

necessary formality made but  
however, dispute request not done

This dispute would have had Councillors involved sooner!

BYLAW AND LICENSING SERVICES  
750 17th Street West Vancouver BC V7V 3T3  
T: 604-926-7452 F: 604-926-7451



File 1605-12  
Call 100276

March 4, 2024

6.  
(On-Table)

MISCHKE, YVONNE GABRIELE  
6507 NELSON AVENUE  
WEST VANCOUVER BC V7W 2A5

Dear Sir / Madam:

### ORDER TO COMPLY

RE: Property Compliance - 6507 Nelson Avenue

Oct. 29/23

(not emailed)

On November 7th, 2023, a Bylaw Enforcement Officer, Bylaw Manager, and an SPCA officer attended your property and met with you regarding the condition of your property. On November 14, 2023, a Good Neighbour Bylaw (infraction letter) was sent outlining the specific tasks to be completed in order to bring the parcel into compliance with the District of West Vancouver Good Neighbour Bylaw No. 4380, 2004. These tasks were to be completed by November 27, 2023.

not attached  
RA copy  
22/06/26

On February 21, 2024, a follow up inspection was conducted by a Bylaw Enforcement Officer and West Vancouver Fire Department (WVFD) Inspector. It was observed that the clean up tasks were not completed as outlined.

(GNBylaw)

Pursuant to Part 7 of the West Vancouver Good Neighbour Bylaw No. 4380, this is your Order to Comply. You are hereby obligated and ordered to remove, store, clean and clear your property as noted below and shown in attached photos, by March 18, 2024

no photos attached

1. Remove any accumulation of filth, discarded materials, unwholesome matter, or rubbish of any kind, paper products, crockery, glass, metal, plastics, plastic containers, planter pots, wire, rope, machinery, tires, appliances, vehicle parts, suitcase, or any other scrap or salvage, in and around whole property; unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place.
2. Remove any deposited or stored bottles, broken glass or other rubbish in and around whole property unless the materials are in a closed building or structure such that they are not visible from another parcel or public place.

not necessarily applicable

per: GNBylaw  
Part 5, sec. 5.1A  
(undertakings added)  
" sec. 5.1A(c)

\* No articulation or clarity without missing

Good Neighbour Order to Comply: 8507 Nelson Avenue

If the obligations stipulated in this **Order to Comply** are not performed by the date herein set out, the District, by its employees and others, may enter the parcel and perform the obligations at your expense.

Bylaw Notice **WV053329** is issued to you for this offence. Your prompt attention to the payment of this ticket is required in order for you to avoid a higher penalty being assessed. If this ticket remains **unpaid or undisputed** after **March 25, 2024** the fine will increase from \$185.00 to \$200.00.

**We estimate the cost of the required works to be not less than \$1500.**

The Bylaw department has noted that there are additional infractions other than those listed in this letter and will continue to follow up with what is required to bring your property into compliance. Continued non-compliance will lead to additional enforcement measures.

Attached are photos of the property and circled in yellow are most of the materials being required to be removed. There are also contravening materials not outlined in these photos that require proper removal, storage, clearing and/or cleaning.

Regards,

s.22(1)

A. Rafi  
Senior Bylaw Enforcement Officer  
District of West Vancouver

Enclosed: WV053329, WVFD Notice

*RQ copies 22/06/26*

Cc: Matthew O'Connor, Acting Manager, Bylaw & Licensing Services

**From:** Alisha Rafi  
**Sent:** Thursday, October 31, 2024 12:38 PM  
**To:** Yvonne Mischke [REDACTED] s.22(1)  
**Cc:** Matthew OConnor <moconnor@westvancouver.ca>  
**Subject:** FW: Order to Comply- 6507 Nelson Avenue

Good Evening Yvonne,

Why not?

I had attended the property on October 18, 24 and noted that some materials look to have been cleared, however the property is still not in compliance with the Good Neighbour Bylaw. I was looking to follow up with you and the time line on brining the property to compliance.

As it has been noted with you previously, the District is currently in determinations regarding additional enforcement if the property remains non-compliant.

Regards,

Alisha Rafi

Senior Bylaw Enforcement Officer | District of West Vancouver

604-921-3410 | westvancouver.ca





s.22(1)

## Fwd: FW: Order to Comply- 6507 Nelson Avenue Part 2

Yvonne Mischke

s.22(1)

Sun, Jun 21, 2026 at 9:05 PM

To: s.22(1)

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

From: Alisha Rafi <arafi@westvancouver.ca>

Date: Thu, Nov 21, 2024 at 2:45 PM

Subject: FW: Order to Comply- 6507 Nelson Avenue Part 2

To: Yvonne Mischke s.22(1)

Good Afternoon,

Attached are more photos that were recently taken, of the property.

Regards,

Alisha Rafi

Senior Bylaw Enforcement Officer | District of West Vancouver

604-921-3410 | westvancouver.ca



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From: Alisha Rafi

Sent: Thursday, November 21, 2024 2:40 PM

To: Yvonne Mischke s.22(1)

Subject: FW: Order to Comply- 6507 Nelson Avenue

Good Afternoon,

It seems like my email from a couple of weeks ago did not send. Please reference to the message below.

Regards,

**Alisha Rafi**

Senior Bylaw Enforcement Officer | District of West Vancouver

604-921-3410 | westvancouver.ca



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---

**From:** Alisha Rafi  
**Sent:** Thursday, October 31, 2024 12:38 PM  
**To:** Yvonne Mischke [REDACTED] s.22(1)  
**Cc:** Matthew OConnor <moconnor@westvancouver.ca>  
**Subject:** FW: Order to Comply- 6507 Nelson Avenue

Good Evening Yvonne,

I had attended the property on October 18, 24 and noted that some materials look to have been cleared, however the property is still not in compliance with the Good Neighbour Bylaw. I was looking to follow up with you and the time line on brining the property to compliance.

As it has been noted with you previously, the District is currently in determinations regarding additional enforcement if the property remains non-compliant.

Regards,

**Alisha Rafi**

Senior Bylaw Enforcement Officer | District of West Vancouver

604-921-3410 | westvancouver.ca



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**From:** Alisha Rafi  
**Sent:** Monday, March 4, 2024 6:08 PM  
**To:** s.22(1)  
**Subject:** FW: Order to Comply- 6507 Nelson Avenue

---

**From:** Alisha Rafi  
**Sent:** Monday, March 4, 2024 6:05 PM  
**To:** s.22(1)  
**Cc:** Matthew OConnor <moconnor@westvancouver.ca>  
**Subject:** Order to Comply- 6507 Nelson Avenue

Good Evening Yvonne,

Please note a Order to Comply for our Good Neighbour Bylaw has been posted on your property. I have also attached a copy of the letter, ticket and photos to this email.

← missing but RQ 22/06/26

Regards,

Alisha

**Alisha Rafi**

Senior Bylaw Enforcement Officer | District of West Vancouver

604-921-3410 | westvancouver.ca



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**5 attachments**



**20241018\_175054.jpg**  
5003K



**20241018\_175047.jpg**  
6092K


No visible  
non-compliance  
(tire is safety  
feature)



**20241018\_175103.jpg**  
6100K



**20241018\_175029.jpg**  
5759K

 **SKM\_C450i24030417000 OTC.pdf**  
127K











Yvonne Mischke

s.22(1)

## 6507 Nelson Avenue, West Van. Work in Progress

4 messages

Yvonne Mischke s.22(1)  
 To: Alisha Rafi <arafi@westvancouver.ca>


Wed, Dec 4, 2024 at 3:56 PM

Hi, Alisha:

I hope all is well with you, am in receipt of your recent email and will provide a further written response as soon as possible.

In order to have a thread of continuity, I would like to review the file created last October including any agenda and meeting minutes; origination of SPCA involvement; and any previous records relied on prior to your December visit almost one year ago.


Last time speaking with your boss, I mentioned that I do everything for a reason. For example, the tires in front of the stone retaining wall at the right-hand parking spot in one of your photos are there as a safeguard device to impede and stop accidentally hitting the rockery when parking (backing in) a vehicle, especially at night. When a vehicle is parked there, the "safety" tires are invisible.

I look forward to a mutually beneficial opportunity to have contraventions and infractions precisely specified rather than generalized and develop a clear and concise action plan to minimize future problems. Last week I celebrated living in West Vancouver for 59 years! 

It would be helpful to:

- a) Explore the numerous previous bylaw "investigation" files together with why my emails at the time were not responded to;
- b) Re-address the matter of Boulevard Bylaw's particulars involving the process of privatizing certain boulevard areas throughout the community where residents have fenced public property next to sidewalks and roadway curbs; and
- c) Retain some legal advice to improve and better define terms in the current version of the Good Neighbour Bylaw being used.

Thank you.  
 Regards  
 Yvonne

*no response* 

Alisha Rafi <arafi@westvancouver.ca>  
 To: Yvonne Mischke s.22(1)  
 Cc: Matthew OConnor <mcoconnor@westvancouver.ca>

Wed, Dec 18, 2024 at 4:11 PM

Good Afternoon Yvonne,

Thank you for getting back to me, and congratulations on reaching a significant milestone living in West Vancouver.

For easy reference, I am attaching a copy of the most recent Order to Comply issued under the West Vancouver Good Neighbor Bylaw #4380, 2004 on March 4, 2024. This Order specifies the steps which must be taken, materials which must be removed or properly stored to come into compliance with that Bylaw. I understand you have personal reasoning for storing and placement of the materials on the property. However, it is important to note that many of these materials and the current condition of the property are not in compliance with the Bylaw and need to be addressed.

The deadline for compliance with the Order is now overdue; however, I will extend the deadline to January 1, 2025. Please be aware that, as noted in the Order, the District will take further steps for enforcement if the property remains non-compliant.

Bylaw Manager O'Connor, myself, Fire & Resue, Engineer and 1 or more District employees will be attending the property for an inspection on January 17, 2025, at 11:00 a.m. to inspect the exterior and interior areas of the property and determine whether there is compliance with the District's Bylaws, or outstanding issues with respect to safety and sightliness. We are happy to meet you on site and discuss any specific questions you may have at that time.

Recent events in the District, including a fire on a property with similar accumulations of materials, have highlighted the importance of proactively addressing potential safety concerns. Our aim is to work collaboratively with residents like yourself and achieve solutions to ensure properties remain safe and in compliance with municipal bylaws.

Any requests for District documents related to investigation files should be made through the District's Legislative Services Department. You will find more details on making these FOIPPA requests on our website at [westvancouver.ca/FOIPPA](http://westvancouver.ca/FOIPPA). Request for Access to Records forms may be sent by email to [foippa@westvancouver.ca](mailto:foippa@westvancouver.ca).

Regards,

Alisha Rafi

Senior Bylaw Enforcement Officer | District of West Vancouver

604-921-3410 | [westvancouver.ca](http://westvancouver.ca)



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From: Yvonne Mischke [REDACTED] s.22(1)

Sent: Wednesday, December 4, 2024 3:56 PM

To: Alisha Rafi <arafi@westvancouver.ca>  
Subject: 6507 Nelson Avenue, West Van. Work in Progress

**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.

[Quoted text hidden]

 **SKM\_C450i24030417000 OTC.pdf**  
127K

**Matthew OConnor** <moconnor@westvancouver.ca>  
To: Yvonne Mischke [REDACTED] s.22(1)

Wed, Jan 15, 2025 at 8:11 AM

Good morning,


Please see below and let us know if you will be able to assist in providing entry into the structure at 6507 Nelson Avenue.

Sincerely,

Matthew O'Connor he, him, his  
Manager, Bylaw and Licensing Services | District of West Vancouver  
d: 604 925 7153 | westvancouver.ca

.....  
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[Quoted text hidden]

 **SKM\_C450i24030417000 OTC.pdf**  
127K

**Yvonne Mischke** [REDACTED] s.22(1)  
To: Matthew OConnor <moconnor@westvancouver.ca>

Thu, Jan 16, 2025 at 2:34 PM

Hi, Mr. O'Connor:

Having been away for an extended time period and a vehicle that's stranded me, I accessed Alisha's email today, thanks to your call and our idiscussion yesterday. Please confirm our agreement and that the meeting planned for January 17th is changed to next Friday, January 24th and will be strictly with you to ascertain specifics in my yard that you have jurisdiction over.

I am in the process of getting legal advice with respect to any home interior inspection plans in the future.

I will follow up with you shortly.  
Thank you very much.

Regards;  
Yvonne  
[Quoted text hidden]

**3 attachments**

 **Image001.png**  
2K

 **Image003.png**  
2K

 **image002.png**  
2K



Yvonne Mischke

s.22(1)

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**6507 Nelson Avenue**

11 messages

Yvonne Mischke s.22(1)

Sat, Nov 25, 2023 at 1:49 PM

To: arafi@westvancouver.ca

Further to the Good Neighbour Bylaw Infraction notice dated November 14, 2023, please provide me with a two-week extension, being December 12, 2023, to enable completion of the required tasks.

There are several points requiring clarification, particularly why "planter pots" have been "arbitrarily" included in your list. I would appreciate you scheduling a visit in the next week in order to determine the "permissible" items that do not require removal. We require informal agreement on what items stay in place.

I would also appreciate copies of Bylaw Nos. 4521, 2007 and 4965, 2018, as these are unavailable online and No.4380, 2004, is consolidated for convenience purposes.

Thank you very much.

Regards;  
Yvonne

---

Alisha Rafi <arafi@westvancouver.ca>

Wed, Nov 29, 2023 at 9:37 AM

To: Yvonne Mischke s.22(1)

Good Morning Yvonne,

Apologies for the late reply, I have been away from office. I have extended the due date to December 12, 2023. Lets schedule a meeting for next week December 6, 2023, after 1pm?

Attached are the links to the Bylaws requested. I am not to sure what 4965, 2018 Bylaw is...

District of West Vancouver

4380 GOOD NEIGHBOUR BYLAW 4380 2004 (CONSOLIDATED UP TO AMENDMENT BYLAW 4965 2018).PDF  
(westvancouver.ca)

Regards,

Alisha

Alisha Rafi

Senior Bylaw Enforcement Officer | District of West Vancouver

604-921-3410 | westvancouver.ca



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**From:** Yvonne Mischke [REDACTED] s.22(1)  
**Sent:** Saturday, November 25, 2023 1:49 PM  
**To:** Alisha Rafi <arafi@westvancouver.ca>  
**Subject:** 6507 Nelson Avenue

**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.

[Quoted text hidden]

---

**Yvonne Mischke** [REDACTED] s.22(1)  
**To:** Alisha Rafi <arafi@westvancouver.ca>

Tue, Dec 5, 2023 at 12:49 PM

Yes. I am available to meet with you any time after 1:00 pm tomorrow, ideally at my place to facilitate determining our goal and precise expectations for December 12th.

We need to clarify objectives, understand bylaw definitions and limitations. Let me know whether the use of tarping offends the Good Neighbour bylaw.

Please provide a copy of the originating complaint and outline the effect of current bylaws concerning W. Van. boulevards.

I intend to use a previously mentioned "privacy" creating plant material remedy which many neighbours have implemented to privatize (and maintain for their own use) public property, aka boulevards. Do I require anyone's consent to do so?

Looking forward to your confirmation and meeting you.

Regards,  
Yvonne

[Quoted text hidden]

---

**Alisha Rafi** <arafi@westvancouver.ca>  
**To:** Yvonne Mischke [REDACTED] s.22(1)

Tue, Dec 5, 2023 at 1:23 PM

Hi Yvonne,

Perfect, we can meet tomorrow at 1pm, and go over all your inquiries.

[Quoted text hidden]

Yvonne Mischke [redacted] s.22(1)  
To: Alisha Rafi <arafi@westvancouver.ca>

Hi, Alisha:

Further to our December 6th meeting and your request, I am providing the attached copy of the current ICBC insurance policy for my [redacted] s.22(1) vehicle.


The empty plant pots, skylight, metal grill and roofing material, two boxes of walnut tree leaves, water in open containers, and most of the wood will be cleared by tomorrow afternoon.

Since you are going on vacation, please advise whether you can notify the bylaw staff person assigned to follow up on this matter that I wish to attend any future inspection.

Happy holidays!

Regards;  
Yvonne

[Quoted text hidden]

 PolicyDocuments - 2023-12-11T102110.376.pdf  
478K

Alisha Rafi <arafi@westvancouver.ca>  
To: Yvonne Mischke [redacted] s.22(1)

Sun, Jan 28, 2024 at 10:51 AM

Good Morning Yvonne,

Thank you for sending over the insurance paper for your [redacted] s.22(1) would like to set an on site meeting, as not all the requirements from the Good neighbour Infraction letter was met.

[Quoted text hidden]

*Spell it out!*

Alisha Rafi <arafi@westvancouver.ca>  
To: Yvonne Mischke [redacted] s.22(1)

Mon, Feb 12, 2024 at 5:59 PM

Good Evening Yvonne,

Looking for an update in regards to my email below.

[Quoted text hidden]

*(above)*

*Competing demands = I missed responding until:*

Yvonne Mischke [redacted] s.22(1)  
To: Alisha Rafi <arafi@westvancouver.ca>

Mon, Mar 25, 2024 at 10:41 AM

Hi, Alisha:

I hereby sincerely apologize for not having forwarded this response when substantially drafted over three weeks ago and can now manage it as my singular very top and only priority.

With intentions to complete any outstanding tasks, it would be helpful for you to list your version of specific unmet expectations or "non-compliance" prior to meeting.

For clarity, I believe the current matter should be viewed in the context of historical data starting 15 years ago in May, 2008, together with Chris Cottrell's, a first bylaw representative's, visit. Using a true chronological time thread, we can create an agreeable productive pathway forward inclusive of all "grandfathered" elements, develop respectful trust ensuring that a democratic process is maintained without adversity and unnecessary escalation.

With respect to addressing the ongoing ideal of containing my possessions becoming of critical importance since a January 7, 2014, meeting in the municipal works yard has been the unresolved matter of a box of hardware to assemble a plastic shed (still on my property) that was removed by a badly managed team then (again occurring July 21, 2021). Though Mr. Martin Ernst promised, he nor Sarah Almas, then bylaw department manager, never appropriately resolved the crisis caused. I have ordered a large plastic deck box to effectively store various items currently in my yard.

Please provide a copy of the original complaint that prompted your visit on November 7, 2023. Was your and Matthew's arrival at my place that afternoon coincidental or deliberately planned to occur concurrently with the SPCA's personnel's arrival? *the of October 27th*

*October 29, 2023, and subsequently on*

Several questions in my previous email correspondence remain unanswered. If you can't determine responses including how boulevard bylaw implications affect this matter, please delegate appropriately.

While working together, to help prevent dynamic goal posts and misunderstandings, I believe mutual success is guaranteed by articulating understood agreements using written agendas and meeting minutes that assist to formally determine the specific action plan on paper, providing cohesion to a very long-time fragmented and ongoing dialogue.

I would also like to know what discussed tasks and goals you find satisfactorily completed and look forward to hearing from you

Thank you very much for your assistance and again I'm sorry for not following up sooner.

Regards;  
Yvonne

[Quoted text hidden]

Matthew OConnor <moconnor@westvancouver.ca>  
To: Yvonne Mischke [REDACTED] s.22(1) Alisha Rafi <arafi@westvancouver.ca>

Tue, Apr 23, 2024 at 1:11 PM

Good afternoon,

As per our conversation I have attached some resources.

WestMap: [https://westmap.westvancouver.ca/html5Viewer/?viewer=WestMap\\_2019.Default\\_Viewer](https://westmap.westvancouver.ca/html5Viewer/?viewer=WestMap_2019.Default_Viewer)

FOIPPA Information: <https://westvancouver.ca/government-administration/freedom-information-protection-privacy>

*(NOTHING FROM 2014 to 2020 = 6 YEARS)*

This file has been active since August 22, 2013. Our attendance with the SPCA in November 2023 was due to additional concerns about the state of your parcel and house. The SPCA was checking in on the welfare of your dog. I am unaware of the screws that were removed in an attempted Good Neighbour clean up of the property in 2021, which was unsuccessful.

*\* represents complete confusion*

This is the main section of concern of the Boulevard Bylaw at this current time. "6.1 No person shall deposit any garden clippings or debris or any waste material of any kind on a boulevard."

*caused by staff turnover*

A formal review and response will further describe what is all required for all relevant bylaws involved in this file. This will likely be completed in the coming weeks/months and will formally notify you of the District's position and requirements.

*\* unremedied issues carrying forward*

I am unable to provide a copy of the original complaint or any complainant information, see FOIPPA above. As this file is substantial, a FOIPPA request would likely come with a monetary cost due to the numerous hours a full-scale request would take to prepare. The current file number is 100276, although there have been other files as well.

Sincerely,

Matthew O'Connor he, him, his

Manager, Bylaw and Licensing Services | District of West Vancouver

d: 604 925 7153 | westvancouver.ca

[Quoted text hidden]

Yvonne Mischke s.22(1)  
To: jwong@westvancouver.ca

Fri, May 24, 2024 at 3:49 PM

Good afternoon:

Apologies for not having sent this sooner.

As mentioned in my voicemail message on May 17th, here is the ongoing email thread which outlines several interactions with the municipal bylaws department personnel.

The lengthy narrative previously drafted (at the library) never synched with my phone! I will therefore separately supply my comments as soon as possible.

Meanwhile, I look forward to speaking with you as per my letter dated May 8, 2024.

As I do not believe the bylaws citation should have been issued in the circumstances and to avoid complications, kindly "hold" my cheque until we determine a mutually agreeable resolution to the situation, hopefully next week.

Thank you very much.

Best regards,  
Yvonne

[Quoted text hidden]

John T. Wong <jtwong@westvancouver.ca>  
To: Yvonne Mischke s.22(1)

Mon, May 27, 2024 at 9:27 AM

Hi Yvonne

<After paying W.V. Violation  
Ticket/Citation #WV053329  
served with Order to Comply>

I have spoken with the Bylaw Staff and reviewed the history on the file. The Staff have taken reasonable steps to have the situation on your property rectified. Bylaws will be in touch on next steps.

Thanks

John Wong, CPA CMA CFM (he/him)

Acting Director, Corporate Services

P: (604) 921-3420 C: (604) 818-7996

[Quoted text hidden]



Yvonne Mischke

s.22(1)

**6507 Nelson Avenue, West Van., BC**

1 message

Yvonne Mischke

s.22(1)

Mon, Mar 30, 2026 at 9:41 AM

To: Johannes Schenk

s.22(1)

Sending this follow up before previous draft from yesterday afternoon.

Please find attached 7 more photos, illustrating:

1. My recent mini metal roof repair;
2. View of roof looking southeast including boards bridging over gap from cliff behind west side of house;
3. District tree damage to corrugated plexi roof over upper deck;
4. Ditto no. 3 above;
5. Lower bedroom north facing (non-openable) window;
6. Lower bedroom east-facing (non-openable) window; and
7. North-west exterior corner of house exhibiting repairable holes in siding not causing harm due to be remedied with new siding application but no visible signs of structural deficiencies, as indicated in Rockingham's report.

Partial Future To Do List among other items:

Yes, lots of "cosmetic" improvements required to be done soon including:

1. Removal of ivy from house exterior;
2. After all required repairs are completed, arrange interior and exterior painting to minimize green algae and refresh house aesthetics;
3. Ask District's Arborist to trim heavy invasive ivy growth from District walnut tree on Nelson Avenue boulevard to prevent future hazards such as the giant heavy ball of ivy that fell to the ground in late October, 2024, blocking my ability to use cement stairwell to/from Nelson Avenue necessitating establishment of a new property access route to my house.
4. Ask councillors and/or Hope Dallas for a time extension regarding their decision concerning house demolition status until provision of independent structural engineering report in mid-April is considered.

5. Seek instructions from Hope Dallas how to internally settle numerous longterm unmaintained hazardous District tree damage to my house.

Need to research how to:

1. Prevent future sabotaging of proactive strategies to ascertain information to assist making informed decisions, rescind the posted Do Not Occupy Order to facilitate forthcoming lateral's structural engineer, ~~Cameron Robinson's~~ inspection to finalize independent report yet to be arranged ~~for beginning of April~~. (I believe he requested a copy of District's report but I skipped doing so and need to ask for his professional service price quotation to produce his report in advance);
2. Besides current property clearing process I'm working on and due to complete shortly, need to develop a list of actual jobs or projects required to be finalized to ultimately qualify for and receive remediated certification;
3. Find out what expected District permits will need to be applied and paid for;
4. Upon the possibility of councillors requesting a reinspection of cleared house by Rockingham, do we need to comply?
5. I would like to check about requesting District precedents of past similar cases without waiting 30 business days for FOIPPA process;
6. In the absence of a written submission, I would like to call one of the councillors, ~~Nora Gambioli~~ this morning to obtain strategic feedback in view of the fact that I tried but failed to be able to initiate a past requested appeal, according to Section 7 of the Good Neighbour Bylaw ("GNB") respecting the last March 4, 2024, Order to Comply issued, which was never granted but would have given councillors an opportunity to intervene earlier than the current very rushed circumstances;
7. Will it be helpful to draw up a poster size map of my property to provide a visual connection for the meeting later today?
8. Which of all the pictures, once received shortly, do you think will be useful evidence (to be compared with Rockingham Report's cynical biased photos) should we forward to individual councillors by email today or simply print and present at meeting this evening? and finally,
9. Is there any point in letting councillors know the pervasive errors and omissions I have experienced when dealing with Bylaws who often intentionally found fault or non-compliance with my yard when they unreasonably determined this by unilaterally sabotaging my hard work nor providing official credit where due or changing the goal posts by not specifically outlining in writing the exact non-compliance requiring correction. Deferral to unrecorded meetings when I wanted exacting responses to

queries was one unhelpful tactic. Another strategy was to generalize the scope of my non-compliance by quoting the non-applicable but extremely strong negative wording of the GNB inferring a very distorted version of the truth. Please see, for example, the November, 2023, pictures sent by email from Alisha Rafi showing no non-compliance. She also never fully explained her decision to discredit me and instead of working with me, consistently made a habit of unreasonably and unfairly working "against" me. Footnote: The March 4, 2024, Order to Comply has a blatant and unforgivable error of fact being that the complicit arrival of SPCA and Bylaws reps occurred on October 29th, not November 7, 2023!! Their similar subversive traumatic pattern of ganging up first happened in September, 2012, when Bylaws Paul Reece called a District building inspector unnecessarily to a third house I rented for 18 months (.5 km from 6507) and initiated lingering SPCA involvement. 3.5 months after moving back to 6507, my then 12-year old daughter and I were unceremoniously expected to stay elsewhere for six weeks while my roommate, dogs and cats got to stay home. Even though a 10-ton truck had substantially moved everything to Chilliwack, without a warrant I let 2 WVPD into 6507 who decided it was unsafe without explanation and I did not easily get out from under their devious foothold (trap) without 6 months of MCFD involvement who at the end indicated it was all based on "subjective" opinions. No agenda or minutes available for a January 7, 2014, meeting and the then solution sabotage caused by the disappearance of my \$1,700 Costco shed screws which never got replaced echo the current exasperation being experienced. I couldn't trust Assistant Fire Chief, Martin Ernst, who added insult to injury by including false nuances and innuendo in his January, 2014, summary (copied in council report) that I passively did not react to at the time. I had disqualified the testing instrument used by the SPCA at the time that wrongly determined the presence of any cat urine smell in my home as my felines were able to access the outside and not totally depend on indoor litter boxes.

7 attachments



IMG\_7403.jpg  
2000K

3



IMG\_7363.jpg  
2832K

5



IMG\_7402.jpg  
2301K

④



IMG\_7365.jpg  
2559K

⑥



IMG\_7393.jpg  
3027K

①

Top of photo



cliff behind house

IMG\_7420.jpg  
3260K

⑦

← repair needed  
← ground



IMG\_7391.jpg  
5128K

②



Yvonne Mischke

s.22(1)

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## Structural Engineering Report

6 messages

Yvonne Mischke

s.22(1)

Wed, Jun 10, 2026 at 3:09 AM

To: "tim@allesterengineering.com" &lt;tim@allesterengineering.com&gt;

Good evening:

I am very grateful that Paul Murphy recently referred me to you. Are you available to complete a report to determine the structural integrity of the very small older house I have owned for the past 35 years with a goal to repair all deficiencies?

Please advise the required time frame and cost for your professional services.

Thank you very much for your assistance.

Regards;  
Yvonne

---

**Tim Stockton** <tim@allesterengineering.com>

Thu, Jun 11, 2026 at 5:36 PM

To: Yvonne Mischke &lt;

s.22(1)

Cc: "projects@allesterengineering.com" &lt;projects@allesterengineering.com&gt;

Hi Yvonne,

Thank you for reaching out, I spoke with Paul recently about your project. We can certainly assist.

Understandably the work on our end will vary depending on the scope of your project and how these relate to your budget. It would be helpful to get a little more information if possible. What is the address of your property? Is there anything specific you have in mind that needs repair, or just looking for an overall report of items we deem require attention?

Thanks and talk soon,

Tim Stockton, P. Eng.

Partner

O:604-228-0518 | C:604-690-9228 | [www.allesterengineering.com](http://www.allesterengineering.com)



**ALLESTER ENGINEERING (2025) LTD.**

303-1930 Pandora Street  
Vancouver, BC V5L 0C7

**Permit to Practice Number: 1005957**

Part of the Allester Group of Companies with locations in the Interior, on Vancouver Island, and the Sunshine Coast

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**From:** Yvonne Mischke <[REDACTED] s.22(1)>  
**Sent:** June 10, 2026 3:09 AM  
**To:** Tim Stockton <[tim@allesterengineering.com](mailto:tim@allesterengineering.com)>  
**Subject:** Structural Engineering Report

You don't often get email from [REDACTED] s.22(1). Learn why this is important

[Quoted text hidden]

**WARNING:** This email originated outside of Allester Engineering. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

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**Yvonne Mischke** <[REDACTED] s.22(1)>  
**To:** Tim Stockton <[tim@allesterengineering.com](mailto:tim@allesterengineering.com)>

Tue, Jun 16, 2026 at 7:43 AM

My address is 6507 Nelson Avenue, West Vancouver, BC. The entrance level of my nearly 100-year old home has one bedroom, washer, dryer, hot water tank and furnace while the upper floor has another bedroom, bathroom, kitchen and living room that has a door to exit onto a covered deck that is 6.5 feet longer than the porch below. Both are just over 5 feet wide. I have owned this property since 1991 and rented it out for the first 16 years.

Here is a list of home defects requiring repair:

1. Front door won't completely close into its frame;
2. Exposure to rain has caused the south end of the 15' 9" x 5' 4" porch or lower deck's supporting ledger to break due to rot resulting in a 1.5-inch dip in the level of the porch floor at the south end;
3. Install new 8-step riser and replace 5 treads each with 2 2" x 6" x 5'3.75" boards at bottom of porch steps;
4. Repair the short 16-inch long crack above right side of upper bedroom door frame;
5. Respackle the pealed 2 square feet textured ceiling in upper bedroom or apply alternate coating;
6. Restore exterior brick chimney;

During a December, 2018, local windstorm, a hazardous District of West Vancouver tree bough speared my asphalt roof and although I mitigated, the lengthy home insurance claim delays caused interior damage as did a subsequent 2020 roof breach. Separately, the corrugated fibreglass upper deck cover has been speared several times by numerous District tree branches. My non-conforming home has no set back on the east and south sides with the property line going through my bathroom at the southwest corner thus increasing its vulnerability to unmaintained District tree damage.

7. Bathroom requires a complete renovation due to water ingress that my home insurance company did not provide sufficient repair funding for even though covered;
8. Living room ceiling requires repair where two ceiling tiles dropped due to slight water ingress. I wish to consider removing current remaining ceiling tiles to opt for a vaulted ceiling instead, subject this can be done without affecting two existing bathroom walls and other aesthetic considerations;
9. Living room closet and cupboard above to be refurbished;
10. Repair short 16- inch long crack above right side of upper bedroom door frame;
11. Restore exterior unused brick chimney; and

12. Paint the palace inside and out.

I look forward to your analysis plus feedback and looking forward to speaking with you very soon. My phone number is [REDACTED] s.22(1) Thank you.

Regards;  
Yvonne

On Thu, Jun 11, 2026 at 5:36 PM Tim Stockton <tim@allesterengineering.com> wrote:

Hi Yvonn

Thank you for reaching out, I spoke with Paul recently about your project. We can certainly assist.

Understandably the work on our end will vary depending on the scope of your project and how these relate to your budget. It would be helpful to get a little more information if possible. What is the address of your property? Is there anything specific you have in mind that needs repair, or just looking for an overall report of items we deem require attention?

Thanks and talk soon,

*Tim Stockton, P. Eng.*  
Partner

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**From:** Yvonne Mischke [REDACTED] s.22(1)  
**Sent:** June 10, 2026 3:09 AM  
**To:** Tim Stockton <tim@allesterengineering.com>  
**Subject:** Structural Engineering Report

You don't often get email from [REDACTED] s.22(1). [Learn why this is important](#)

[Quoted text hidden]

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**Yvonne Mischke** [REDACTED] s.22(1) Thu, Jun 18, 2026 at 5:12 PM  
**To:** "tim@allesterengineering.com" <tim@allesterengineering.com>

Hi, Tim:

Yesterday, I emailed the now former District of West Vancouver bylaw manager, Matthew O'Connor, requesting information and the prerequisites to rescind the "Do Not Occupy" sign posted on my house with the unfortunate response that he is no longer employed by them. I will prompt his boss, Hope Dallas, for a response. I believe it would be good to get your opinion as to the house's structural integrity prior to the forthcoming Council meeting on Monday evening, June 22nd, when my appeal or reconsideration is scheduled.

Meanwhile I hope you don't mind if my lawyer, Mr. J. Schenk, gives you a call.

I will call you tomorrow. Thank you.

Regards;  
Yvonne

[Quoted text hidden]

Fri, Jun 19, 2026 at 5:20  
PM**Tim Stockton** <tim@allesterengineering.com>

To: Yvonne Mischke

s.22(1)

Cc: Jacob Plut <jacob@allesterengineering.com>, Scott Ash-Anderson  
<scott@allesterengineering.com>, "projects@allesterengineering.com"  
<projects@allesterengineering.com>

Hi Yvonne,

Apologies I missed your call earlier. We will not be able to give a formal opinion on the structural integrity of the house by Monday. This will require a more in depth site inspection to review and assess the existing conditions before we can prepare a report.

The critical component is to have the exact requirements in writing from the District of West Vancouver which describes the items required to resolve the mandate they have in place. This affects how we approach your project and also defines the scope of what we need to assess.

I will be out of the office next week, but have cc'd my colleagues Jacob and Scott who can assist while I am away.

Thanks and talk soon.

[Quoted text hidden]

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**Yvonne Mischke** <[REDACTED]>  
Draft

s.22(1)

Mon, Jun 22, 2026 at 1:40 PM

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

From: **Yvonne Mischke**

s.22(1)

Date: Thu, Jun 18, 2026 at 5:12 PM

Subject: Fwd: Structural Engineering Report

[Quoted text hidden]

## **“Cover Letter” to Mayor & Councillors**

I appreciate the very difficult situations and responsibilities that you take care of.

I hope that you were able to receive a 32-page package of correspondence and herewith am adding 5 additional pages served with the Order to Comply issued on March 4, 2024.

As a longterm local citizen I realize that pushing through the dispute of the Order to Comply, as requested, would have effectively placed this matter in front of you much sooner than later.

I have added:

1. the missing infraction letter, copy of Ticket/Citation WW053329 and two photos requested and obtained today from the Bylaw Department. While I consider my yard beautiful, the determination that it is “unsightly” is subjective. The infraction letter is not specific and too generalized, quoting the Good Neighbour Bylaw terms rather than pinpointing the actual items that should be removed. I have also indicated that we reverse the protocol and instead list what can stay.
2. I intended to add additional photos

BYLAW AND LICENSING SERVICES  
750 17th Street West Vancouver BC V7V 3T3  
t: 604-925-7152 f: 604-925-7451



File 1605-12  
Call 100276

November 14, 2023

MISCHKE, YVONNE GABRIELE  
6507 NELSON AVENUE  
WEST VANCOUVER BC V7W 2A5

Dear Sir/Madam

**RE: Good Neighbour Bylaw Infraction – 6507 Nelson Avenue**

Our records indicate that you are the registered owner of 6507 Nelson Avenue in the District of West Vancouver. Our office has received a complaint about the unsightly condition of this address.

An inspection of your property was conducted on November 7, 2023, and your property was found to be in contravention of the District of West Vancouver *Good Neighbour Bylaw No. 4380, 2004*.

Section 5.1.3 states:

*No Owner may allow a parcel owned by the Owner to become or remain unsightly.*

5.1.4 Without limiting subsections 5.1.1, 5.1.2 or 5.1.3:

*(a) no Owner in respect of a parcel of the Owner may cause, allow or permit the accumulation of filth, discarded materials, unwholesome matter, or rubbish of any kind, whether or not for commercial purposes or as part of a trade or calling, including but not limited to dead animals, paper products, crockery, glass, metal, plastics, plastic containers, wire, rope, machinery, tires, appliances, vehicle parts, or any other scrap or salvage, unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place;*

*(c) no person may deposit or store bottles, broken glass or other rubbish on a parcel unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place*

5.2.1 Every person who is the Owner of a parcel must prevent and abate nuisances on or from the parcel.



Section 5.2.2 states:

*Without limiting the generality of subsection 5.2.1, every Owner of a parcel must:*

- (a) remove from the parcel any unsightly accumulation of discarded materials, rubbish of any kind or graffiti;*
- (b) prevent the infestation of the parcel by noxious or destructive insects;*
- (c) clear the parcel of noxious or destructive insects;*
- (d) clear the parcel of brush, noxious weeds listed in Schedule "A", and of grass in excess of 30 centimetres in length*

We ask that you complete by **November 28, 2023** the following tasks:

1. Remove any accumulation of filth, discarded materials, unwholesome matter, or rubbish of any kind, paper products, crockery, glass, metal, plastics, plastic containers, planter pots, wire, rope, machinery, tires, appliances, vehicle parts, suitcase, or any other scrap or salvage, in and around whole property; unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place.
2. Remove any deposited or stored bottles, broken glass or other rubbish in and around whole property unless the materials are in a closed building or structure such that they are not visible from another parcel or public place.

If you have any questions about this bylaw or its enforcement, please contact our office at 604-921-3410

Regards,

s.22(1)

A. Rafi  
Senior Bylaw Enforcement Officer  
District of West Vancouver  
C.C. Acting Manger Bylaw and Licensing



THE DISTRICT OF  
WEST VANCOUVER

NOTICE #  
WV053329

### BYLAW NOTICE

ISSUED TO:

100276

A VEHICLE:	LICENCE/VIN	PROVINCE	EXPIRY
VEHICLE DESCRIPTION			
OR A PERSON OR A COMPANY:	NAME OF PERSON OR COMPANY		BIRTHDATE
	YVONNE MISCHKE, GABRIELE		
	ADDRESS (IF AVAILABLE)		
	6507 NELSON AVENUE WEST VANCOUVER BC V7W 2A5		
THE BYLAW ENFORCEMENT OFFICER SAYS THAT YOU ARE IN BREACH OF A BYLAW OF THE DISTRICT OF WEST VANCOUVER, AS FOLLOWS:			
DATE	TIME	LOCATION	
24/02/21	15:00	6507 NELSON AVENUE	
BYLAW NAME OR NUMBER	SECTION	DESCRIPTION OF BREACH	
4380	S.3	Allow unsightly parcel	
PENALTY			200
IF RECEIVED WITHIN 14 DAYS (EARLY DISCOUNT PENALTY)			185
IF RECEIVED AFTER 28 DAYS (LATE PENALTY)			215

2024-03-04

ISSUING DATE

s.22(1)

BYLAW ENFC

423  
NUMBER

You have the option to either pay the discounted penalty amount or dispute the allegation within 14 days from the issue date of the Notice. All Notices that are disputed are no longer eligible for the early discount. If you do not respond to this Notice within 14 days, it will result in the non-discounted penalty amount becoming due and payable. A surcharge will be added if the penalty amount is not paid.

Please follow the instructions on the back of this Notice for payment options or if you wish to dispute the Notice

ORIGINAL COPY



