of free and open access to nature. Denying access to these natural spaces undermines principles of equity and environmental stewardship, suggesting that the council may prioritize business revenue over the well-being of its residents.

In conclusion, I urge the West Vancouver Council to reconsider the implementation of pay parking at Whyte Cliff Park, Nelson Creek, and Lighthouse Park. Instead, I encourage exploring alternative revenue generation strategies that do not compromise the accessibility and integrity of our natural spaces.

Thank you for considering my feedback on this matter.

Sincerely,

s.22(1)

North Vancouver.

s.22(1)

From: s. 22(1)
Sent: Monday, February 26, 2024 11:07 AM
To: correspondence
Subject: New Parking Charges at West Vancouver Parks
Attachments: GAHC Letter to WV Council.pdf

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 & Council,

I am writing on behalf of the Golden Age Hiking Club, a club composed largely of seniors and retired people who love the outdoors. We hike regularly in Whytecliff, Nelson Creek/Whyte Lake and Lighthouse Park, the three West Vancouver parks where pay parking charges were recently implemented.

We were surprised and disappointed at both the high rates being charged, and the decision to impose fees year round, rather than limiting them to high use periods, as is done in other park jurisdictions. The only other park with year round fees is Stanley Park, where winter rates are capped at \$10/day. By contrast, a moderate hike at Lighthouse Park (4 hrs walking plus ½ hr lunch break) would trigger parking fees of almost \$25/vehicle. All other park jurisdictions have a 4-6 month low season when parking is free. Even in the high season, rates at Metro Vancouver parks are capped at \$17.50/day, with Stanley Park fees rising to a maximum of \$15/day.

We were also taken aback to find that the actual charges will be over 30% higher than the advertised rate of \$3.75/hr. This is because, unlike every other jurisdiction with parking fees, West Vancouver has chosen to offload the 24% Metro Vancouver parking fee and 5% GST as surprise additional costs, rather than including them in the advertised rate.

We urge Council to act immediately to have all taxes included in the \$3.75/hr rate.

All of the above parks with parking fees offer well maintained trails, and washroom buildings with flush toilets, while many of the facilities and trails in affected West Vancouver parks are in poor condition. On a recent visit to Lighthouse Park, a club member found the lower washroom building permanently closed, while the porta-potties were dirty and un-useable.

This degree of neglect is especially disappointing in an affluent Canadian municipality like West Vancouver.

We are also concerned that, per your website, revenue from parking fees at the 'subject parks' may not even be re-invested in facilities at those parks, but could instead go to "*other operational and/or capital costs.*" We note that, while the claim is that these changes are in line with Master Plan Recommendation 4.6.1, the suggested revenue generating options did not include pay parking, but alternatives like dive school fees, vending machines, and paid advertising, which would not affect all park users.

We are concerned that West Vancouver's decision to allow payment only via smartphone apps or a scanned QR code is both risky and discriminatory. Seniors and others on fixed income, and international visitors may not have smartphones with data plans. QR codes in unsupervised locations are vulnerable to criminal tampering, redirecting users to a faked site which steals both their payment and personal data.

Lower Mainland parks have generally welcomed both residents and the non-resident visitors who help support local businesses. The benefits of exercise, social activities, and exposure to the natural environment are widely recognized, thus we need parks to be made more, not less, accessible. With costs for food and housing in the region at an all-time high, the imposition of these parking fees puts an extra burden on families and seniors. When Council reviews this policy in six months' time, we hope that Council will, at a minimum, consider eliminating fees during the low season, implementing a daily fee cap, and providing options to visitors who lack portable internet access.

Yours truly,

Teresa Gagne, President, Golden Age Hiking Club

Mayor and Council
District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3
correspondence@westvancouver.ca

February 26, 2024

Golden Age Hiking Club
s. 22(1)
Vancouver, BC s. 22(1)
s. 22(1)

Re: New Parking Charges at West Vancouver Parks

I am writing on behalf of the Golden Age Hiking Club, a club composed largely of seniors and retired people who love the outdoors. We hike regularly in Whytecliff, Nelson Creek/Whyte Lake and Lighthouse Park, the three West Vancouver parks where pay parking charges were recently implemented.

We were surprised and disappointed at both the high rates being charged, and the decision to impose fees year round, rather than limiting them to high use periods, as is done in other park jurisdictions. The only other park with year round fees is Stanley Park, where winter rates are capped at \$10/day. By contrast, a moderate hike at Lighthouse Park (4 hrs walking plus ½ hr lunch break) would trigger parking fees of almost \$25/vehicle. All other park jurisdictions have a 4-6 month low season when parking is free. Even in the high season, rates at Metro Vancouver parks are capped at \$17.50/day, with Stanley Park fees rising to a maximum of \$15/day.

We were also taken aback to find that the actual charges will be over 30% higher than the advertised rate of \$3.75/hr. This is because, unlike every other jurisdiction with parking fees, West Vancouver has chosen to offload the 24% Metro Vancouver parking fee and 5% GST as surprise additional costs, rather than including them in the advertised rate.

We urge Council to act immediately to have all taxes included in the \$3.75/hr rate.

All of the above parks with parking fees offer well maintained trails, and washroom buildings with flush toilets, while many of the facilities and trails in affected West Vancouver parks are in poor condition. On a recent visit to Lighthouse Park, a club member found the lower washroom building permanently closed, while the porta-potties were dirty and un-useable.

This degree of neglect is especially disappointing in an affluent Canadian municipality like West Vancouver.

We are also concerned that, per your website, revenue from parking fees at the 'subject parks' may not even be re-invested in facilities at those parks, but could instead go to "*other operational and/or capital costs.*" We note that, while the claim is that these changes are in line with Master Plan Recommendation 4.6.1, the suggested revenue generating options did not include pay parking, but alternatives like dive school fees, vending machines, and paid advertising, which would not affect all park users.

We are concerned that West Vancouver's decision to allow payment only via smartphone apps or a scanned QR code is both risky and discriminatory. Seniors and others on fixed income, and international visitors may not have smartphones with data plans. QR codes in unsupervised locations are vulnerable to criminal tampering, redirecting users to a faked site which steals both their payment and personal data.

Lower Mainland parks have generally welcomed both residents and the non-resident visitors who help support local businesses. The benefits of exercise, social activities, and exposure to the natural environment are widely recognized, thus we need parks to be made more, not less, accessible. With costs for food and housing in the region at an all-time high, the imposition of these parking fees puts an extra burden on families and seniors. When Council reviews this policy in six months' time, we hope that Council will, at a minimum, consider eliminating fees during the low season, implementing a daily fee cap, and providing options to visitors who lack portable internet access.

Yours truly,

s.22(1)

Teresa Gagne, President
Golden Age Hiking Club

From: [Redacted] s. 22(1)
Sent: Monday, February 26, 2024 5:14 PM
To: correspondence
Subject: Parking Meters

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.

Mr Mayor and Council:

I encourage you to install paid parking along Argyle, Bellevue and Marine Drive between 13th and 18th in Ambleside and between 24th and 25th in Dundarave. This will discourage the use of cars, which is good for the planet, and increase revenue for the municipality.

Cheers [Redacted] s. 22(1)

[Redacted] s. 22(1)

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



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

December 13, 2023, 7:00 p.m.

Welsh Hall

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

Absent: D. Diedericks, S. Sanajou

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

1. Call to Order

The meeting was called to order at 7:09 p.m.

2. Approval of Agenda

Moved by: R. Shimoda

Seconded by: L. Yu

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: P. Cottier

Seconded by: L. Yu

THAT the Consent Agenda be approved.

CARRIED

4. Business Arising from Minutes

None.

5. Director

a) Update

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

b) Q3 Director's Report

S. Hall provided an overview on the Q3 Director's report and thanked Communications for their hard work.

6. Governance

a) 2024 Library Board Meeting Schedule

T. Wachmann noted that the 2024 Library Board meeting schedule is consistent with the previous year, with meetings being held the third Wednesday of the month, with no meetings scheduled in March or August.

The Board approved the proposed West Vancouver Memorial Library Board 2024 Meeting Schedule.

b) Board Transitions – Thank you to Departing Members

T. Wachmann thanked C. Garton, P. Cottier, D. Diedericks, and R. Shimoda for their work and presented them with flowers. They expressed their appreciation for being part of the Library Board and thanked the Board and staff.

T. Wachmann thanked S. Hall and S. Dale for their work and presented them with flowers. They both thanked the trustees noting that it is a pleasure working for them.

T. Wachmann mentioned that the Board is planning on having a social gathering in January 2024 with the Board and the Senior Team. Details will be provided shortly.

c) Committees – Trustee Interests

T. Wachmann will contact Trustees in early January to find out where their interest lies, including leadership and liaison opportunities which will help determine committee appointments.

d) Workshop Topics of Interest for 2024

T. Wachmann noted that workshops will continue to be held for Board Trustees prior to the regular Board meetings.

A short discussion ensued with Trustees making suggestions for workshop topics as follows:

- Aboriginal Relations
- School District Joint meeting
- Arts & Culture

The Chair asked Trustees to email T. Wachmann with any further suggestions for topics.

7. Strategy

No report.

Today's Board Workshop reviewed the Strategic Framework and progress on Annual Business Plan. Feedback from staff, gathered through a survey and in person sessions was shared. Given the discussion, there are no changes requested for the Strategic Framework in 2024.

The Q4 Business Plan Progress Report will be provided in January if statistics are available in time. This report typically includes a deeper dive on statistics and overall performance analysis as part of year end.

A draft business plan is typically presented at January or February meeting.

8. Finance

a) InterLINK

R. Shimoda advised that the 2024 Provisional Budget is provided to the Board for information and comment purposes only.

L. Yu spoke to the excellent workshops provided to trustees by InterLINK and encouraged them to attend.

9. Infrastructure Committee

B. Hafizi reported on the following projects:

- The help desk renovation is now complete.
- The District's Purchasing Department is finalizing the tender package for the heating upgrades in the Library.
- The permit application for the Elevator to the Rooftop parking is almost complete.
- Staff have provided Urban Arts Architecture feedback on the design options for the Mezzanine.
- District facilities has hired a roofing consultant to install plywood sheeting on the north and south wings of the building. Construction will commence next year.

10. Engagement Committee

C. Garton noted that the Engagement Committee will meet next in the new year.

11. Council Update

S. Thompson reported on the following:

- Details of the upcoming budget consultation process.
- The Ambleside Local Plan and Phase 2 of the Housing Strategy.
- Several committees have been disbanded and Council will be discussing a new way to structure the committees.
- The Squamish Nation and its extended community came together to mourn the passing of Chief Richard Williams.
- Encouraged Trustees to visit the current exhibition at the West Vancouver Art Museum with Ross Penhall – Losing Control of the Landscape.
- Expressed appreciation for Municipal Manager Scott Findlay, who has been in his new position for nearly six months.

12. New Business

None.

13. Date of Next Meeting

Wednesday, January 17, 2024, 7 p.m.

14. Adjournment

The meeting was adjourned at 8:07 p.m.

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

s. 22(1)

Tracy Wachmann
Chair, West Vancouver Memorial Library Board



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

January 17, 2024, 7:00 p.m.

Via Zoom

Present: T. Wachmann [Chair], A. Krawczyk, A. Nimmons, S. Sanajou, L. Yu

Absent: B. Hafizi, S. Thompson

Staff: S. Hall, S. Felkar, S. Gill, S. Barton-Bridges, S. Dale, T. Matsuzaki

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Approval of Agenda

Moved by: A. Krawczyk

Seconded by: L. Yu

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: A. Nimmons

Seconded by: A. Krawczyk

THAT the Consent Agenda be approved as amended.

CARRIED

4. Business Arising from Minutes

None.

5. Director

a) Update

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

6. Governance

a) Election of Officers

T. Wachmann has been nominated and accepted the position of the Chair by acclamation.

A. Krawczyk has been nominated and accepted the position of the Vice-Chair by acclamation.

S. Hall thanked T. Wachmann and A. Krawczyk for their hard work as Chair and Vice-Chair.

b) Committee Membership List

T. Wachmann thanked the Trustees for stepping up to take extra rolls as the Board is down to only six active committee members. The Library Board will be revising the list once the new committee members are appointed later in the spring.

Trustee Board Committee Membership appointments for 2024:

Finance Committee

- Lorena Yu (Co-Chair)
- Alastair Nimmons (Co-Chair)
- Sahar Sanajou

Engagement Committee

- Sahar Sanajou (Co-Chair)
- Tracy Wachmann (Co-Chair)
- Bahar Hafizi

Infrastructure Committee

- Bahar Hafizi (Chair)
- Andy Krawczyk
- Tracy Wachmann

Interlink

- Lorena Yu
- Andy Krawczyk (alternate)

WVML Foundation (Liaison Director)

- Tracy Wachmann

West Vancouver Art and Culture Advisory Committee

- Lorena Yu

Human Resources Committee

- Tracy Wachmann
- Andy Krawczyk
- Alastair Nimmons

7. Strategy

a) Q4 and YE Business Plan Progress Update

S. Hall provided an overview of the Q4 Business plan and reported on the progress of these goals. S. Hall further advised that the 2024 Business Plan will be brought forward to the February meeting.

Discussion ensued and the Board thanked S. Hall and her team for the year end review and commented that it is amazing what was accomplished in 2023. They also acknowledged the quality of the staff at the Library.

b) Community Office Feasibility Report

T. Matsuzaki provided an overview of the Library's proposal to establish a community office space with partner agencies noting that these potential partnerships will enhance the Library's role as a vital community space and increase accessibility to the resources our most vulnerable community members need.

Due to staff capacity and the constraints on library space, it was recommended moving ahead with this project in 2026.

c) WVML Accessibility Plan – (Operationalization of District Plan)

S. Hall provided an update on the implementation of the *Accessible BC Act* and noted that all public libraries must establish an accessibility committee, an accessibility plan, and a tool to receive feedback on accessibility and the WVML is now in compliance with these regulations.

S. Hall advised that the WVML Accessibility Plan works within the framework established by the 2023-2026 Accessibility Plan of the District of West Vancouver and it provides context and action items that are specific to the Library.

Moved by: A. Krawczyk
Seconded by: L. Yu

THAT the Board endorse the WVML Accessibility Plan subject to any comments from ACDI at such a time that they have capacity to do so.

CARRIED

8. Finance

a) 2024 Budget and Financial Reporting Cycle

S. Gill spoke to the budget approval process and advised that there is a Budget Information meeting on January 16, 2024 at 1 p.m. at the West Vancouver Community Centre and a virtual meeting on January 18, 2024 at 6 p.m.

9. Infrastructure Committee

S. Gill reported on the following projects:

- A tender package for the heating upgrades in the Library has been posted.
- The help desk renovation is now complete.
- The vertical lift design to the Rooftop parking is complete and discussions with procurement regarding next steps are underway.
- Staff have provided Urban Arts Architecture feedback on the design options for the Mezzanine and the design is underway.
- District facilities has hired a roofing consultant to install plywood sheeting on the north and south wings of the building. Construction will commence weather dependent.

10. Engagement Committee

T. Wachmann advised that the February Workshop will be a Board engagement planning session for 2024. In preparation for the workshop, a short webinar from Ken Haycock on advocacy will be sent to Trustees to view. Other kinds of engagement could also be considered, such as relationship building in the community. For this aspect, Board members may also wish to review the findings of the non-user analysis.

11. Council Update

None.

12. New Business

None.

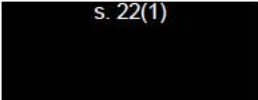
13. Date of Next Meeting

Wednesday, February 21, 2024, 7 p.m.

14. Adjournment

The meeting was adjourned at 8:03 p.m.

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

s. 22(1)


Tracy Wachmann
Chair, West Vancouver Memorial Library Board

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ENVIRONMENT COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
TUESDAY, JANUARY 9, 2024**

Committee Members: C. van der Vorm (Chair), C. Castro, A. Gallet, P. Hundal, P. Scholefield, F. Umedaly; and Councillor P. Lambur attended the meeting in the Raven Room, Municipal Hall. Absent: D. Bunsha and E. Grdina.

Staff: H. Keith, Senior Manager, Climate Action & Environment (Staff Representative); I. Gordon, Director, Financial Services; and M. Wise, Climate Action Coordinator (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

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

2. Election of Chair

It was Moved and Seconded:

THAT C. van der Vorm be elected as Chair for 2024.

CARRIED

It was Moved and Seconded:

THAT P. Hundal be elected as Acting Chair for 2024.

CARRIED

3. Committee Meeting Schedule

It was Moved and Seconded:

THAT the Environment Committee Meeting Schedule for 2024 be adopted as follows:

- January 9, 2024 at 4:30 p.m.;
- February 6, 2024 at 4:30 p.m.;
- March 5, 2024 at 4:30 p.m.;
- April 9, 2024 at 4:30 p.m.;
- May 7, 2024 at 4:30 p.m.;
- June 4, 2024 at 4:30 p.m.;
- July 9, 2024 at 4:30 p.m.;
- September 10, 2024 at 4:30 p.m.;
- October 8, 2024 at 4:30 p.m.; and
- November 5, 2024 at 4:30 p.m.

CARRIED

It was Moved and Seconded:

THAT all Environment Committee meetings for 2024 be held in-person in the Raven Room at the Municipal Hall.

CARRIED

Committee members discussed virtual and hybrid meetings, clarification of quorum language end of meeting times. Staff responded to the questions.

4. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the January 9, 2024 Environment Committee meeting agenda be approved as circulated.

CARRIED

5. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the December 5, 2023 Environment Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

6. District's Greenhouse Gas Emissions Inventory and Modelling Project – Financial Modelling Component

C. Strashok (Sustainable Solutions Group) entered the meeting at 4:49 p.m.

C. Strashok provided a presentation and responded to the Committee's questions with support from staff.

Committee members provided comments and queries regarding:

- Social cost of carbon and timeframe for assessing local social cost impacts and sea-level rise
- Adaptation costs
- Step code planning
- Active transportation
- Carbon pricing
- Breakdown of yearly objectives
- Electric vehicle charging infrastructure and power back up supply
- Behaviour change
- Waste generation

C. Strashok left meeting at 5:51 p.m. and did not return.

It was Moved and Seconded:

THAT the presentation regarding District's Greenhouse Gas Emissions Inventory and Modelling Project – Financial Modelling Component be received for information.

CARRIED

7. **Environment Committee Priority Actions and 2024 Workplan Items**

Committee members provided comments and queries regarding:

- Cost projections;
- Additional environment actions to be explored;
- Local heat pump mobilization, survey creation and Jump on a Heat Pump program;
- Renovation and retrofit challenges and opportunities; and
- Discussion on conservation and environmental protection initiatives were moved to the next meeting's agenda.

It was Moved and Seconded:

THAT the discussion regarding Environment Committee Priority Actions and 2024 Workplan Items be received for information.

CARRIED

8. **PUBLIC QUESTIONS**

D. Reinsch (West Vancouver) queried whether trees and embodied carbon emissions were included in the Green House Gas emissions inventory as they were in the City of Vancouver inventory.

D. Reinsch (West Vancouver) queried about the Environmental Levy and the budget options to not increase or increase by 0.5%. He also queried as to whether staff will be submitting a Community Resilience Investment grant application for the wildfire fuel management program in 2024.

E. McHarg (West Vancouver) noted the importance of demystifying misinformation about heat pump technology and use to support behaviour shift and reduce heat pump uptake challenges for different demographics. She suggested including the Seniors Centre as a place to provide information on heat pumps.

J. Jordan (West Vancouver) queried about how the social cost of carbon was calculated and whether a range of costs was used for the financial modelling given that costs will change over time for some expenditures.

Staff responded to the public questions.

9. NEXT MEETING

Staff confirmed that the next Environment Committee meeting is scheduled for February 6, 2024 at 4:30 p.m. and held in-person in the Raven Room, Municipal Hall.

10. ADJOURNMENT

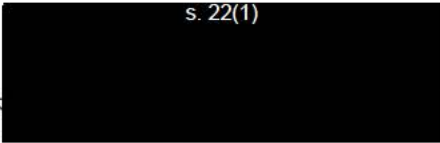
It was Moved and Seconded:

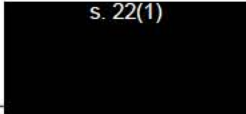
THAT the January 9, 2024 Environment Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:48 p.m.

Certified Correct:

_____  s. 22(1)
Chair

_____  s. 22(1)
Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, JANUARY 17, 2024**

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

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

1. Call to Order

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

2. Election of Chair for 2024

It was Moved and Seconded:

THAT Member Radage be elected as Chair for 2024.

CARRIED

Chair Radage appointed Member Yaworsky as Acting Chair for 2024.

3. Designation of Head Pursuant to *Freedom of Information and Protection of Privacy Act*

It was Moved and Seconded:

THAT pursuant to section 77 of the *Freedom of Information and Protection of Privacy Act*, the Board of Variance designates the Corporate Officer of The Corporation of the District of West Vancouver as the Head for the purposes of the *Act*.

CARRIED

4. Board of Variance Hearing Location

It was Moved and Seconded:

THAT

1. Board of Variance hearings for all of 2024 and for January 15, 2025 be held via electronic communication facilities only;
2. the Municipal Hall Council Chamber be designated as the place where the public may attend to hear, or watch and hear, the Board of Variance hearing proceedings; and

3. a staff member be in attendance at the Municipal Hall Council Chamber for each of the scheduled hearings.

CARRIED

5. Introduction

Staff introduced the Board Members and described the hearing procedure.

6. Confirmation of the Agenda

It was Moved and Seconded:

THAT the January 17, 2024 Board of Variance hearing agenda be approved as circulated.

CARRIED

7. Adoption of the November 15, 2023 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on November 15, 2023.

It was Moved and Seconded:

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

CARRIED

8. Time Limit of Board of Variance Orders

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

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

9. Application 24-001 (1072 Duchess Avenue)

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

- a) 7.0 m to Front Yard Setback
- b) 0.74 m to Minimum Side Yard Setback
- c) 5.4 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 8, 2024	1
Redacted	January 14, 2024	2
Y. Khalighi	January 15, 2024	3

Y. Khalighi (1072 Duchess Avenue) and P. Merrikh (representing the owner of 1072 Duchess Avenue) described the variance application for a power pole (accessory structure).

Staff provided permit history of the subject property.

Y. Khalighi, P. Merrikh, and staff responded to Board members' questions.

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

Members of the Board considered:

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

Having read the application dated November 23, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of Y. Khalighi and P. Merrikh:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-001 regarding a power pole (accessory structure) at 1072 Duchess Avenue with variances of:

- 7.0 m to Front Yard Setback
- 0.74 m to Minimum Side Yard Setback
- 5.4 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated October 11, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

10. Application 24-002 (620 Kenwood Road)

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

- a) 5.75 m to Rear Yard Setback
- b) 2.3 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

P. Merrikh (620 Kenwood Road) described the variance application for a power pole (accessory structure).

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

Members of the Board considered:

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

Having read the application dated November 28, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory

Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of P. Merrikh:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-002 regarding a power pole (accessory structure) at 620 Kenwood Road with variances of:

- 5.75 m to Rear Yard Setback
- 2.3 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated November 16, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

11. Application 24-003 (1024 Groveland Place)

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

- a) 7.42 m to Front Yard Setback
- b) 1.28 m to Minimum Side Yard Setback
- c) 0.80 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

O. Hoekstra (Paramax Homes, representing the owner of 1024 Groveland Place) described the variance application for a private power pole (accessory structure).

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

O. Hoekstra responded to a Board member's questions.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not

- result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated December 5, 2023, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of O. Hoekstra:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-003 regarding a private power pole (accessory structure) at 1024 Groveland Place with variances of:

- 7.42 m to Front Yard Setback
- 1.28 m to Minimum Side Yard Setback
- 0.80 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated October 10, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

12. Application 24-004 (1457 Haywood Avenue)

Staff confirmed the following requested variances regarding an accessory building:

- a) 0.91 m to Minimum Side Yard Setback
- b) 81.28 m² to Floor Area Ratio
- c) Street Access instead of Lane Access.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

D. Medilek (1457 Haywood Avenue) and K. Kim (Architect, Kenneth Kim Architecture Inc., representing the owner of 1457 Haywood Avenue) described

the variance application for an accessory building. Staff responded to Board members' questions.

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

Members of the Board considered:

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

Having read the application dated December 10, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of K. Kim and D. Medilek:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-004 regarding an accessory building at 1457 Haywood Avenue with variances of:

- 0.91 m to Minimum Side Yard Setback
- 81.28 m² to Floor Area Ratio
- Street Access instead of Lane Access

BE ALLOWED pursuant to the plans dated December 1, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

13. Application 24-005 (4309 Erwin Drive)

Staff confirmed the following requested variances regarding a sauna (accessory building) and pool mechanical equipment (accessory structure):

- a) 7.9 m to Front Yard Setback (Pool Mechanical Equipment)
- b) 0.89 m to Minimum Side Yard Setback (Pool Mechanical Equipment)
- c) 6.31 m to Front Yard Setback (Sauna)
- d) 4.7% (42.10 m²) to Floor Area Ratio (Sauna).

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 14, 2024	1

Staff provided permit history of the subject property.

A. Olsen and J. Olsen (4309 Erwin Drive) described the variance application for a sauna (accessory building) and pool mechanical equipment (accessory structure).

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

A. Olsen further described the variance application for a sauna (accessory building) and pool mechanical equipment (accessory structure). A. Olsen and staff responded to a Board member's questions.

Members of the Board considered:

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

Having read the application dated December 11, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of A. Olsen and J. Olsen:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-005 regarding a sauna (accessory building) and pool mechanical equipment (accessory structure) at 4309 Erwin Drive with variances of:

- 7.9 m to Front Yard Setback (Pool Mechanical Equipment)
- 0.89 m to Minimum Side Yard Setback (Pool Mechanical Equipment)
- 6.31 m to Front Yard Setback (Sauna)
- 4.7% (42.10 m²) to Floor Area Ratio (Sauna)

BE ALLOWED pursuant to the plans dated November 23 and December 7, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

14. Application 24-006 (4370 Keith Road)

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

- a) 8.49 m to Front Yard Setback
- b) 0.28 m to Minimum Side Yard Setback
- c) 0.87 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

M. Drabek (4370 Keith Road) and A. Laos (Hodgson Design Associates, representing the owner of 4370 Keith Road) described the variance application for a private power pole (accessory structure) and responded to a Board member’s question.

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

Members of the Board considered:

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

- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated December 11, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of M. Drabek and A. Laos:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-006 regarding a private power pole (accessory structure) at 4370 Keith Road with variances of:

- 8.49 m to Front Yard Setback
- 0.28 m to Minimum Side Yard Setback
- 0.87 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated November 10, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

15. Application 24-007 (3051 Procter Avenue)

Staff confirmed the following requested variances regarding a new single family dwelling:

- a) 4.73 m to Front Yard Setback
- b) 4.69 m to Rear Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 11, 2024	1
Redacted	January 12, 2024	2
Redacted	January 17, 2024	3

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

D. Cordingley and A. Cordingley (3051 Procter Avenue) and M. Ritchie (Architect, ABC Architecture Building Culture Inc., representing the owner of

3051 Procter Avenue) described the variance application for a new single family dwelling and responded to a Board member's question.

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

Members of the Board considered:

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

Having read the application dated December 12, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of D. Cordingley, A. Cordingley, and M. Ritchie:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-007 regarding a new single family dwelling at 3051 Procter Avenue with variances of:

- 4.73 m to Front Yard Setback
- 4.69 m to Rear Yard Setback

BE ALLOWED pursuant to the plans dated November 10, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

16. Application 24-008 (819 Burley Drive)

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

- a) 8.80 m to Front Yard Setback
- b) 0.69 m to Minimum Side Yard Setback
- c) 0.3 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 17, 2024	1

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

Y. Mohammadkhani (Palacio Construction Ltd., representing the owner of 819 Burley Drive) and D. Hamilton-Smith (819 Burley Drive) described the variance application for a power pole (accessory structure). Y. Mohammadkhani, D. Hamilton-Smith, and staff responded to Board members' questions.

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

Members of the Board considered:

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

Having read the application dated December 12, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of Y. Mohammadkhani and D. Hamilton-Smith:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-008 regarding a power pole (accessory structure) at 819 Burley Drive with variances of:

- 8.80 m to Front Yard Setback
- 0.69 m to Minimum Side Yard Setback
- 0.3 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated November 27, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

17. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 24-001 (1072 Duchess Avenue);
- Application 24-002 (620 Kenwood Road);
- Application 24-003 (1024 Groveland Place);
- Application 24-004 (1457 Haywood Avenue);
- Application 24-005 (4309 Erwin Drive);
- Application 24-006 (4370 Keith Road);
- Application 24-007 (3051 Procter Avenue);
- Application 24-008 (819 Burley Drive);

up to and including January 17, 2024, be received.

CARRIED

18. Public Question Period

There were no questions.

19. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for February 21, 2024 at 5 p.m.

20. Adjournment

It was Moved and Seconded:

THAT the January 17, 2024 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 6:29 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary