

## **COUNCIL CORRESPONDENCE UPDATE TO OCTOBER 18, 2019 (8:30 a.m.)**

### **Referred for Action**

- (1) **October 14, 2019, regarding Permit Application Request** (Referred to the Director Planning & Development Services for consideration and response)
- (2) **October 15, 2019, regarding “Street repairs, Dundarave”** (Referred to the Director of Engineering & Transportation Services for consideration and response)
- (3) **October 16, 2019, regarding “Changes to Spirit Trail”** (Referred to the Director of Engineering & Transportation Services for consideration and response)

### **Referred for Action from Other Governments and Government Agencies**

No items.

### **Received for Information**

- (4) **Committee and Board Meeting Minutes: Board of Variance hearings, July 17 and September 18, 2019; and Memorial Library Board meeting, September 18, 2019**
- (5) **September 23, 2019 regarding “All of Metro Vancouver needs Uber”**
- (6) **Metro Vancouver Home Trap Coalition, September 27, 2019, regarding Goals of the Metro Vancouver Home Trap Coalition**
- (7) **West Vancouver Chamber of Commerce, October 11, 2019, regarding “Business After Business Event - October” (October 23, 2019)**
- (8) **P. Hundal, October 13, 2019, regarding “Re: Failure of public process in decisions affecting this community”(Crosswalks Complaint)**
- (9) **8 submissions, October 15-17, 2019, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019 (Rodgers Creek Areas 5 & 6) (Referred to the November 19, 2019 public hearing) (Attachments available for viewing in Legislative Services)**
- (10) **October 15, 2019, regarding “Concerned West Vancouver resident” (Traffic Complaint)**
- (11) **October 16, 2019, regarding “Highway 1 Capilano Bridge accidents”**
- (12) **October 16, 2019, regarding “Re: Spirit Trail - Installation of Speed Bumps”**
- (13) **October 17, 2019, regarding “IMPORTANT AGENDA NEEDING IMMEDIATE ATTENTION!” (Request to Restrict Protest)**
- (14) **Lower Mainland Local Government Association (LMLGA), October 17, 2019, regarding “Lower Mainland LGA Newsletter”**

### **Received for Information from Other Governments and Government Agencies**

No items

### **Responses to Correspondence**

- (15) **Manager of Current Planning & Urban Design, October 17, 2019, response regarding “Please confirm” (Potential Redevelopment of 2190 Bellevue Avenue)**

1010-01

**From:** [redacted] s. 22(1)  
**Sent:** Monday, October 14, 2019 12:02 PM  
**To:** MayorandCouncil  
**Cc:** [redacted] s. 22(1)  
**Subject:** [redacted] s. 22(1) Reconstruction

From: [redacted] s. 22(1)  
 [redacted] s. 22(1)  
 West Vancouver, BC [redacted] s. 22(1)  
 To: The Office of the City of West Vancouver  
 Attn: Honorable Mayor Mary-Ann Booth

Date: Monday, Oct 14/2019 11:50am

Dear Mary-Ann,

We have thought carefully if this matter is appropriate for your attention, but having no other solution, we decided to ask for your help.

Last [redacted] s. 22(1) our house (located at [redacted] s. 22(1), West Vancouver, BC [redacted] s. 22(1) had a regrettable fire situation due to a [redacted] s. 22(1) [redacted] s. 22(1) we started with [redacted] s. 22(1) Insurance the first phase of the reconstruction project (exterior) that dragged all the way till the end of [redacted] s. 22(1), there was no action, due to various reasons - none of our fault.

The second reconstruction phase (interior) was approved by [redacted] s. 22(1) we started with the permit application with the City to hear that there will be a long waiting time that may exceed 6-8 weeks. Every time to ask for the status of the permit, this delay increases by 2 week.

Our situation got complicated as [redacted] s. 22(1) has sent us a letter indicating that if we do not finish the project within 2 years, they will close the claim leaving us in ruin. The City permit reviewers seem insensitive to our situation as we seem to be moving in the lowest priority permit group, despite us having to go for more than a year with no home to live in. We have been living in West Vancouver since [redacted] s. 22(1)

We have therefore no other solution except to escalate our situation to your attention. The interior reconstruction has nothing special, just dry-wall, hardwood floors, some plumbing and a simple kitchen so we do not understand why this case is not given the highest priority. The construction company we hired is idling, we have no home to leave in. Because the winter is at the doorsteps we are afraid of more damage (as last year - when [redacted] s. 22(1) and there was a lot of wasted city water) if we still have no functional heating.

[redacted] s. 22(1) and we, [redacted] s. 22(1) still have to go through this ordeal... All that we ask is please help our permit application move to the highest priority so that we could start the second phase of the reconstruction without any more painful delays.

Sincerely yours,

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

1785-04

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, October 15, 2019 10:15 PM  
**To:** MayorandCouncil  
**Subject:** Street repairs, Dundarave

Please pass this on to the manager of Engineering for West Van. Last week, some work was being done by the City to a water pipe outside the Bake House in Dundarave. When I came past, there was one fellow digging and six employees standing around the hole, blocking the sidewalk. This does not create a good impression of efficiency and more than one passerby commented on the labour overkill. I wonder what the cost would be compared to a private plumbing company. More care should be taken of our tax resources.

Could you inform me if this is normal?

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

1785-19-01

**From:** [Redacted] s. 22(1)  
**Sent:** Wednesday, October 16, 2019 8:28 PM  
**To:** MayorandCouncil  
**Subject:** Changes to Spirit Trail  
**Attachments:** 2019-10-16 Letter to DWV - Spirit Trail.pdf

Dear Mayor and Council,

I write to you concerning some changes to the Spirit Trail that I would respectfully ask that you reconsider. Please see my attached letter that explains my concern in more detail. I look forward to hearing back from you. I would be pleased to contribute to a more workable solution if there is any willingness to do so.

Kind Regards,

[Redacted] s. 22(1)

North Vancouver BC

[Redacted] s. 22(1)

s. 22(1)

s. 22(1)

North Vancouver BC s. 22(1)

October 16, 2019

District Municipality of West Vancouver  
Mayor and Council  
By email: [MayorandCouncil@westvancouver.ca](mailto:MayorandCouncil@westvancouver.ca)

Dear Mayor and Council:

**Re: Changes to Spirit Trail**

I would like to convey my strong dismay with recent changes that I understand the District of West Vancouver has made to segments of the Spirit Trail. **Specifically, I would like to strongly object to the installation of massive speed humps at intersections such as those at the intersection of Welch Street and Capilano Road.**

My understanding is that these have been installed in response to concerns by either other trail users or vehicle drivers. I am staggered to think that your staff thought that such measures were necessary or would respond to either concern. It is understandable, and even anticipated, that there would always be some level of 'conflict' when a shared multi-purpose trail such as the Spirit Trail is constructed and put into use. This is no different than what occurs when existing multi-purpose roadways are shared by vehicles and bicycles. Until such time as your government and other adjacent local governments invest in single purpose separated infrastructure such as dedicated bike lanes, this type of conflict will always exist. Let me clear: I am very much in favour of taking steps to minimize any conflict that exists – just not in the heavy handed and blunt way that you have chosen to do so.

It is unclear to me what problem you are actually trying to solve by installing these new barriers. This used to be a very pleasant segment of the Spirit Trail to use as a cyclist, runner or pedestrian (I use it for all three things). If the "problem" is fast moving cyclists coming into conflict with pedestrians, more signage or small rumble strips could be used at these key intersections instead. I have used this pathway extensively over the past few years and I have not observed any such conflict so I really think this problem is being exaggerated somehow.

If the real source of the "problem" is, in fact, vehicle drivers complaining about having to yield to cyclists at these intersections with the Spirit Trail, your "solution" of installing these massive speed humps is absurd. Would you ever consider installing these speedbumps on the actual roadway to 'slow' opposing vehicle traffic that create the exact same type of 'problem'? That would never happen! I remind you and

staff that drivers are legally obligated to yield to other road users (pedestrians and cyclists) when at a stop sign or other crossing. They must simply wait their turn when at a stop sign or a red light. As a cyclist using a marked crossing on a designated multi-use path such as the Spirit Trail, shouldn't I be allowed to assume that a vehicle driver will actually obey the law and stop at the proper stop line (not on top of a cross walk as often occurs)? Is it now my obligation to yield to cars at stop signs at these crossings? By installing these massive new speed humps you are actually telling cyclists and other trail users that they must yield to vehicles and that cars have priority over all other forms of mobility. This is completely contrary to the entire reason for designing and building infrastructure such as the Spirit Trail that is intended to help respond to the climate emergency that your local government has declared. These massive barriers not only detract from that objective by making the Spirit Trail less user friendly, it imposes new and unnecessary risks to users. Why are you choosing to make getting around sustainably less enjoyable and more difficult?

**I ask that you immediately rethink your decision and remove these awful speed humps.** From my perspective these have been installed with no public consultation with actual frequent users such as myself. They are far bigger than any I have encountered anywhere else in the entire Vancouver region. They are a hazard to all trail users especially at night or in poor visibility.

Let me end by saying that last year I deliberately and consciously changed my mode of commuting to work, switching from using a vehicle to a bicycle in response to our climate change crisis. Thoughtless decisions like the one to install these massive speed humps make this decision harder by making my journey less enjoyable and by putting the needs of cars ahead of other forms of sustainable transportation.

Sincerely,

s. 22(1)

s. 22(1)

North Shore resident

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
WEDNESDAY, JULY 17, 2019

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2310-02

(4)(a)

**BOARD MEMBERS:** Chair A. Bhayani; Members I. Davis, L. Radage, S. Sanguinetti, and D. Simmons.

**STAFF:** P. Cuk, Board Secretary; M. Panneton, Director, Legislative Services/ Corporate Officer; and T. Yee, Building Inspector.

**1. Call to Order**

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

**2. Introduction**

Staff introduced the Board Members and described the Hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the July 17, 2019, Board of Variance Hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the June 19, 2019, Minutes**

Chair Bhayani referred to the Minutes of the Board of Variance Hearing held on June 19, 2019.

It was Moved and Seconded:

THAT the June 19, 2019, Board of Variance Hearing minutes be adopted as circulated.

CARRIED

**5. Time Limit of Board of Variance Orders**

Chair Bhayani 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 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. Orders of this Board of Variance that permit a variance specify that: if construction is not substantially started within 6 months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner."

**6. Application 19-023 (2256 Jefferson Avenue)**

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

- a) 7.32 m to Front Yard Setback
- b) 1.53 m to Minimum Side Yard Setback
- c) 3.61 m to Accessory Building 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	June 19, 2019	1
Redacted	June 19, 2019	2
Redacted	June 19, 2019	3

Staff provided permit history of the subject property.

s. 22(1) (representing the owner of 2256 Jefferson Avenue) described the variance application for a proposed power pole (accessory structure) and responded to Board members' questions.

Chair Bhayani queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

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 May 22, 2019, 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 the subject site, and having heard the submission of H. Moffedi:

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-023 regarding a proposed power pole (accessory structure) at 2256 Jefferson Avenue with variances of:

- 7.32 m to Front Yard Setback
- 1.53 m to Minimum Side Yard Setback
- 3.61 m to Accessory Building Height

BE NOT ALLOWED pursuant to the plans dated May 16, 2019, submitted with the application.

CARRIED

**7. Application 19-031 (266 Stevens Drive)**

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

- a) 67% to Highest Building Face Exemption
- b) 4.33 m to Building Height
- c) 1 Storey to Number of Storeys.

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.

S. [REDACTED] (Eaton Home Design, representing the owner of 266 Stevens Drive) described the variance application for a proposed new single family dwelling. Staff and R. Eaton responded to Board members' questions.

Chair Bhayani queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

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 June 21, 2019, 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 the subject site, and having heard the submission of S. [REDACTED]

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-031 regarding a proposed new single family dwelling at 266 Stevens Drive with variances of:

- 67% to Highest Building Face Exemption
- 4.33 m to Building Height
- 1 Storey to Number of Storeys

BE NOT ALLOWED pursuant to the plans dated April 26, 2016, May 20, 2016, and March 21, 2017, submitted with the application.

CARRIED

Members Davis and Sanguinetti voted in the negative

**8. Application 19-030 (266 Stevens Drive)**

Staff confirmed the following requested variances regarding proposed retaining walls:

- a) 3.54 m to Retaining Wall Height (North Side)
- b) 1.26 m to Retaining Wall Height (East Side)
- c) 1.87 m to Retaining Wall Height (South Side)
- d) 45° to Retaining Wall Grade Line (North Side)
- e) 17.06° to Retaining Wall Grade Line (East Side)
- f) 1.7 m to Retaining Wall Height at Rear Site Line (East Side).

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 7, 2019	1
Redacted	June 8, 2019	2
Redacted	June 13, 2019	3
Manager, Permits & Inspections / Chief Building Inspector	June 14, 2019	4

Permit history of the subject property was provided during Item 7.

s. 22(1) (Eaton Home Design, representing the owner of 266 Stevens Drive) described the variance application for proposed retaining walls.

Chair Bhayani queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

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 May 24, 2019, 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 the subject site, and having heard the submission of R. Eaton:

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-030 regarding proposed retaining walls at 266 Stevens Drive with variances of:

- 3.54 m to Retaining Wall Height (North Side)
- 1.26 m to Retaining Wall Height (East Side)
- 1.87 m to Retaining Wall Height (South Side)
- 45° to Retaining Wall Grade Line (North Side)
- 17.06° to Retaining Wall Grade Line (East Side)
- 1.7 m to Retaining Wall Height at Rear Site Line (East Side)

BE NOT ALLOWED pursuant to the plans dated April 1, 2019, submitted with the application.

CARRIED

Member Sanguinetti voted in the negative

**9. Application 19-032 (2739 Highview Place)**

Staff confirmed the following requested variance regarding a proposed secondary suite:

- a) 1 Parking Space to Secondary Suite Parking Space.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 8, 2019	1
Redacted	July 8, 2019	2
Redacted	July 9, 2019	3
Redacted	July 11, 2019	4
Redacted	July 16, 2019	5

Staff provided permit history of the subject property.

s. 22(1) (Joy Design Ltd., representing the owner of 2739 Highview Place) described the variance application for a proposed secondary suite. Staff and s. 22(1) responded to Board members' questions.

Chair Bhayani queried whether there was anyone in the gallery who wished to address the Board regarding the application.

s. 2 [REDACTED] President, Aston Hill Strata Council) provided a written submission and spoke in opposition to the requested variance, including: width and topography of Highview Place; parking; and safety.

s. 22(1) [REDACTED] Design Marque Consulting) queried regarding secondary suite parking requirements relative to a residence's proximity to a bus stop. Staff and a Board Member provided a response.

s. 2 [REDACTED] spoke in opposition to the requested variance.

s. 22(1) [REDACTED] spoke in opposition to the requested variance.

s. 22(1) [REDACTED] informed that the owner was willing to provide parking on the subject property rather than seek a variance to the zoning bylaw. Staff provided procedural information and the applicant withdrew Application 19-032 regarding 2739 Highview Place.

**10. Application 19-033 (102 Glenmore Drive)**

Staff confirmed the following requested variance regarding a proposed secondary suite:

- a) 1 Parking Space to Secondary Suite Parking Space.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted (Petition with 3 names)	July 8, 2019	1

Staff provided permit history of the subject property.

Chair Bhayani queried whether the applicant was present to make representations to the Board regarding this application and there was no response.

As the applicant was not present, Chair Bhayani queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

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 June 18, 2019, 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 the subject site:

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-033 regarding a proposed secondary suite at 102 Glenmore Drive with a variance of:

- 1 Parking Space to Secondary Suite Parking Space
- BE NOT ALLOWED pursuant to the plans dated June 18, 2019, submitted with the application.

CARRIED

**11. Application 19-034 (6955 Isleview Road)**

Staff confirmed the following requested variance regarding a proposed secondary suite parking space:

- a) 3.43 m to Front Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

s. 22(1) [redacted] s. 22(1) [redacted] representing the owner of 6955 Isleview Road) described the variance application for a proposed secondary suite parking space. Staff, s. 22(1) [redacted], and s. 22(1) [redacted], representing the owner of 6955 Isleview Road) responded to Board members' questions.

Chair Bhayani queried whether there was anyone in the gallery who wished to address the Board regarding the application.

s. 22(1) (on behalf of M. Loyst, 6965 Isleview Road) spoke in opposition to the requested variance and commented regarding: the size of the proposed building; parking; the width of Isleview Road; and the topography of the area.

Chair Bhayani queried whether there was anyone else in the gallery who wished to address the Board regarding the application and there was no response.

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 June 18, 2019, 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 the subject site, and having heard the submissions of s. 22(1)

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-034 regarding a proposed secondary suite at 6955 Isleview Road with a variance of:

- 3.43 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated May 31 and June 3, 2019, submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

Chair Bhayani and Member Davis voted in the negative

**12. Application 19-035 (2643 Bellevue Avenue)**

Staff confirmed the following requested variance regarding a proposal to raise the house:

- a) 0.1 m to Front Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff informed that there was no permit history for the subject property.

s. 22(1) s. 22(1) representing the owner of 2643 Bellevue Avenue) described the variance application for a proposal to raise the house.

Chair Bhayani queried whether there was anyone in the gallery who wished to address the Board regarding the application.

s. 22(1) queried regarding the height of the subject house should the requested variance be granted. Staff and M. Jensen provided a response.

Chair Bhayani queried whether there was anyone else in the gallery who wished to address the Board regarding the application and there was no response.

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 June 21, 2019, 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 the subject site, and having heard the submissions of s. 22(1)

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-035 regarding a proposal to raise the house at 2643 Bellevue Avenue with a variance of:

- 0.1 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated June 18, 2019, submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

**13. Application 19-036 (2970 Park Lane)**

Staff confirmed the following requested variances regarding a proposed new home and accessory building:

- a) 8.186 m to Front Yard Setback
- b) 45% to Impermeable Surface in Front Yard
- c) 0.25 m to Single Family Dwelling Building Height
- d) 58.4% to Single Family Dwelling Highest Building Face Exemption
- e) 2.43 m to Retaining Wall Exposed Height
- f) 1.11 m to Retaining Wall (West) Grade Line
- g) 0.31 m to Retaining Wall (East) Grade Line
- h) 4.5 m to Distance Between Principal and Accessory Buildings
- i) Proposed Accessory Building Below Principal Dwelling.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 30, 2019	1
Redacted	July 10, 2019	2
Redacted	July 16, 2019	3

Staff provided permit history of the subject property.

s. 22(1) [REDACTED] representing the owner of  
s. 22(1) [REDACTED] and s. 22(1) [REDACTED] displayed images, referred  
to four letters of support received from nearby residents, and described the  
variance application for a proposed new home and accessory building. Staff,  
s. 22(1) [REDACTED] and s. 22(1) [REDACTED] responded to Board  
members' questions.

Chair Bhayani queried whether there was anyone in the gallery who wished to  
address the Board regarding the application and there was no response.

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 June 21, 2019, 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 the subject site, and  
having heard the submissions of: s. 22(1) [REDACTED]

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the Applicant  
by compliance with the Zoning Bylaw and orders that Application 19-036  
regarding a proposed new home and accessory building at 2970 Park Lane with  
variances of:

- 8.186 m to Front Yard Setback
- 45% to Impermeable Surface in Front Yard
- 0.25 m to Single Family Dwelling Building Height
- 58.4% to Single Family Dwelling Highest Building Face Exemption
- 2.43 m to Retaining Wall Exposed Height
- 1.11 m to Retaining Wall (West) Grade Line
- 0.31 m to Retaining Wall (East) Grade Line
- 4.5 m to Distance Between Principal and Accessory Buildings
- Proposed Accessory Building Below Principal Dwelling

BE NOT ALLOWED pursuant to the plans dated May 24 and June 20, 2019,  
submitted with the application.

**DEFEATED**

Chair Bhayani and Members Davis and Radage voted in the negative

As the motion was defeated, further discussion of the subject application ensued.

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-036 regarding a proposed new home and accessory building at 2970 Park Lane with variances of:

- 8.186 m to Front Yard Setback
- 45% to Impermeable Surface in Front Yard
- 0.25 m to Single Family Dwelling Building Height
- 58.4% to Single Family Dwelling Highest Building Face Exemption
- 2.43 m to Retaining Wall Exposed Height
- 1.11 m to Retaining Wall (West) Grade Line
- 0.31 m to Retaining Wall (East) Grade Line
- 4.5 m to Distance Between Principal and Accessory Buildings
- Proposed Accessory Building Below Principal Dwelling

BE ALLOWED pursuant to the plans dated May 24 and June 20, 2019, submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

Members Sanguinetti and Simmons voted in the negative

#### 14. 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 19-023 (2256 Jefferson Avenue)
- Application 19-030 (266 Stevens Drive)
- Application 19-031 (266 Stevens Drive)
- Application 19-032 (2739 Highview Place)
- Application 19-033 (102 Glenmore Drive)
- Application 19-034 (6955 Isleview Road)
- Application 19-035 (2643 Bellevue Avenue)
- Application 19-036 (2970 Park Lane)

up to and including July 17, 2019, be received.

CARRIED

**15. Public Question Period**

There were no questions.

**16. Next Hearing**

Staff confirmed that the next Hearing of the Board of Variance is scheduled for September 18, 2019, at 5 p.m. in the Municipal Hall Council Chamber.

**17. Adjournment**

It was Moved and Seconded:

THAT the July 17, 2019, Board of Variance Hearing be adjourned.

CARRIED

The Board of Variance Hearing adjourned at 6:45 p.m.

Certified Correct:

s. 22(1)



A. Bhayani, Chair

s. 22(1)



P. Cuk, Secretary

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
WEDNESDAY, SEPTEMBER 18, 2019

---

(4)(b)

**BOARD MEMBERS:** Acting Chair S. Sanguinetti; Members L. Radage and D. Simmons. Absent: Chair A. Bhayani; Member I. Davis.

**STAFF:** P. Cuk, Board Secretary; M. Panneton, Director, Legislative Services/ Corporate Officer; and T. Yee, Building Inspector.

**1. Call to Order**

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

**2. Introduction**

Staff introduced the Board Members and described the Hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the September 18, 2019, Board of Variance Hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the July 17, 2019, Minutes**

Acting Chair Sanguinetti referred to the Minutes of the Board of Variance Hearing held on July 17, 2019.

It was Moved and Seconded:

THAT the July 17, 2019, Board of Variance Hearing minutes be adopted as circulated.

CARRIED

**5. Time Limit of Board of Variance Orders**

Acting Chair Sanguinetti 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 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. Orders of this Board of Variance that permit a variance specify that: if construction is not substantially started within 6 months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.”

**6. Application 19-037 (6458 Bruce Street)**

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

- a) 6.56 m to Front Yard Setback
- b) 1.34 m to Minimum Side Yard Setback
- c) 2.17 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.

s. 22(1) representing the owner of s. 22(1) described the variance application for a proposed power pole (accessory structure). Staff and I. Rahmim responded to Board members' questions.

Acting Chair Sanguinetti queried whether there was anyone in the gallery who wished to address the Board regarding the application.

s. 22(1) queried regarding the height of the proposed power pole should the requested variance be granted. I. Rahmim provided a response.

Acting Chair Sanguinetti queried whether there was anyone else in the gallery who wished to address the Board regarding the application and there was no response.

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 July 24, 2019, 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 the subject site, and having heard the submissions of [REDACTED] s. 22(1)

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-037 regarding a proposed power pole (accessory structure) at 6458 Bruce Street with variances of:

- 6.56 m to Front Yard Setback
- 1.34 m to Minimum Side Yard Setback
- 2.17 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated July 18, 2019, submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

**7. Application 19-038 (5663 Eagle Harbour Road)**

Staff confirmed the following requested variances regarding proposed retaining wall and landscaping:

- a) 1.44 m to Driveway Crossing Width
- b) 1.0 m to Retaining Wall A
- c) 1.0 m to Retaining Wall B
- d) 0.34 m to Retaining Wall C
- e) 13.3% to Impermeable Surfaces
- f) 1 Parking Space to Off-Street Parking
- g) 2.2 m to Retaining Wall over 1.2 m Distance from the Front Yard.

Staff provided permit history of the subject property.

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.		

s. 22(1) representing the owner of 5663 Eagle Harbour Road) described the variance application for a proposed retaining wall and landscaping and responded to a Board member's questions.

Acting Chair Sanguinetti queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

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 August 22, 2019, 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 the subject site, and having heard the submission of s. 22(1)

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 19-038 regarding a proposed retaining wall and landscaping at 5663 Eagle Harbour Road with variances of:

- 1.44 m to Driveway Crossing Width
- 1.0 m to Retaining Wall A
- 1.0 m to Retaining Wall B
- 0.34 m to Retaining Wall C
- 13.3% to Impermeable surfaces
- 1 Parking Space to Off-Street Parking
- 2.2 m to Retaining Wall over 1.2 m Distance from the Front Yard

BE ALLOWED pursuant to the plans dated June 24, 2019, submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

## **8. Receipt of Written and Oral Submissions**

It was Moved and Seconded:

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

- Application 19-037 (6458 Bruce Street);
- Application 19-038 (5663 Eagle Harbour Road);

up to and including September 18, 2019, be received.

CARRIED

## **9. Public Question Period**

There were no questions.

**10. Next Hearing**

Staff confirmed that the next Hearing of the Board of Variance is scheduled for October 16, 2019, at 5 p.m. in the Municipal Hall Council Chamber.

**11. Adjournment**

It was Moved and Seconded:

THAT the September 18, 2019, Board of Variance Hearing be adjourned.

CARRIED

The Board of Variance Hearing adjourned at 5:17 p.m.

Certified Correct:

s. 22(1)

s. 22(1)

S. Sanguinetti, Acting Chair

P. Cuk, Secretary



(4)(c)

**WEST VANCOUVER MEMORIAL LIBRARY BOARD**

**MINUTES  
For the meeting of  
September 18, 2019  
Welsh Hall East**

- Present:** J. Stirk [Chair], D. Carter, E. Fiss, C. Garton, A. Nimmons, K.R. Shimoda, J.A. Telford, T. Wachmann, F. Zhu
- Regrets:** A. Krawczyk, P. Lambur
- Staff:** P. Cumming, L. Breen, S. Felkar, S. Kent, M. Yule, S. Ozirny, S. Gill, T. Matsuzaki

**1. Call to Order**

The meeting was called to order at 6:00 p.m.

**2. Public Comments**

No members of the public were present.

**3. Approval of the Consent Agenda**

It was duly moved and seconded:

THAT the Consent Agenda be approved as circulated.

CARRIED

**4. Approval of Agenda**

It was duly moved and seconded:

THAT the Agenda be approved as circulated.

CARRIED

5. Adoption of Minutes

It was duly moved and seconded:

THAT the Minutes of the Library Board meeting held July 17, 2019 be adopted.

CARRIED

6. Director

a) Mid-Year Grant Approval

T. Matsuzaki provided a brief overview of the LawMatters Grant and the purpose of the funding.

Moved by: J.A. Telford

Seconded by: T. Wachmann

THAT the WVML Board approve the expenditure of the 2019 LawMatters grant of \$3,000 to enhance the Library's legal collection.

CARRIED

P. Cumming noted that in the past several years the grant has been under \$1,000 and as per the Policy, it had not been necessary for the Board to approve this expenditure.

b) Annual Business Cycle Overview

S. Gill reviewed the Report and the annual Budget process.

c) 2019 Mid-Year Strategic Initiatives Progress Report

P. Cumming advised that the majority of Strategic Initiatives will be delivered by the end of the year with the exception of the infrastructure/facility planning which is currently on hold.

d) 2019 Mid-Year Operating Progress Report

There were no significant changes in the visits, services or collection numbers compared with 2018.

e) 2021-2026 Strategic Research Plan (Revised)

The Senior Staff reviewed the original Research Plan to determine whether they could meet the timelines set out. The Trustees asked that they continue to work on the research plans and then provide an update on their progress at the November Board meeting.

The Board will review the current Strategic Plan as part of the planning process. P. Cumming will email them information already presented related to the current Plan as well as send them the Strategic Plans from other libraries.

7. Governance

J. Stirk advised the Board that she met with the District CAO, Nina Leemhuis. One of the topics of conversation was the Library's infrastructure plans. The CAO expressed an interest in having the District staff engage in closer discussions on our infrastructure projects and recommended that the Board talk to Mark Chan, Director of Corporate Services and John Wong, Manager of Facilities & Assets.

The CAO also said that she would like to come to a Board meeting and talk to the Trustees.

J. Stirk asked the Board Infrastructure Committee to set a meeting with Mark Chan and John Wong. She added that they should also discuss the inclusion of some of the building maintenance upgrades into the Library's Operating Budget rather than submitting them as separate line items. This would not preclude the Library from requesting funds for other infrastructure projects.

8. Strategy

No report.

9. Finance

a) Finance Update

S. Gill advised that the District has asked to recover some of our 2019 funding for salaries because of several staff vacancies. A review of the Library salary budget indicated that recovery of the amount requested is not possible. J. Stirk noted that the CAO had mentioned this and that the Library was not the only facility to be asked.

In addition, J.A. Telford asked the Board whether they wished to be advised when there was a change in budget allocation under \$25,000 or whether the Board Finance Committee could make the adjustment without reporting it.

Moved by: J.A. Telford  
Seconded by: K.R. Shimoda

THAT the WVML Board agreed the materiality level for budget re-allocations that should be brought to the Library Board by the Finance Committee are for any reallocations for an amount \$25,000 or over.

CARRIED

b) Q2 Finance Report

Overall the Q2 figures are on target with the exception of the Capital expenditures which are primarily due to the timing of the payments.

Moved by: E. Fiss  
Seconded by: K.R. Shimoda

THAT the WVML Board accept the 2019 Q2 Operating and Capital results as circulated.

CARRIED

c) 2020 Operating and Capital Budget Submission

The Board Finance Committee reviewed the Library's 2020 Budget. J.A. Telford highlighted the following:

- The \$700,000 requested for the HVAC and mechanical upgrades were not approved for 2019. An amount required for 2020 building infrastructure renewal will be put forward in the 2020 Budget request. The Board Finance Committee has recommended that the funding for these upgrades not be submitted as separate line items by the Library but instead be included in the overall District request for facility upgrades.
- The One-Time Initiatives for the Strategic Planning Research and the South Block Planning were requested in 2019; however, the South Block Planning will not be

.../5

expended in 2019. Funds have been requested for Strategic Planning Research and South Block planning in the 2020 proposed budget.

The Trustees agreed with the recommendation that the One-Time Initiatives be submitted to the District as a single request of \$90,000 rather than as two separate projects.

Moved by: D. Carter  
Seconded by: T. Wachmann

THAT the WVML Board approve the proposed 2020 Operating Budget in principle, the 2020 One-Time Initiatives as amended, the 2020 Capital Budget along with rankings, and the 2021-2030 Capital Forecast for submission to the District.

CARRIED

The Trustees thanked the staff for all the work they did on the Budget.

#### 10. Advocacy and Community Relations

##### a) September 2019 Community Relations Report

F. Zhu encouraged the Trustees to make arrangements to meet with their respective Councillors, if they have not already done so. Board members should also endeavour to talk to Council members whenever there is an opportunity at an event or other occasion.

F. Zhu thanked all the Trustees who came to support the Library at the September 9th Council meeting.

P. Cumming also highlighted the following upcoming events:

- October 4 – the unveiling celebration for the Panel of Knowledge
- November 1 – the author of *Home* the “One Book, One Community” book will be participating in a panel discussion along with Chief Janice George. Alexander Dirksen will moderate.

In addition, C. Garton encouraged all the Trustees to purchase a ticket to the Foundation fundraiser on October 22. The table groupings are being arranged so that there will be a good opportunity to network with the Foundation donors, guests and Directors.

.../6

11. Foundation

C. Garton reported that the Foundation has four new sponsors for their fundraising event.

The Foundation is actively recruiting for new Directors. The Library Board will also be sharing the applications they receive for the new Trustee.

12. Correspondence

None

13. New Business

None

14. Date of Next Meeting

Wednesday, October 16, 2019, 6:00 p.m.

15. Adjournment

It was duly moved and seconded:

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:28 p.m.

*P. Cumming, L. Breen, S. Felkar, S. Kent, M. Yule, S. Ozirny, S. Gill, T. Matsuzaki excused themselves from the meeting at 7:28 p.m.*

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

s. 22(1)

**West Vancouver  
Memorial Library Board**

1805-01

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**From:** [Redacted] s. 22(1)  
**Sent:** Monday, September 23, 2019 9:03 AM  
**To:** MayorandCouncil  
**Cc:** BCLiberalCaucus@leg.bc.ca; Greencaucus@leg.bc.ca; Minister.Transportation@gov.bc.ca  
**Subject:** All of Metro Vancouver needs Uber

[Please tell your local Council why you support ridesharing and that they should support regional rules that allow ridesharing to operate: No Caps, regional business licences.]

Sent from my iPhone  
s. 22(1)

[Redacted]

West Vancouver PC.

2515-02-04

**From:** Mark Stockbrocks [redacted] s. 22(1)  
**Sent:** Friday, September 27, 2019 11:26 PM  
**To:** Mark Stockbrocks; [redacted] s. 22(1); [redacted]; bim@bimc.ca; mayor@burnaby.ca; mayor\_council@coquitlam.ca; mayorcouncil@tol.ca; enquiries@mapleridge.ca; clerks@newwestcity.ca; lbuchanan@cnv.org; kbarchard@pittmeadows.ca; clerks@surrey.ca; MayorandCouncil; mayorandcouncillors@richmond.ca; [redacted] s. 22(1); [redacted]; [redacted]

Dear Mayor and Council,

I write to you as a member of the Metro Vancouver Home Trap Coalition. We are people with disabilities or mobility challenges who live in buildings that have only one elevator. Almost all of us have spent weeks or months trapped in our homes when our one elevator breaks down. It is an all-too-common occurrence due to lack of awareness in the planning and foresight of the construction of such buildings.

There has been an increase in media stories about people who can't access their jobs, schools, or any other activities of an everyday, normal life. Elevator maintenance companies find it increasingly difficult to service the elevators in a timely way leading to eventual breakdown and some of our most vulnerable citizens becoming essentially stranded in their homes. Many ageing people have been persuaded to move out of their single detached homes into a nearby building only to find out that it is a Home Trap with only one elevator. A major inconvenience at best yet a potentially fatal inconvenience at worst!

We are reaching out to organizations throughout Metro Vancouver communities to enlarge our Coalition. We are looking for a champion or champions on each Municipal Council who will bring forward the three main goals of the coalition:

1. End the approval of Home Traps in the municipality
2. Conduct a survey of how many Home Traps exist in the municipality
3. Prepare an analysis of what it would take to retrofit the Home Traps in the municipality

If you would like to be a part of our movement please contact me at 604.356.6899 or visit our Facebook page '*Home Trap Coalition*'.

Mark Stockbrocks  
Home Trap Coalition Member

[redacted] s. 22(1)

Vancouver BC [redacted] s. 22(1)

(7)

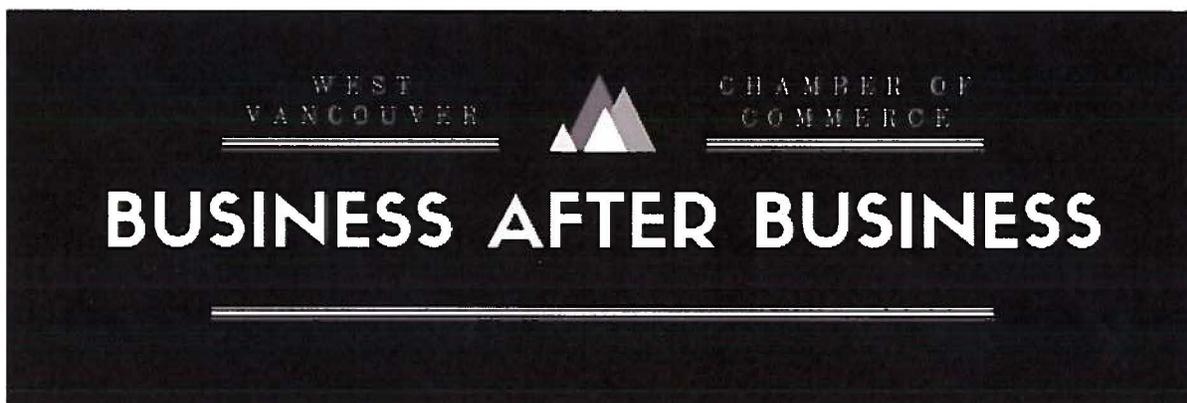
**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Friday, October 11, 2019 2:29 PM  
**To:** MayorandCouncil  
**Subject:** Business After Business Event - October

0055-20-WVCC1

[View this email in your browser](#)

## West Vancouver Chamber of Commerce

*Presents...*



JOIN US AT

### Mulgrave School

2330 Cypress Bowl Ln, West Vancouver

**Date:** Wednesday October 23, 2019

**Time:** 5:30pm - 7:00 pm

RESERVE YOUR SPOT TODAY

[Register Now](#)

Members and non-members get the opportunity to learn about other businesses in the community & meet potential customers and partners.

Fun, informal, and opportunity to trade a few business cards!

**Members \$15**

**Non-Members \$25**

**About our Host:** Mulgrave School is an independent non-denominational, co-educational, university-preparatory school. It has approximately 80 students in every grade and uses all IB programs.

## SAVE THE DATE!

### West Vancouver Chamber Christmas Party

Thursday December 5th  
Capilano Golf & Country Club

Details to Follow



*Join now!*

By attending our [networking events](#) you can develop valuable connections that lead to business growth and personal success. Access Chamber benefits only available to members.

*Membership pays for itself...*

**We are located at:**

2235 Marine Drive  
West Vancouver, BC V7V 1K5

**Email:**

info@westvanchamber.com

**Phone:**

604-926-6614

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**From:** Paul Hundal [REDACTED] s. 22(1)  
**Sent:** Sunday, October 13, 2019 2:42 PM  
**To:** Raymond Fung  
**Cc:** MayorandCouncil; Suzanne Bornestig; Vanessa Garrett  
**Subject:** Re: Failure of public process in decisions affecting this community

1785-06

To Mayor and Council:

I received a response to my letter of August 16, 2019 from staff. I take issue with the following. Staff stated, "Specifically with respect to the crosswalks on Fulton Avenue at 16th Street, near Hollyburn Elementary School, and on 21 Street, staff have found the best practise to have the vertical deflection constructed a few metres prior to crosswalks, so that cars reduce the rate of speed leading up to crosswalks rather than having the crosswalks raised."

Are staff saying that North Vancouver traffic engineers do \*not\* engage in best practices. On what basis do staff claim that their practices are "best" and North Vancouver's are not. I also point out that staff's practice of putting the speedhump a few metres before the crosswalk only works in one direction. In the other direction it is after the crosswalk. In North Vancouver, the practice is to combine the speedhump with the crosswalk to create one raised crosswalk, which works optimally in both directions. I believe it is a better practice because drivers slow down and focus their eye on the speedhump and will end up focused on the crosswalk as well. They will also reach the slowest speed at the crosswalk/speedhump which I submit provides the greatest safety to pedestrians.

As I said in my prior letter, there isn't one way of doing things from an engineering point of view. The fact that North Vancouver's practices vary from West Vancouver's demonstrates this. Value judgments are being made regarding which practice to adopt. We elect Council to make value decisions when there is a dispute. I do not believe Council's role is to limit itself to high level policy and leave it entirely to staff to make all the value judgments at the implementation stage. That is how outrages like the Black Creek logging of our old growth happened. Staff cut down rare old-growth Douglas-fir trees over 600 years old to put in a temporary road that could have gone elsewhere. It was an appalling decision that Council and the public had no advance warning of. I do not trust staff to make all the value decisions for this community. To give staff that much power is more like the Soviet model of government where bureaucracy makes all the value decisions. The nature of higher level policy, such as the OCP, is necessarily broad and overlapping so in the end staff could do anything they want, if that approach was taken, because I am sure they could always find some broad statement to support their decision.

Value decisions, when there is conflict or public impact, is something Council should be weighing in on. In particular, I would ask Council to weigh in on whether they believe North Vancouver's practices for pedestrian safety are preferred to West Vancouver's current practices. I believe they are and ask for your support on this. As a pedestrian, I believe our safety would be greatly enhanced by Council intervention.

Respectfully submitted

Paul Hundal [Please do not redact name]

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

On Mon, Sep 23, 2019 at 3:32 PM Raymond Fung <[rfung@westvancouver.ca](mailto:rfung@westvancouver.ca)> wrote:

Dear Mr. Hundal:

I am in receipt of your email to Mayor and Council dated August 16, 2019 regarding the District's policy related to speed humps and raised crosswalks. It has been delegated to me for a reply on behalf of the District. In response to your opinion that Council has improperly deferred too much to staff, I offer this clarification. The appropriate responsibility of Council is to adopt policy, while it is staff's role to implement that policy. With respect to Speed Humps and Other Vertical Deflections, Council adopted this policy on January 22, 2018. Separate from that policy is a document titled, "Technical Assessment for Speed Humps and other Vertical Deflections," which outlines the technical process for determining whether a specific measure, such as a speed hump is warranted. In this way, the District's response to traffic calming requests can be implemented in a cost-effective, appropriate, and de-politicized manner.

Specifically with respect to the crosswalks on Fulton Avenue at 16th Street, near Hollyburn Elementary School, and on 21 Street, staff have found the best practise to have the vertical deflection constructed a few metres prior to crosswalks, so that cars reduce the rate of speed leading up to crosswalks rather than having the crosswalks raised.

In closing, you can be assured that staff take their responsibilities seriously and endeavour to do their best for the community.

Yours sincerely,

**Raymond Fung, M.Eng., P.Eng.**

Director | Engineering & Transportation Division

District of West Vancouver

d: 604-925-7159 | f: 604.925.5968

[westvancouver.ca](http://westvancouver.ca)

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**From:** [REDACTED] s. 22(1) [REDACTED]  
**Sent:** Tuesday, October 15, 2019 11:07 AM  
**To:** MayorandCouncil  
**Subject:** Rodgers Creek project by British Pacific Properties

This project should not even be considered. This unlimited development has to stop and a public consensus be achieved on an appropriate level of development. This council is ruining West Vancouver.

[REDACTED] s. 22(1)

[REDACTED]

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

1010-20-18-096

**From:** [Redacted] s. 22(1)  
**Sent:** Tuesday, October 15, 2019 12:27 PM  
**To:** MayorandCouncil  
**Subject:** Rodgers Creek project by British Pacific Properties

Madame Mayor and council members,

My family and I are residence of West Vancouver [Redacted] s. 22(1) and we love our community very much. Our West Vancouver offers a beautiful landscape and great amenities to its residences.

However during [Redacted] s. 22(1) years, the commute and the usage of our tax paid facilities is getting harder due to congestion and traffic.

We had many challenges with the council not to approve B-line and add to the congested Marine Drive. Now we have heard of a new idea; Rogers Creek Project to congest our community, traffic and bridges even more by increasing 2000+ people and their cars.

My question is how your studies allow such projects to go forward and how do you justify it. The bridge traffic is already to its max and I know from my friends and neighbors that they don't even attempt to go downtown any more as the wait time is taking the fun out of any activity. The few restaurants that are worthy of dining at are not even enough for the existing population.

All is about congestion and traffic and you know very well that not many people in West Vancouver are willing to use public transit due to the location of their homes and their abilities.

I hope Madame Mayer and the council consider our opinion.

Thanks,

[Redacted] s. 22(1)

[Redacted] s. 22(1)

West Vancouver, BC

[Redacted] s. 22(1)

1610-20-5044/3045

**From:** [Redacted] s. 22(1)  
**Sent:** Tuesday, October 15, 2019 2:26 PM  
**To:** MayorandCouncil  
**Subject:** Rodgers Creek project by British Pacific Properties

To Whom It May Concern:

I think this level of building is unconscionable. I think the public deserves to know the details of the CAC calculations.

Sincerely,

[Redacted] s. 22(1)

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

[British Pacific Properties proposes](#) nearly 700 for-sale condos and 250 rental units to bring [total development](#) to nearly 1,000 units (2,000+ people). [Scant details](#) include:

- Seven Towers up to 16 storeys including two 12-storey rental Towers.
- No details on parking for estimated 2,000+ cars.
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**CACs in perspective:** Carolanne Reynolds notes that this is more than twice the number of units in the two Park Royal towers currently being built. Park Royal offered \$21 million in CACs for their development, BPP is offering \$7 million. DWV staff refuses to provide their CAC calculations.

Sent from [Mail](#) for Windows 10

1610-20-5044/5045

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, October 15, 2019 8:56 PM  
**To:** MyórandCouncil  
**Subject:** FW: Local Interest-Traffic: 2,000+ new residents in 7 Towers in British Properties - Nov 19 Public Rezoning Hearing + Toxic Letter

Hi, Mayor:

I have big concern of the traffic increase introduced by the following 2K residence building. On rush hour of the most weekday, the Taylor way is so bad, it is barely moving. Adding another 2K resident will increase the traffic by 40% percent(based on an assumption BP has residents of 5K). This is simply not tolerant. Please listen to the public and drop it.

Best Regards

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** October 15, 2019 11:22 AM  
**To:** [REDACTED] s. 22(1)  
**Subject:** Local Interest-Traffic: 2,000+ new residents in 7 Towers in British Properties - Nov 19 Public Rezoning Hearing + Toxic Letter

From WV Community Stakeholders -  
(If you would not like local news like this please let me know-)

[View this email in your browser](#)



Hi , Please forward this email to friends/neighbours.

While this may not directly impact you, the next proposal to come forward to Council could. We need to support each other no matter where the development takes place if it changes the face of West Vancouver. We are not opposed to growth; we are opposed to issues that do not fit with our character. If you received this from a friend please [join our email news list](#).

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**If this massive project's** density, traffic congestion and CAC calculation concerns you, please email [mayorandcouncil@westvancouver.ca](mailto:mayorandcouncil@westvancouver.ca). Public input after Nov 19 will not be accepted.

[Tell us what you think](#) of this project. If you are not on our email list, please [please join](#).



**Toxic Letter:** Did you see the [letter in NS News](#) from [Charlotte McLaughlin](#), the DWV Committee Chair appointed by the Mayor and partner of the Chair of Kiwanis West Van wanting to build the DWV's 2195 Gordon Ave subsidized housing project? Read [rebuttal letter](#) from Nigel Malkin.

~ **75% against St Monica's Church / Tantalus Gardens project** - Public Re-zoning on Oct 8 went until 11:30 pm. Council chambers and hallway overflowed with 100+ people attending and 400+ written submissions. Of the nearly 50 speakers, ~75% were against and ~25% for. Council has closed public input and may decide at Oct 28 Council Meeting.

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**Monday Oct 28 next Council meeting [agenda](#).** Watch Council Meeting videos [live or recorded](#)

**For Key Issues & Events**, subscribe to West Van Matters, [Carolanne Reynolds's newsletter](#)

We welcome [your feedback and concerns](#). Regards, Nigel Malkin [wvcs2019@gmail.com](mailto:wvcs2019@gmail.com)

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 Website

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You are receiving this email because you signed our online Petition or signed up at our Meetings or our Website. Thank you for your interest & support.

**Our mailing address is:**

West Vancouver Community Stakeholders  
1359 Marine Drive  
West Vancouver, BC V7T1B6  
Canada

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1610-20-5044/5045

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, October 16, 2019 10:02 AM  
**To:** MayorandCouncil  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Traffic, Traffic, Traffic

Please explain to me when already it's very congested and difficult to drive on Marine Drive we need to add additional condos/apartments in WV.

I'm sure the Park Royal buildings will get the go ahead for additional units (without additional parking) in a very underhanded manner.

Now I hear the council is looking at an additional 950 units above the upper levels, how do you think these people will get around?

If by bus you're dreaming in technicolor!

15th, 21st and 22nd are already a slow moving parking lot at both ends of the day. Taylor Way is no better in both directions.

We the citizens are getting fed up with the none ending development!

It's time to say NO! The kick backs aren't worth it.

If you need a trail, spend the money you're wasting on the Navi Jack project! Another bad decision forth coming!

I can't wait for the next election.

You're operating on your own agenda and not listening to the citizens, many of whom have been here for many years.

Listen up!

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

W.V.

1610-20-5044/5045

**From:** [Redacted] s. 22(1)  
**Sent:** Wednesday, October 16, 2019 12:03 PM  
**To:** MayorandCouncil  
**Cc:** [Redacted] s. 22(1)  
**Subject:** FW: More Density & Traffic Congestion coming - 2,000+ new residents in 7 Towers in British Properties - Nov 19 Public Rezoning Hearing + Toxic Letter  
**Attachments:** Mark Mills. The New Energy Economy. An Exercise in Magical Thinking. March 2019.pdf

And here I thought you were only misguided in your views on who is responsible for GHG's! You still seem to think it is the Oil & Gas industry. The reality is its people who burn the fossil fuels, and who resort to developments that increase the consumption of fossil fuels or other activities that release large amounts of GHG's; ski resorts like Whistler (attracting people to fly to Vcr and commute to Whistler; this is personal choce emissions of GHG), communities with large shopping complexes attracting people to drive to them (think Park Royal). I could go on, but I am sure you get the picture.

Fundamentally developers are changing the face, character and nature of West Vancouver. West Vancouver does not need any of these developments and sure doesn't need Park Royal. In fact eliminate PR and we could have a thriving local retail and service business community for WV alone.

Still I am not necessarily against developments if that is what the majority wants and the majority are given the truth about the impacts and costs. Cypress Road, UL Highway, 22/21 St, 15<sup>th</sup> St, Taylor Way and the LG bridge I would venture are at the maximum capacity. So unless WV Council has a solution to infrastructure all developments should cease until that can be properly addressed, and costed. And then the developers can be properly allocated the real costs of their developments; then see if they would like to go ahead.

There is no need for the people of WV to subsidize developers or encourage greater emissions of GHG. Better that the mayor and council properly inform themselves about their responsibilities on GHG emissions and educate their electorate; or are you just followers and not leaders? I have (again) attached a paper by Mark Mills on the truth around green energy, new economy, and a lack of thinking or leadership.

[Redacted] s. 22(1)

[Redacted] s. 22(1)

West Vancouver BC

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)



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 Facebook  Website

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You are receiving this email because you signed our online Petition or signed up at our Meetings or our Website. Thank you for your interest & support.

**Our mailing address is:**

West Vancouver Community Stakeholders  
1359 Marine Drive  
West Vancouver, BC V7T1B6  
Canada

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# THE “NEW ENERGY ECONOMY”: AN EXERCISE IN MAGICAL THINKING

**Mark P. Mills**  
Senior Fellow

ATTACHMENTS  
AVAILABLE FOR VIEWING  
IN LEGISLATIVE SERVICES DEPARTMENT



MI

1610-20-5044/5095

**From:** [Redacted] s. 22(1)  
**Sent:** Thursday, October 17, 2019 10:56 AM  
**To:** MayorandCouncil  
**Subject:** Rodgers Creek project by British Pacific Properties

I am not in support of further densification of West Vancouver specifically as it regards BP upper lands development proposal. West Vancouver is already balkanized from the rest of the lower mainland due to a lack of efficient high speed transit and two bridges which are totally inadequate for the current volume of traffic. It is time to take a breath on development growth until traffic infrastructure catches up to population growth in West Vancouver.

[Redacted] s. 22(1)

West Vancouver BC

[Redacted] s. 22(1)

I am a supporter of the West Van Community Stakeholders

Sent from my iPhone

1610-20-5044/5045

**From:** s. 22(1)  
**Sent:** Thursday, October 17, 2019 10:28 AM  
**To:** MayorandCouncil  
**Subject:** Rodgers Creek project by British Pacific Properties

Hello West Vancouver Mayor and council,

I am writing as a concerned resident of West Vancouver. Having been a resident s. 22(1) I am very proud of the place we call home. West Vancouver has a unique community, and as such has unique benefits and needs. As a long term resident, I appreciate why more people want to join our community and I am happy to have them, but I also feel it is vital that we grow our community in a slow well planned way. I have noticed that over the past several years there has been a significant push to increase density. I don't think this is a good fit for West Vancouver. Most residents are here because of the smaller community feel and relative calmness and access. It is that smaller community feel that makes West Vancouver such an amazing place to live. Over the past several years, we have seen a very noticeable increase in traffic, challenges in parking, and accessing infrastructure. I know there was a suggestion that our community is growing at a slower rate than the national average and that is a bad thing. I feel that it is the opposite. Gradual, well planned growth is the key to keep West Vancouver's charm.

I am unclear why city management has taken to increasing density as I understand the vast majority of residents don't want this. I am aware there is concern about getting employees into our community to support our businesses and residents, but eroding our way of life in an attempt to do this both makes no sense, and clearly will not work (those moving here as a result of desification will not be people servicing West Vancouver, but rather more people putting stress on the system we have).

I would like to stress my disapproval of the proposed density increase in the new towers in Park Royal (which will already cause further erosion of the West Vancouver community feel), and my absolute opposition to the proposed 1,000 unit development in the Rogers Creek area.

Sincerely,  
s. 22(1)

1805-01

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, October 15, 2019 5:43 PM  
**To:** MayorandCouncil  
**Subject:** Concerned West Vancouver resident

Impending plans for transportation changes on the Northshore have already revealed overwhelming problems for Northshore residents. In particular travel lanes proposed from Capilano Road N Van. west to 25th St. W Van. leave many concerned if not totally confused. Presumably the addition of new high rise buildings at Capilano Road and Marine Drive and those planned Taylor Way and Marine Drive are adding too the mass load of additional traffic anticipated further adding to the current confusion. Now add to the mess seven new high rise buildings and a number of condominiums above the Upper-levels Highway and slightly West of 21st Street. Adding ferry traffic to and from Horseshoe Bay and we have chaos! What am I missing?

[REDACTED] s. 22(1) - concerned resident North Shore

Sent from my iPad

[REDACTED] s. 22(1)

Sent from my iPad

1785-01

**From:** [Redacted] s. 22(1)  
**Sent:** Wednesday, October 16, 2019 2:14 PM  
**To:** MayorandCouncil  
**Subject:** Highway 1 Capilano Bridge accidents

Dear Mayor and Council,

I'm emailing to address what has become almost daily accidents east bound between Taylor Way and Capilano Road. I know there are arrows indicating the turn and the speed is reduced but drivers are not paying enough attention. Often these are single vehicle accidents with the driver going too fast into the turn. I'm hoping you can work with the appropriate parties to find a solution to reduce these incidents. The traffic on highway one on the north shore is bad enough without these accidents.

Thank you for your time,

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

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

1785-19-01.

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, October 16, 2019 9:42 PM  
**To:** MayorandCouncil; Dispatch; Engineering Counter  
**Cc:** [REDACTED] s. 22(1) board; northshore; communications; eng; council  
**Subject:** Re: Spirit Trail - Installation of Speed Bumps

Good evening,

Please see my message below. I understand now that the area of the Spirit Trail where the speed bumps are being installed is the responsibility of the District of West Vancouver (but it is a joint project across the North Shore). (I thought the border was at the Capilano River.) Therefore I am forwarding my message for your further attention.

Please do not go any further with installing the speed bumps. You are effectively endangering cyclists by forcing them to go back on the road. I have provided details below, but I am happy to answer any questions or provide further details.

Thank you,

[REDACTED] s. 22(1)

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

**From:** [REDACTED] s. 22(1)  
**To:** "council" <council@dnv.org>, "eng" <eng@dnv.org>, "communications" <communications@squamish.net>, "northshore" <northshore@bikehub.ca>, "board" <board@bikehub.ca>  
**Cc:** [REDACTED] s. 22(1)  
**Sent:** Monday, 14 October, 2019 16:07:41  
**Subject:** Spirit Trail - Installation of Speed Bumps

Good afternoon,

I'm writing regarding my serious concerns about the speed bumps installed last week on the Spirit Trail at Capilano Road, and apparently soon to be installed at Mathias Road and Ikwikws Road. The speed bumps are unnecessary, a deterrent to cycling on the Spirit Trail and dangerous to cyclists. They are physically painful to ride over (and I wear padded cycling shorts). There are already bollards and curb dips at these intersections that slow cyclists as they approach the intersections.

Why add speed bumps? I've already witnessed cyclists swerving dangerously to miss the speed bumps. Is there a concern about bicycle speed? I've seen almost no conflict with cars at these intersections that was caused by cyclists. Occasionally a driver will cross the Spirit Trail against the lights.

Please remove these speed bumps, and do not install any more.

It would be be much better use of resources to add traffic lights with actual bicycle symbols at Capilano Road. This would clarify for drivers when cyclists have the right of way to go through the intersection. (Currently, there are only a walk/don't walk symbol signs.)

Also, it would be helpful if the bike lanes/bike boxes at intersections were repainted solid green, to coincide with the standard markings used in the rest of the Vancouver area. The circle designs used on DNV bike lanes/crossings are pretty, but many drivers do not know what they mean.

I always wonder if the traffic and engineering staff who design these things actually cycle? I would be happy to lead any interested traffic and engineering staff on a bike ride to experience the places on the Spirit Trail where cycling safety really needs improvement.

Please, please reconsider these speed bumps and remove them..

Thank you,

s. 22(1)

s. 22(1)

0120-24

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, October 17, 2019 9:03 AM  
**To:** MayorandCouncil  
**Subject:** IMPORTANT AGENDA NEEDING IMMEDIATE ATTENTION!

Dear Mayor and Council,

PLEASE DO NOT LET THESE ACTIVISTS STOP WEST VANCOUVER RESIDENTS FROM BEING ABLE TO GET HOME ON FRIDAY AFTERNOON!

If his demonstration is allowed, it could potentially tie up all the Friday afternoon traffic heading home to West Vancouver. Please protect our rights as West Van citizens. Hold an emergency meeting and vote to contact Vancouver City Council to not allow this. These people should not have the right to dictate inconvenience for thousands, if not tens of thousands of Friday afternoon commuters.

Vancouver City Council has the ability to arrest anybody who breaks the law and goes onto the street. They can give them a park to use for their demonstration purposes!

Thanks,

[REDACTED] s. 22(1)

Vancouver BC.

0055- LMLGA .

**From:** Penny Walter on behalf of Info  
**Sent:** Thursday, October 17, 2019 10:00 AM  
**To:** MayorandCouncil  
**Subject:** FW: Lower Mainland LGA Newsletter  
**Attachments:** Lower Mainland LGA Newsletter Number 16-October 2019.pdf

-----Original Message-----

From: Shannon Story <sstory@lmlga.ca>  
Sent: Thursday, October 17, 2019 9:56 AM  
To: Laura Dupont <dupontl@portcoquitlam.ca>  
Subject: Lower Mainland LGA Newsletter

Please see the attached Lower Mainland Local Government Association Newsletter.

Municipal Staff: Please distribute to your Mayor and Council or Regional Directors.

Thanks.

--  
Shannon Story  
Executive Director  
Lower Mainland Local Government Association



# LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

## NEWSLETTER

NUMBER 16  
OCTOBER 2019

Lower Mainland LGA Newsletter  
is published by the Lower Mainland  
Local Government Association

PO Box 729, Pemberton, BC, V0N 2L0  
Tel: (604) 698-5753 | www.lmlga.ca

## Lower Mainland Local Government Association

### ADVOCACY WORK AT THE UBCM CONVENTION

The Executive of the Lower Mainland LGA met with five BC Government Ministries during the UBCM Convention as part of our ongoing mission to advocate on behalf of our membership. Four of our Minister Meetings were to lobby for resolutions that were endorsed at the annual Lower Mainland LGA Annual Conference and AGM held this past May and that went forward to the UBCM Convention.

The following meetings were held:

#### Call To Action on Global Climate Emergency

The Lower Mainland LGA Executive put forward a resolution on a "Call to Action on Global Climate Emergency" which was endorsed by our membership at our annual convention and at the UBCM Convention. The Lower Mainland LGA Executive met with Mark Zacharias, Assistant Deputy Minister of Environment and Climate Change Strategy to discuss the resolution which calls for all levels of government to adopt climate emergency motions and take dramatic steps toward the protection of biodiversity and to accelerate the reduction in greenhouse gas emissions, which are a primary cause of the climate emergency. The Assistant Deputy Minister discussed the newly formed UBCM Special Committee on Climate Action. The Committee has been struck to generate new ideas, explore opportunities and barriers to local government action and identify avenues for further partnership work in mitigating and adapting the effects of climate change. The Clean BC Plan that was announced last year was also discussed and targets were debated. The Executive offered assistance in working with our membership to help the BC government in meeting their targets.

A reminder to our membership to go to [cleanbc.gov.bc.ca](http://cleanbc.gov.bc.ca) to learn more about funding and capital incentives to encourage energy efficient design, construction and renovation of commercial buildings as well as rebates for home energy retrofits.

**ACTION:** Follow the progress of the UBCM Special Committee on Climate Action and report back to our membership.

**ACTION:** Continue to encourage our membership to bring forward resolutions calling for climate change action.

**ACTION:** Continue to use our Annual Convention to hold progressive conversations on climate change solutions including innovative ideas for local government.

#### Support of Indigenous Court System

The Lower Mainland LGA Executive met with Attorney General David Eby to advocate on behalf of our membership for Support of the Indigenous Court System. This originated from a resolution put forward by New Westminster which was endorsed by our membership at our May Convention. Our request is that the Province of BC fund and expand the Indigenous Court System to make it accessible in every region where the court system is active.

Only 3% of the population identify as Indigenous yet the Indigenous population in our prison system is 27% men and 38% women. Studies have shown that the Indigenous Court System makes a real difference in how Indigenous people feel that they are being treated by the legal system. There are now six Indigenous Court Systems in BC at the provincial court level (New Westminster, North Vancouver, Kamloops, Duncan, Prince George and the Nicola Valley). Indigenous Court Systems use a holistic healing approach used to reduce criminal behavior for adults and include recognition of the unique circumstances of First Nations offenders with the framework of the existing laws. The Attorney General's response was very positive. He outlined a number of initiatives that are underway to support the creation, expansion and support of Indigenous Courts including that a Provincial Advisory Committee has been set up to help build Indigenous Courts and that a new Indigenous Court will be opening in Williams Lake in January 2020.

**ACTION:** Monitor actions of the Provincial Advisory Committee and advocate if necessary.



The Lower Mainland Local Government Association will be launching a new and improved website soon. The website will include more content and functionality. Thanks to all of our members that sent us photos of your beautiful communities to use on the new site.

## First Nations Participation on Commissions and Reduction of Speed Limits Within Municipal Boundaries

The Lower Mainland LGA Executive met with Claire Trevena, Minister of Transportation and Infrastructure to discuss First Nations Participation on Commissions. A resolution on this subject was put forward by the Village of Pemberton and endorsed at our May convention.

The Village of Pemberton, in partnership with the Squamish Lillooet Regional District, the Resort Municipality of Whistler, the District of Squamish and Lil'wat and Squamish Nation are working collaboratively to develop a regional transit commission to establish a transit system to connect Mr. Currie (just north of Pemberton) to Metro Vancouver. The current provincial transit model does not allow for representation from First Nations as they are not a taxing authority which does not allow for an equal representation or an equitable decision-making platform process.

The Lower Mainland LGA Executive outlined the issue with the Minister and requested that she look into amending the legislation to make it more inclusive.

At the meeting, the Executive also discussed reducing speed limits within municipal boundaries and asked that the legislation be amended to make this easier for local governments by granting additional powers under the Act.

**ACTION:** At the UBCM Convention this resolution was referred to the UBCM Executive. Work with UBCM to try and move this resolution forward.

## Extension of Vacancy Taxation Authority to Local Government

The Lower Mainland LGA Executive met with Carol James, Minister of Finance and Deputy Premier to discuss extending the authority to introduce a surtax on vacant residential properties to local governments across British Columbia. Port Moody had brought forward a resolution to that affect that was endorsed at our annual convention. Our membership has expressed interest in having the ability to introduce a surtax along the lines of what was introduced in Vancouver in 2016. Many of our member communities face housing affordability pressures while a portion of the housing supply in the community remains vacant. The meeting with the Minister was very positive with her stating that four municipalities have written to her requesting a Vancouver style tax and that the BC government will be considering it and making a decision this fall. She stated that they now have excellent data showing the success of the speculation tax in Vancouver.

The Executive also brought up brownfield remediation with the Minister and discussed how there are currently no incentives in place to remediate them.

**ACTION:** Monitor the Legislature for progress on this topic and continue to advocate on behalf of our membership as needed.

## BC To Implement The United Nations Declaration on The Rights of Indigenous Peoples

As a result of an invitation from the Ministry of Indigenous Relations and Reconciliation, the Executive of the Lower Mainland LGA met with Minister Scott Fraser. The Minister outlined that British Columbia will be the first province in Canada to introduce legislation to implement the United Nations Declaration on the Rights of Indigenous Peoples. The provincial government will be working with First Nations across the province to ensure that they are full participants in decision-making that affect their rights and lands. The new legislation will be introduced in the Legislature this fall. The process will include an implementation plan and a reporting process each year.

**ACTION:** Assist the Ministry with getting the implementation plan out to our membership.



The Lower Mainland Local Government Association and CivicInfo BC proudly present CivX 2019: Civil Ideas for Less Civil Times, Thursday November 28, 2019 at the Morris J. Wosk Centre for Dialogue, 580 W. Hastings Street, Vancouver.

At this one-day seminar (8:30am – 4:30pm) delegates will hear practical ideas for making our towns and cities more inclusive for our citizens, regardless of age, gender, culture, or socio-economic background. Our exciting line-up of guest speakers includes:

**DIANE KALEN-SUKRA**, Author, "Save Your City: How Toxic Culture Kills Community & What to Do about It".

**TASHA HENDERSON**, Director, Women Transforming Communities

**CHRIS FRIESEN**, Director of Settlement Services, Immigrant Services Society of BC.

**DR. ATIYA MAHMOOD**, Associate Professor, Department of Gerontology, Simon Fraser University

**DR. BEN MORTENSON**, Associate Professor, Department of Occupational Science and Occupational Therapy, UBC

**DR. EAMONN O'LAOCHA**, Instructor, Douglas College & Douglas Applied Research, Teaching and Consultancy

**REPRESENTATIVES FROM THE FRASER BASIN YOUTH COUNCIL**  
(Co-Creating a Sustainable BC)

The day will wrap with a facilitated session, where local government delegates can share ideas and practices with one another, with a written summary being provided to all in attendance. A full agenda, with detailed session descriptions, will be available shortly.

**REGISTER TODAY AT:**

[www.civicinfo.bc.ca/event/2019/CivX](http://www.civicinfo.bc.ca/event/2019/CivX)

Who should attend? Like past CivX events, this event will be of particular interest to local government elected officials, local government staff, staff from local government agencies, academics, and post-secondary students. For those requiring overnight accommodation, a block rate is available at the Delta Hotel by Marriott Vancouver Downtown Suites, which is attached to the event centre. Click here to get the group rate until October 15.

Our sincere thanks to our sponsors, whose generous support helps to make this event possible!



**LOWER MAINLAND**  
LOCAL GOVERNMENT ASSOCIATION

10/0-0/

**From:** Casey Grundy on behalf of MayorandCouncil  
**Sent:** Thursday, October 17, 2019 9:39 AM  
**To:** Casey Grundy  
**Subject:** FW: Please confirm

**From:** Michelle McGuire <mmcguire@westvancouver.ca>  
**Sent:** Thursday, October 17, 2019 8:26 AM  
**To:** [REDACTED] s. 22(1)  
**Cc:** Jim Bailey <jbailey@westvancouver.ca>; MayorandCouncil <MayorandCouncil@westvancouver.ca>  
**Subject:** FW: Please confirm

Dear [REDACTED] s. 22(1)

Your e-mail to Mayor and Council has been forwarded to me for response. I apologize for the delay in getting back to you.

The planning department has received a preliminary proposal regarding 2190 Bellevue proposing replacement rental housing. As the site is within the Ambleside Local Area Plan boundary within the Official Community Plan Council direction is required to determine if the proposal could proceed in advance of local area planning. At this time a date for Council consideration has not been set. Once it is the agenda would be posted to the Council webpage here - <https://westvancouver.ca/government/mayor-council/agendas-minutes>. Typically agenda items are posted approximately one week prior to Council meetings.

Please let me know if you have any further questions.

Best regards,

**Michelle McGuire, MCIP**  
Manager of Current Planning and Urban Design | District of West Vancouver  
t: 604-925-7059 | [westvancouver.ca](http://westvancouver.ca)



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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, September 27, 2019 2:35 PM  
**To:** MayorandCouncil  
**Subject:** Please confirm

I live at [REDACTED] s. 22(1) and the owner has shared their plans to redevelop the building and he anticipated it would be an a Council meeting agenda in early October 2019.

I do not see this on your agenda.

Please confirm when the redevelopment will be addressed and discussed.

Thank you

[REDACTED] s. 22(1)

Sent from my iPhone