

COUNCIL CORRESPONDENCE UPDATE TO FEBRUARY 28, 2020 (8:30 a.m.)

Referred for Action

- (1) February 25, 2020, regarding Pre-Development Proposal for 4441 Piccadilly North** (Referred to the Director of Planning & Development Services for consideration and response)
- (2) February 27, 2020, regarding “Fwd: Movie industry compensation”** (Referred to the Director of Parks, Culture & Community Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (3) Committee and Board Meeting Minutes – Memorial Library Board meeting, January 22, 2020**
- (4) 2 submissions, December 4, 2019, regarding: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019 (Areas 5 and 6 of Rodgers Creek)** (Received after the close of the December 3, 2019 public hearing)
- (5) February 18, 2020, regarding “California’s Housing Crisis: How a Bureaucrat Pushed to Build - The New York Times”**
- (6) 2 submissions, February 21, 2020, regarding Preliminary Development Proposal for 707 and 723 Main Street (Park Royal)**
- (7) February 21, 2020, regarding “NOT AFFORDABLE !!” (North Shore Rental Rates)**
- (8) 26 submissions, February 21-24, 2020 and undated, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5054, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5055, 2020; Building Bylaw No. 4400, 2004, Amendment Bylaw No. 5056, 2020; and Sustainable Buildings Policy 0014 (Climate Emergency Response)** (Received at the February 24, 2020 public hearing)
- (9) 6 submissions, February 22-24, 2020, regarding Proposed 2020 Budget**
- (10) North Shore Table Matters Network, February 21, 2020, regarding “Table Matters News”**
- (11) 2 submissions, February 21 and 24, 2020, regarding Proposed Development Variance Permit 19-040 (3742 Marine Drive)**
- (12) February 26, 2020, regarding “Project at 4441 Piccadilly North” (Pre-Development Proposal)**

Received for Information from Other Governments and Government Agencies

- (13) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), February 24, 2020, regarding "Letter from MP Patrick Weiler re- Local Labour Market Areas"**

Responses to Correspondence

- (14) Director of Financial Services, February 20, 2020, response regarding "2020 Tax Increase"**
- (15) Director of Financial Services, February 20, 2020, response regarding "2020 Budget should not exceed 2% inflation"**
- (16) Director of Financial Services, February 21, 2020, response regarding "Fwd: 2020 Budget"**
- (17) Director of Corporate Services, February 25, 2020, response regarding "Monday Feb 10 CN Rail Transporting Liquid Petroleum Gas thru Ambleside"**
- (18) Land Agent & Corporate Initiatives, February 27, 2020, response regarding "Environmental hazard" (2195 Gordon Avenue)**

10/0-01

From: [Redacted] s. 22(1)
Sent: Tuesday, February 25, 2020 9:01 AM
To: MayorandCouncil
Subject: 4441 Piccadilly North: A Wet Viewpoint [Redacted] s. 22(1)

2020, Feb. 25

MayorandCouncil@westvancouver.ca

4441 Piccadilly North: A Wet Viewpoint [Redacted] s. 22(1)

Madam Mayor and Esteemed Councillors,

[Redacted] s. 22(1) I have lived for [Redacted] s. 22(1) the proposed infill development of 4 duplex units and 4 townhouse units at 4441 Piccadilly North. We have many questions about the plans for the management of storm water put forward by the architect and the owners in the resubmission that we heard at the Design Review Committee (DRC) meeting on Thursday, February 20, 2020. The proposal strikes us as largely experimental. [Redacted] s. 22(1) by any inadequacy, misjudgment or miscalculation in the plans to absorb, gather and re-direct the water that flows down the steep slope. Regarding the green roofs, we wonder how much rainwater the roofs can absorb before becoming saturated and how this correlates with the extended spells of rain we typically get in West Vancouver? What happens to the water when the green roof becomes saturated? Is it piped down to join the rest of the storm water? In other words, is this a stop-gap measure that only functions as a water-retention aid for the first day or two of rain? Or the first hour or two of a downpour?

Large evergreen trees with their extensive root systems are effective water controllers but they are going to be removed from this property. Granted, they have been topped and mutilated by previous owners, particularly the last owner, who entered into a covenant with the property owners above to keep the trees to a certain height in exchange for a large sum. This led to many trees being felled and others being topped. The last owner also worked on a development proposal, generated by the same architect as this proposal, for 6 townhouses as infill on the property, so the covenant was a profitable way of clearing the lot in advance of development. Development has been the driving force behind the desecration of the natural landscape at 4441 Piccadilly North in the recent past and possibly into future, despite the Official Community Plan with its emphasis on preserving landscape heritage and the character of neighborhoods.

The landscaping plan presented at the resubmission of the proposal to the DRC on Feb. 20 does not reassure us in regard to the retention of evergreen trees, but rather the opposite. The graphic labeled "Landscape – Existing Conditions + Tree Management Plan", L0.0, says that 23 existing trees will be removed and 15 will be retained. The site plan on this board clearly shows where the ones to be removed are (with bold slashed lines), but the ones to be retained are shown as being fuzzy and pale with a dot in the center. We cannot locate the 15 trees to be retained within the property lines, nor can we remember where they could possibly be on the property as we [Redacted] s. 22(1). We can only conclude that the architect/landscape specialist has counted trees on adjacent properties to arrive at a count of 15 trees that would be retained. They too are shown on the graphic presented to the DRC. If our conclusion is correct, the summation figures of trees to be removed/retained on the property at 4441 North Piccadilly are misleading and should be corrected so that everyone knows that the property will be essentially denuded under this proposal. We are skeptical that the new plantings (vine maples, Japanese maples and snowbells were mentioned) will have anywhere near the capacity of the evergreens to mitigate the extent and speed of run-off on the steep slope.

We assume most plantings will be in containers or raised beds as the plan seems to be to strip the rock bare before blasting for the infill sites. This process means that topsoil will have to be imported to the site for every

bed and container, which is another concern for us. We suspect that topsoil, washed down from the previous owners improvements to their gardens, [REDACTED] s. 22(1) during a very wet period, but could not prove it. [REDACTED] s. 22(1)

[REDACTED] “water from the outside”. We are apprehensive that the combination of loose topsoil, plants with largely undeveloped root systems, and the seasonal rain could lead to another, similar event [REDACTED] s. 22(1).

[REDACTED] s. 22(1) watery experiments enacted on the property at 4441 North Piccadilly by the previous owners, and their experiments have taught us how tricky water is. Every attempt to restrain water simply diverts the flow to another pathway, above ground or through crevasses below ground level.

The most troubling part of the water management in this proposal is a “main channel” that purports to gather storm water. The graphic entitled “Stormwater Management Strategy Plan, LD1” was shown by the architect at the Feb. 20th meeting of the DRC. This is not a continuous channel that exists, but one that would be constructed. It includes a waterfall up by the house and various pools connected by a waterway. Part of it coincides with an ornamental waterway constructed for the previous owners that was the source of numerous problems [REDACTED] s. 22(1). The system was supposed to recycle water, but it leaked in a major way, flooding [REDACTED] s. 22(1) and damaging or killing plants, including trees. The ornamental waterway started at the rectangular hole (a rock quarry) and proceeded downhill, edged by a series of slates, leading down to a pool that was partly excavated for the ornamental system. The water circulation was driven by a motor that was located down [REDACTED] s. 22(1), with the result that [REDACTED] s. 22(1) from the moment it was turned on. Shortly after the motor was turned on, [REDACTED] s. 22(1) water oozing through a space between large stacked rocks to the southwest of the channel. [REDACTED] s. 22(1)

[REDACTED] over time led us to suspect that the rock quarry was connected to crevasses that gave a new pathway to the water when the motor provided the extra push. The rock quarry hole was incorporated in the system without any sealing, according to the maker.

The proximity of the new proposed “main channel” to the old ornamental system raises a question. Do they plan to incorporate the old ornamental system in the new “main channel”? Clearly the old system didn’t function according to plan. [REDACTED] s. 22(1) municipality [REDACTED] s. 22(1) regarding the leaking, they suggested to the previous owners that they pay to have a water meter installed; they refused. The owners continued running water in the leaking system up to the issuance of the first bills for metered water consumption. If the municipality keeps records going back to when the meters were first installed, the magnitude of the leaked water from the ornamental system will be evident, as they never turned the pump on after the first bill.

We are apprehensive that once again [REDACTED] s. 22(1) [REDACTED] a motor that drives the water in the “main channel” referred to in this proposal. [REDACTED] s. 22(1)

The terminus of the “main channel” in this proposal is a rectangular pond that is in the most southerly corner of the property. There has been little information on how this smallish pond can handle the storm water from the property that will drain into it. The pond is located at a lower elevation than the closest point for tying into municipal pipes. Even if the water that will exceed the pond’s capacity could be piped off, it would have to be driven upward by some means. Another motor? Running 24 hours a day [REDACTED] s. 22(1)? We suspect that the lower pond will quickly be overwhelmed during strong rainfalls, and [REDACTED] s. 22(1) the downhill path. Our garden has been a focus of our life in West Vancouver. Aside from the [REDACTED] s. 22(1) [REDACTED], it has given us a great deal of pleasure.

We ask that the Mayor and Councillors consider the possible [REDACTED] s. 22(1) of the “storm water management” contained in the proposal for 4441 Piccadilly North. To us, it appears inadequate and experimental. We thank the council for listening to our personal tale [REDACTED] s. 22(1), and hope that [REDACTED] s. 22(1) our neighbors who live [REDACTED] s. 22(1) will be protected from a failure in this handsome-looking experiment by

the vigilance of municipal officials and staff. We wish to extend an invitation to council and municipal staff to visit us at [REDACTED] s. 22(1), to see the potential water problems from a viewpoint [REDACTED] s. 22(1).

Yours truly,

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

0120-24

From: [Redacted] s. 22(1)
Sent: Thursday, February 27, 2020 4:48 PM
To: MayorandCouncil
Cc: s. 22(1)
Subject: Fwd: Movie industry compensation

Hello,

>
> My name is [Redacted] s. 22(1) and I live [Redacted] s. 22(1) in West Vancouver with [Redacted] s. 22(1)
[Redacted] s. 22(1). Film crews seem to be occupying the [Redacted] s. 22(1) street on a regular basis, 3 weeks in the past 2 months. I understand they're filming a number of Netflix Series, so I imagine that be returning on a regular basis. I've never agreed to the filming even though they claim they require our consent due to the proximity of the filming to my home. I'd like to know how they we're able to proceed without our consent first of all please.
>
> I don't want to stop the movie industry, but I will ask to be compensated for the inconvenience and intrusion on our neighborhood. The homeowners renting their homes for filming are paid handsomely. Can you please assist us with enacting some Policies in support of compensating the neighbours who are required to give consent for filming?
>
> I'm just looking for enough to take the family away to a hotel and dinner during the filming, at our discretion. I can also be reached at [Redacted] s. 22(1). Thank you for your consideration and I look forward to hearing from you shortly.

>
> [Redacted] s. 22(1)

West Vancouver



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES
For the meeting of
January 22, 2020
Welsh Hall

Present: J. Stirk [Chair], P. Cottier, E. Fiss, C. Garton, A. Nimmons, R. Shimoda, N. Sunderji, T. Wachmann, F. Zhu

Regrets: A. Krawczyk, P. Lambur

Staff: S. Hall, L. Breen, S. Gill, P. Cumming, S. Felkar, M. Yule

1. Call to Order

The meeting was called to order at 7:10 p.m.

2. Public Comments

No members of the public were present.

3. New Trustees Welcome

The new Trustees, P. Cottier and N. Sunderji, were welcomed prior to the regular Board meeting.

4. Approval of the Consent Agenda

It was duly moved and seconded:

THAT the Consent Agenda be approved as circulated.

CARRIED

5. Approval of Agenda

/2

For item 12. Community Relations, S. Hall will talk about the 2020 Community Relations Opportunities on behalf of F. Zhu.

Moved by: F. Zhu
Seconded by: R. Shimoda

THAT the Agenda be approved as amended.

CARRIED

6. Adoption of Minutes

Moved by: F. Zhu
Seconded by: T. Wachmann

THAT the Minutes of the Library Board meeting held December 11, 2019 be adopted.

CARRIED

7. Business Arising from Minutes

None

8. Director

a) Updates

S. Hall reviewed the Director's Update and provided additional information on the following:

- Operating Agreement – S. Hall, T. Wachmann and E. Fiss have formed an ad hoc subcommittee to draft the terms. Once a sample/draft agreement has been completed, it will be brought to the Board for discussion prior to formally approaching the DWV.
- 2020 Capital Requests – S. Hall will be attending a closed session with Council where Capital Requests will be discussed. The library's capital requests were not passed in 2019, which means the 10 year capital plan is now a year behind.
- S. Hall will present at the February 24 Council meeting – essentially this will be for the '90 days in' perspective as a new director.

J. Stirk commented that it would be good if a few Trustees could attend the Council meeting to support S. Hall.

- **Adult Programming Theme Climate Change – P. Cumming spoke about the plans for this year’s theme entitled “Climate Future”. There will be Climate Cafés with community facilitators who will talk about how to reduce our footprint. From the discussions in these cafés, a tool kit will be developed with suggestions on what patrons can do. The cafés will also provide ideas on the types of programming to be planned. There will be a reading challenge with a list of recommended books on the topic as well.**

The WVML Foundation is funding the programming and SFU has provided a micro-grant for the Climate Cafés.

P. Cumming excused herself at 7:27 p.m.

9. Governance

a) Trustee Orientation and Tour

L. Breen will schedule the orientation (delivered by S. Hall, with J. Stirk) and Library tour (delivered by Library staff). Trustees who would like the training can opt to attend one or both.

b) BCLTA Training

The BC Library Trustees Association (BCLTA) offers two useful workshops:

- Governance Leadership (formerly Chairing the Board) on March 7
- Governance (formerly Trustee Orientation Program) on either March 21 or 22.

c) Agenda items for the year (document emailed and received for information)

F. Zhu excused herself at 7:43 p.m.

d) Shared North Shore Board Meeting

A joint meeting of the North Shore Library Boards has been proposed. J. Stirk asked the Trustees to think about possible discussion topics.

10. Strategy

a) Strategic Plan Research Revision

S. Hall provided the Board with an updated schedule of major milestones and target dates. She also reminded the Trustees that the day and a half workshop for the content creation is planned for Friday, April 24 and Saturday, April 25.

11. Finance

a) Annual Budget & Financial Reporting Cycle

R. Shimoda reviewed the 2020 Budget cycle. S. Gill added that the 2019 Q4 report will be presented to the Trustees in April as well as the 2020 Q1 results. The Board will also adopt the Library's Operating and Capital budgets at that meeting.

12. Advocacy and Community Relations

a) January 2020 Community Relations Report

S. Hall highlighted three upcoming events.

- February 6 – Community Meet & Greet with the Library Director
- February 24 – Introduction of the new Library Director to Council
- February 26 – Coffee with the Mayor at the Library

In addition, she passed on Felicia's recommendation of the 'Weaving our Humanity' event. In past years this has been very moving.

13. Permanent Art Committee

E. Fiss, S. Hall and Kim Smith from Blue Sky Architecture, met to discuss the donations of a sculpture by a patron and photographs by a local photographer.

The Committee are moving towards accepting the sculpture. However, before this can be finalized, they will need to have further discussions about the donation agreement, art appraisal and display requirements.

The photographs were referred back to Taren, and she can pursue the idea of a temporary rather than adding them to our permanent art collection, as the library has many framed photographs and no great way to store them. If the photographer is agreeable, the Library could also add them to the digital photo database.

14. Foundation

The report on the Foundation was moved to the Closed Session.

15. Correspondence

No correspondence.

16. New Business

None

17. Date of Next Meeting

Wednesday, February 19, 2020, 7:00 p.m.

18. Adjournment

It was duly moved and seconded:

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:06 p.m.

s. 22(1)

Vice-Chair
WVML Board

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

From: [Redacted] s. 22(1) 1610-20-5044/045
Sent: Wednesday, December 4, 2019 1:47 PM
To: Mayor and Council; Mary-Ann Booth; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Peter Lambur; Sharon Thompson
Subject: Questions needing reply embedded in Presentation BPP Re-Zoning Amendment Application 3/12/19
Attachments: Re-Zoning Application Presentation 31219.odt

Mayor and Council,

Attached are forwarded copies of Council Chambers presentation, submitted here as directed.

Kindly field questions to appropriate staff members for response at your earliest.
(I have bolded the specific questions marks, but am happy to receive more fully detailed information.)

Sincerely,

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

**Presentation for Public Hearing / Public Meeting to be held on Tuesday, December 3rd, 2019
Re. Bylaw 4662, 2010 Amendment 5044, 2019 & Bylaw 4985, 2018 Amendment 5045, 2019
s. 22(1) = [REDACTED] West Vancouver, B.C.**

***** NOT NOW / NOT NEVER *****

I am trusting that Mayor and Council are looking to the citizenry for support in not approving this zoning amendment.

Signing this agreement at this time would be at the very least, folly, and without a doubt pre-mature given the list of significant factors which require scrupulous examination to ensure the highest standards of ecological stewardship are being met.

While I am not naive to the pressure of permitting more building, there are many ways in which this can be done, including just how much more; the current plan is just one variation. A variation on exactly what theme is my fair question to you.

There are also many more years for building on the Upper Lands.

Most importantly for all, is how the specifics of this application oblige the conditions set forth in West Vancouver's Declaration of Climate Emergency. This absolutely needs to be fully disclosed to the citizens before any re-zoning amendment is entertained. This part of the globe is our responsibility.

I ask, how can we permit vast swaths of forest to be systematically extinguished at this point of ecological crisis? It does not compute.

If the 5 Creek Diversion Project offers any indication of what clear cutting steep slopes means overall, to long-time established communities downstream, then I emphatically say "no" to this project going forward. I have received no reassurance that the next-over watershed is going to be treated any differently than the brut force application of another 5' diameter stormwater pipe system.

The BC Local Government Act, Section 488 entitled 'Designation of development permit areas' reads well. I ask whether all clauses under subsection (1) are to be referenced in any Amendment Application and not just the 3 indicated?

I trust that section 489 will have application of IPCC standards to any amended re-zoning - yes?

Is it that under section 490 subsection 3) (a) the increase in height of the proposed towers -with the result of a greater number of units and therefore an increase in human density - finds justification where this additional height is put forward as a "protection of property from damage", in other words reducing the amount of land being built upon?

How do the parameters of this original zoning and this re-zoning application relate to Section 491? For instance under clause (c) what natural water courses are dedicated?

* * * * * HOUSING * * * * *

If it is about housing people, why don't we step outside the condominium tower box for a moment and look at what we already have in place, what already has full services and utilities, roads, yes, a shortage of trees in places, but there we can plant.

If we pause on this BPP Area 5 & 6 project to work out the density and the ecological concerns we could

. . . . In an atmosphere of equal opportunity, whilst outdoors people are employed to clear riparian zones and creeks and repair culverts and plant trees, why don't we also employ our lawyer citizens and articling students to get back the homes which are empty, which are held by way of proceeds of crime, which are eroding our neighbourhoods and turn them into 4-plexes, to re-sell, or to hold and rent out. This is where we could make a difference. The equal opportunity employment extends then to carpenters and other trades people to execute these discreet retro-fits.

We have everything to gain – the economy of employment and the retention of forest. 50 4-plexes equalling 200 residences, each renting for somewhere in the range of \$2500 per month would total \$500,000 per month - \$6M (6 million dollars) per annum.

I think this is such a great idea!

However if what is before us right now is not about housing, but rather a negotiated exploitation of the natural assets of this landscape and of this community in order to create more empty investment holdings, masquerading as housing, then let us be as honest as **Geoff Croll who offered clearly in his BPP statement: “we have created a perfect market item – a \$3.5M condominium for our off-shore investment market, particularly suited to the mainland Chinese clientele”**.

Including Attorney General David Eby, many people know of West Vancouver as having become a quite visible laundry.

Could it possibly be that these proposed condominium towers provide just that, at a most profitable rate, and tax base (only maybe), but at a most unprofitable cost - to our forest, our reverence for our life-supporting natural assets, and the economics of local, affordable housing.

I believe it is time for the Guinness family to show restraint, as we all must, to the glitter of too much.

To encourage and realize increased habitation to current neighbourhoods, I am wondering if consideration has been given by the District to offer a property tax break, or a rebate, for property owners who take on additional full-time residents, whether they be family or tenants?

*** * * * * MATTERS NEEDING ADJUSTMENT * * * * ***

What assurances do we have that structures are going to meet the higher BC Building Codes?
Is any form of re-zoning or amendment conditioning of up-dated standards of building? I don't know if I understand what difference in building codes and requirement to meet IPCC standards would exist if this application is

Is the current allowable mass of concrete in keeping with IPCC building standards?

What considerations have been given to mass timber construction?

How does the re-zoning amendment make possible these IPCC building standards?

We have agreed to buckle down and act with all of our intention on mitigating climate disturbance and so have you developed your own climate change mitigation strategy?

Have you been requested by the Vancouver Regional District to develop a climate change reduction strategy?

Has the BC Government mandated municipalities to develop this?

Do you agree that the first step is to retain as many trees as possible, no?

In relation to the massive compensation required for the 4 areas clear-cut of forest by BPP for their next development, why are we not planting trees NOW?! – YESTERDAY?!

If you have not instructed immediate action in the planting of trees yet, then when is that going to occur?

Is it the money? - is it not having the time? - is it fear of the eventual interruption of views?

There are areas freshly cleared of invasive species, parks like Verdun, ready to be planted, why not with Sequoia trees?

s. 22(1) has organized and rained 6 people to plant on the weekend and the samplings are ready. She has made this all available, but from the Head of Environment at the District she has been met with an abrupt closing of the door on this season, with a suggestion of 1 year from now.

Regarding Community Plans – I would like to draw your attention to the beautifully eloquent website of the Musqueam Nation, to read their spiritually rich Comprehensive Community Plan, which even in it's title for me creates an embrace rather than the divide and separation that can be associated with 'Official', as in Official Community Plan and offices.

*

*** * * * * RECONCILIATION PRIOR TO INFORMED CONSENT * * * * ***

read to you a quote by a local, avid mountain biker published in a recent media article following the recent return of lands to the Squamish Nation. This land trade was negotiated in order to gain approval from the Squamish Nation for the liquified fractured gas project of Woodfibre LNG Ltd.

“I thought about all the times I’d gone for a ride with little knowledge about the trails and the land they are built on. I thought about the role recreation has played in the bloody history of colonialism. From national parks to cottage country, to ski hills and country clubs, Indigenous peoples have been systemically removed from their lands to make way for euro-centric ideals of conservation and recreation.

We like to think we’re just getting out for a bike ride or a hike or a paddle on a lake, but every time we step out of our door we’re participating in an explicit political act, built atop hundreds of years of history that we can’t pretend simply doesn’t exist.”

I cannot think of a statement more accurate or more succinct.

The original expropriation of these lands from the First Nations living here -the Squamish, Musqueam and Tsleil-Waututh- was through the imperious actions of King George V -who was king of the United Kingdom and the British Dominions (and Emperor of India)- and his son Edward VIII.

In speaking of the history of these lands with members of the Squamish Nation, it was a blood-bath here. It was what colonialists did – over this entire country. I am sure it was no secret to Mr. Taylor and the Guinnesses what had taken place on these lands for them to have become purchasable real estate. How lovely though to be deemed bankruptcy saviours and carry on.

Now THERE is an inconvenient starting point to history.

The convenient, riddled with denial starting point of history, which according to the municipal archivist who recently confirmed here in Chambers, is about 1928, when The District was, “saved from bankruptcy“ by selling land to British Pacific Properties Limited. But this land had been expropriated by the Crown.

And so I put it to you Mayor, Council and staff; that here in 2019, the opportunity has arrived to put an end to denial; we are assembled to make the right decision together in relation to further development of lands “owned” by BPP, with the Declaration on the Rights of Indigenous People as key ~ Reconciliation starts with each one of us, each District.

Please address the importance of embracing the United Nations Declaration on the Rights of Indigenous People and if you have not yet welcomed input from the Squamish, Tsleil Waututh, and Musqueam people on this proposal then it is time now to act. It is time to go deeper, more meaningfully, with increased integrity – District government and BPP alike.

What honest, reconciled, respectful starting point will you insist upon as the history of these lands, for both the archives and as the informational framing to be applied to all developments of these north shore lands, past, present and future?

Before you answer that question, may I suggest you consider prior to 1792, prior to the arrival of Captain George Vancouver?

1610-20-5044/5045

From: [Redacted] s. 22(1)
Sent: Wednesday, December 4, 2019 6:01 PM
To: Mayor and Council
Subject: support for the rezoning application for Areas 5 and 6 at Rodgers Creek

Dear Mayor Booth and Council,

As someone who lives and works in West Vancouver, I am writing to express my written support for the rezoning application for Areas 5 and 6 at Rodgers Creek.

In discussions I have learned that this proposal is aligned with the District's new OCP, which recognizes the importance of creating housing opportunities for the "missing middle", there is no additional 'for sale' floor area, more than 58% of land is protected green space and the project will deliver more than \$13 million in community amenity contributions. These are all amazing reasons to approve it.

As well, looking forward as a father of [Redacted] s. 22(1) who have been raised in this community and love this community and would want to live her one day, I think it's great that rental housing is now being proposed for Rodgers Creek. We need better housing options to allow up and coming families an opportunity to live in West Vancouver.

As a person who has been in the [Redacted] s. 22(1) for most of my career, I am aware that building affordable housing opportunities in West Vancouver will actually decrease traffic, rather than add to it. The gridlock we see is partly because we lack housing options for people earning moderate incomes in DWV and as a result, our roads are becoming more and more crowded with commuter traffic. As well, younger individuals who are more likely to rent or live in smaller houses are much more likely to take transit and will increase the ridership necessary to justify more service from Translink.

Mayor Booth and Councillors, please vote in support of advancing this application coming before you for formal consideration tomorrow evening.

Thank you,

[Redacted] s. 22(1)

West Vancouver, BC

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 18, 2020 11:00 AM
To: MayorandCouncil
Subject: California's Housing Crisis: How a Bureaucrat Pushed to Build - The New York Times

Your Worship,

The above captioned NY Times article is a cri de coeur pro development density on marginal privately owned lands to address housing demand that is unfilled in urban/suburban settings because of opposition from residents. The article describes one developers eight year quest to build residential housing on land he owns adjacent to a San Francisco Bay Area Rapid-Transit station. Local residents opposed both the original high density development (315 apartments) and the alternative scaled-down 44-unit single family residential proposal and community benefits package negotiated by the City Manager and the developer. Their story has parallels to the recently proposed but ultimately turned-down "Tantalus Gardens" multifamily residential development at Nelson St. and Rosebery Ave. on the site of the former Anglican Church.

<https://www.nytimes.com/2020/02/13/business/economy/housing-crisis-conor-dougherty-golden-gates.html>

The arguments pro development by out-of-area civil activists mirror arguments advanced by Council members supporting higher density development amendments to the OCP and through innovations such as Local Area Plans for Horseshoe Bay village and the Taylor Way corridor south of Inglewood Avenue. The arguments contra development by residents of the suburb are largely identical in kind to the arguments advanced against the "Tantalus Gardens" development proposal by local area residents, namely that the development proposal even in the scaled down version would alter the character of the local neighbourhood to the detriment of land values and neighbourhood ambience, etc.

The opposition to the "Tantalus Gardens" development went a step further and asserted that the development would be better suited to a site located in Horseshoe Bay village without troubling to note that the proponent owned the land on which he proposed to build and that there was no comparable site within the village suitable and concurrently available. This is alternatively BANANA or NIMBY or both.

Today, we have a crowd of out-of-area residents pulling for a neighbourhood plan for Horseshoe Bay village densification with 'blue-sky' proposals of multifamily development of mid-rise apartment towers (greater than 5-stories), low-rise multifamily residential buildings (less than 5 stories) where currently stand owner-occupied duplex residences on privately owned lands, along with other top-down innovations in the hope that it will avoid Council-sponsored high density development in their own neighbourhoods.

There being more voices in total from outside Horseshoe Bay village than are found inside, i.e., resident in, Horseshoe Bay village, the writing is on the wall in the Biblical sense, almost surely. Horseshoe Bay village and its current residents will be the sacrificial goat in this exercise of densification. But that is the nature of majority-rule democracy, is it not?

'Needs must', you reply. Indeed. The sacrifice of the few to benefit the many is a time tested social principle, especially when it is the other guy's sacrifice and your benefit (figuratively, as you will understand intuitively, and meaning no disrespect to your person or position). Similar arguments were advanced to justify Indian reservations and the displacement of the local indigenous communities to those reserved lands to facilitate industrial and municipal real estate development pro the larger social purpose of provincial development and population growth. Parallel arguments were made to facilitate development of marinas in estuaries, such as at the site of Thunderbird Marina in Fisherman's Cove. Salmon don't vote, and they don't pay property taxes. The

indigenous population didn't vote or pay property taxes (they were denied the right to own private land, though "Hawaiians" could do so and did).

The residents of Horseshoe Bay village are not in a similar position, though they form a small and not so vocal minority in the milieu called West Vancouver. The best they can hope for is a reduced scale redevelopment that is sympathetic to their concerns over neighborhood character, ambience, and privacy going forward.

Development will undoubtedly alter the fabric of our community in due course. The question to be asked and answered is whether it will be by the sledge hammer of government fiat, or by other more amenable and less disruptive means. Who will lead this transformation--those in the majority who do not have skin in the game, or those in the minority whose homes and properties are at risk of forfeit?

The answer is, as always, determined in the final inning by a vote on a resolution of Council.

Your servant,

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [Redacted] s. 22(1)
Sent: Friday, February 21, 2020 9:48 AM
To: MayorandCouncil
Subject: Gateway Residences seeks your support
Attachments: [Redacted] Letter to WV Mayor and Council.pdf

Please find attached our letter of support for this zoning and development application amendment.

Sincerely,

[Redacted] s. 22(1)

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

s. 22(1)

WEST VANCOUVER, BC, s. 22(1)

s. 22(1)

Thursday, February 20, 2020

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

By e-mail only:
MayorandCouncil@westvancouver.ca

Dear Mayor and Council:

Re: Gateway Residences at 707 & 723 Main Street, WV

We are writing in support of the request by Park Royal management to amend their proposal for the above captioned development.

We understand that the additional rental units will be modest sized 2 bedroom apartments suitable for people downsizing, such as ourselves, and for which there is a severe lack in the district.

We are also supportive of the clustering of residential apartment units at this public transport hub which would render the individual ownership of a private vehicle unnecessary which will help to mitigate the effects of atmospheric pollution and thus lessen the major contributor to climate change.

For these and other reasons we urge you to approve their application to have the proposed zoning and development details amended.

Sincerely,

s. 22(1)

1010-01

From: Stephanie Rozario <info@westvanchamber.com>
Sent: Friday, February 21, 2020 3:53 PM
To: MayorandCouncil
Cc: Rick Amantea
Subject: re: Gateway Residence - Letter of support
Attachments: Gateway Residence - WVCC letter of support.pdf

Dear Mayor and Members of Council,

Please find our letter of support attached for the proposed Gateway Residence at 707 & 723 Main Street, at Park Royal.

Many thanks,

Stephanie Rozario
General Manager

2235 Marine Drive, West Vancouver, BC, V7V 1K5
604-926-6614
Membership · Events · Business
www.westvanchamber.com



West Vancouver

Chamber

Of Commerce



*Serving the Communities
Of West Vancouver And Bowen Island*

February 20, 2020

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

Subject: Proposed Zoning and Development Amendment for Gateway Residences at 707 & 723 Main Street

Mayor and Members of Council,

Founded in 1952, the West Vancouver Chamber of Commerce has more than 300 member-businesses and is active in all business areas of the District of West Vancouver and Bowen Island. The Chamber is dedicated to being a source of support, education and opportunity; and a strong and respected voice for participating business people in our community.

In order to ensure that our advocacy in this matter is objective, the Chamber has received and reviewed the initial request independently in absence of any member who is employed by or affiliated with the proponent. The Chamber Board of Directors has subsequently approved recommendation to support the proposed Gateway Residence request for zoning and development amendment at 707 & 723 Main Street, at Park Royal.

The Chamber has good reason to support this proposal, as we believe it will contribute to the health of the overall business community and more specifically expand the availability of choice of housing with the additional 95 residential rental units. With the employment crisis on the North Shore the additional rental units will attract employers and employees into our community. The majority of the units are two bedroom/two bath catering to young professionals.

The need for increased housing types and rental units is embedded in the current OCP, Council Priorities and community goals/needs that helps meet West Vancouver's Regional growth commitment of 500 rental units by 2041. The new rental units will help address .6% vacancy rate in West Vancouver reported in 2018.

With no additional parking added, reducing the car ratio to residential to .6, it is the lowest in West Vancouver and significantly reduces GHG emissions when compared to other developments that have higher car to unit ratios. All parking stalls are de-coupled from the residential units, providing occupants the choice to have a car or thus reducing costs and increasing attainability. The units are in immediate proximity to West Vancouver's major public transportation hub including the new RapidBus. There are also 9 car share stalls available to the general public offering West Vancouver residents another choice other than owning a car plus the first public end of trip cycling facilities in West Vancouver.

1 of 2



With Council's Climate Emergency declaration this project is aligned with the environmentally sensitive outcome by the reductions in GHGs, embodied energy and no additional land required. Its sustainable design is built to LEED Gold standards, Step Code 3, and adheres to Smart Growth principles. There is no increase in impermeable surfaces or storm water run-off and no increase in heat island effect otherwise attributable to new developments. Gateway Residences is surrounded by amenities, shopping and entertainment as part of a complete and walkable neighbourhood.

The Gateway Residences proposal is aligned with a number of community needs expressed in the West Vancouver Community Foundation Vital Signs report. The application responds to the need for greater socioeconomic diversity in our community and will provide much needed housing options for the missing generation and young families, contributing to a more inclusive, livable and welcoming community. The 11 Supportive Housing Units provided as a Community Amenity Contribution, is a first in West Vancouver and District will own the units. A 7,000 square foot Childcare facility will help the working families and provides a considerable Community Amenity Contribution.

To date, \$21,314,460 in Community Amenity Contributions made to the District with more contributions attributed to the additional 95 units making the total contributions the highest paid in West Vancouver, plus there will be additional Development Cost Charges and additional Property Taxes.

The West Vancouver Chamber of Commerce has expressed its support for the District's Economic Development Plan. We are pleased to see that the proposal aligns with this Plan. The Chamber believes future success will be dependent on continuing to create a vibrant business community that will provide a safe and exciting environment for the public. A fundamental part of achieving this success is the introduction of new mixed-use projects, which the Chamber strongly encourages.

The West Vancouver Chamber of Commerce believes this proposal, with its commercial area and mixed-use housing will be of benefit to both business community and the District.

Yours Truly,

s. 22(1)

Holly Kemp
Chair of the West Vancouver Chamber of Commerce
On behalf of the 2020 Board of Directors

cc. Rick Amantea, Vice President, Community Partnerships & Development, Park Royal

2 of 2

From: [Redacted] s. 22(1)
Sent: Friday, February 21, 2020 10:06 AM
To: MayorandCouncil
Subject: NOT AFFORDABLE !!

\$1840 / 433ft² - Beautiful Studio in Adult Oriented Building

Please read the Ad below which I have copied and pasted from Craigslist (Properties to rent section). Although I do realize that this new apartment building is in North Vancouver, the same principle applies to new rental stock being built in West Vancouver. \$1840 for a Studio suite is obscene by anyones' measure and all the Seniors that I know, who live on fixed incomes thought that this was a joke until they realized that it is actually the reality of renting now on the North Shore. It is not too often you see an Ad where they are willing to discount the rent FOR A YEAR - maybe if they weren't so unrealistic in what they were asking, people could afford to rent there and their suites would not be sitting empty. I am not against building new rental stock on the North Shore BUT there is absolutely no point in building it IF IT IS NOT AFFORDABLE. How much income do these Developers think that an average working person or a senior has to pay their rent?

Copy of Ad.....

Be the first to live in this brand new adult-oriented rental building. Located in Lions Gate Village, Capilano Residences are the quintessential West Coast homes in their design and their exceptional location. This is a rare opportunity to be surrounded by nature while still being in an urban setting. Suites feature finishes rarely found in a rental. Your brand new home boasts an open concept living room and kitchen, high-end appliances & a rain shower.
FOR A LIMITED TIME SIGN A 1 YEAR LEASE FOR A STUDIO SUITE AND RECEIVE \$250 OFF EACH MONTH FOR THE FIRST 12 MONTHS. THAT'S A TOTAL DISCOUNT OF \$3000! *
**Offers subject to final signed lease by both parties commencing March 1, 2020 or sooner. To qualify for a suite in this boutique tower, one Resident must be 55 years of age or older. The landlord reserves the right to make changes and modifications to the information contained herein. Offers subject to change without notice.*

Thank you for reading this,

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

From: [Redacted] s. 22(1)
Sent: Friday, February 21, 2020 11:18 AM
To: Mayor and Council
Subject: West Vancouver Must Adopt Higher Climate Targets

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

[Redacted] s. 22(1)

North Vancouver, BC
Canada

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, February 21, 2020 12:50 PM
To: MayorandCouncil
Subject: Adopt the IPCC targets

1610-20-5054(5055)5056

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

[REDACTED] s. 22(1)

BC
Canada

From: [Redacted] s. 22(1)
Sent: Friday, February 21, 2020 3:05 PM
To: MayorandCouncil
Subject: Step Code is a climate solution

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

[Redacted] s. 22(1)

West Vancouver

1610-20-5054/5055/5056

From: [Redacted] s. 22(1)
Sent: Friday, February 21, 2020 3:44 PM
To: MayorandCouncil
Cc: [Redacted] s. 22(1)
Subject: DWV Public Hearing, Monday, February 24, 2020 - Climate Emergency Response - Bylaw and Policy Amendments

Dear Mayor and Council,

I am in full support of the recommended bylaw and policy amendments under the OCP, Zoning Bylaws and Building Bylaws. The purpose is clear – to lower the carbon intensities of buildings and transportation, revise transportation mode baseline and targets, and amend vehicle parking requirements. These recommendations reflect WV’s Climate Emergency declaration and WV’s CEE Plan – *both unanimously approved by Council* - provides the technical conversion of existing policies to bylaws to ensure harmonization, and reflects today’s transportation realities of electric vehicles and movement to active transportation – walking, biking and transit.

The Building Bylaw changes creates more options for builders to select the best energy efficient system and does not lock them into one solution. Technology is rapidly changing in this field - we need to allow builders to be nimble in selecting the best solutions for energy efficiencies.

I am in full support of District’s move to adopt the IPCC energy emission reduction goals of 45% below 2010 levels by 2030 and 100% by 2050 or sooner. This will put DWV in alignment with the ‘rest of the world’ and will encourage WV to focus on the reality of a zero emissions target.

These bylaw and policy changes continue to expand and to strengthen the approach created by our 2016 CEE Plan to create a *‘better climate and better community’*. West Vancouver can and should be a leader in these creative and critical initiatives in response to our declared Climate Emergency. I believe that West Vancouver must do everything we can to meet the zero emission target, which will require Council to make difficult decisions. I believe we don’t have a choice if we have any hope of meeting the required energy emission targets. You may also recall from our CEE Plan report that lowered GHG emissions has many co-benefits – these changes will create a healthier environment which equates to healthier residents, and it should save us some money – I don’t see a downside to these decisions.

I agree with staff comments on the urgency of these decisions: that *‘District must increase the extent and accelerate the timing of its policy implementation given the understanding that community GHG reductions must be realized sooner than modeled in our 2016 CEE Plan report to avoid the most far-reaching effects of climate change’*. Congratulations to staff and Council for moving so quickly to introduce these necessary changes. Well done. Let’s keep solutions to our Climate Emergency moving ahead quickly.

Thank you,

[Redacted] s. 22(1)

WV

1610-20-5054|5055|5056

From: [Redacted] s. 22(1)
Sent: Saturday, February 22, 2020 9:24 AM
To: MayorandCouncil
Subject: Mondays Council meeting
Attachments: Mayor and Council 24 02 20.docx; Mayor and Council 24 02 20 Budget.docx

I have attached two letters for Monday's Council meeting agenda and the Public Hearing: one on the budget and one on the Public Hearing for the OCP and zoning changes.

[Redacted] s. 22(1)

[Redacted] s. 22(1)

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

[Redacted] s. 22(1)

s. 22(1)

West Vancouver

BC

s. 22(1)

February 21, 2020

Mayor and Council

I am writing in support of the OCP and zoning bylaw amendments that have been put forward by your Planning Department to help address the Climate Emergency.

These important changes will bring West Vancouver in line with other municipalities in responding to the Climate Emergency. It will enable staff to implement many of the measures that were recommended in the 2016 Community Energy and Emissions Plan.

In order to meet the new target reduction in GHG's of 75% from 2010 by 2041 Council will need to be courageous and forward thinking as projects come forward for approval because there will always be voices against any change to the status quo.

In particular there needs to be a significant increase in multi-family housing from the present 2:3 to 50:50 multi to single family ratio. These increases ideally need to be located close to transit corridors.

Also of note is the increase required in trips by walking, cycling or transit from those in cars 26% to 34%. This is another issue where initiatives come forward to Council that address the gap will be opposed by self-interested groups. In particular the B-line needs to be extended to Dunderave and park and ride facilities need to be provided around the transit stops.

Yours truly

s. 22(1)

s. 22(1)

West Vancouver

BC

s. 22(1)

February 21, 2020

Mayor and Council

I am writing in support of the 1% levy in the proposed tax increases for this year's budget. As a taxpayer I am more than happy to contribute roughly the cost of a cup of coffee per month towards helping to fight climate change. Indeed I would be happy to contribute more than that to help address the Climate Emergency that we as a community and others in the world that are less well off are facing.

I believe that the expenditures that would be made under this budget line item should be reported on separately in budget updates.

Yours truly

s. 22(1)

From: [Redacted] s. 22(1)
Sent: Saturday, February 22, 2020 10:49 AM
To: MayorandCouncil; MayorandCouncil
Subject: RE: Support

February 22, 2020

Mayor and Council

I am writing in support of the OCP and zoning bylaw amendments that were put forward by the Planning Department to assist in addressing the Climate Emergency.

These changes are important and can bring West Vancouver in line with the other municipalities who are also addressing the Climate Emergency.

The staff will be enabled to implement many of the measures that were recommended in the 2016 Community Energy and Emissions Plan.

The Council will need to be courageous and forward thinking as projects come forward for approval as there will always be those who are against change to the status quo.

There needs to be a significant increase in multi-family housing from 2:3 to 50:50 multi to single family ratio. These increases need to be located close to transit corridors ideally.

I also add my letter in support of the one per cent levy in the proposed tax increases for this year's budget and the expenditures made under this budget line be reported separately in budget updates.

Thank you,

[Redacted] s. 22(1)

West Vancouver BC

[Redacted] s. 22(1)

1610-20-5054/5055/5056

From: [Redacted] s. 22(1)
Sent: Saturday, February 22, 2020 11:47 AM
To: MayorandCouncil
Cc: [Redacted] s. 22(1)
Subject: Zoning& Budget
Attachments: Mayor&Council2020Feb24OCPZoning.docx; Mayor&Council2020Feb20Budget.docx

Please see attached letters.

Thanks,

[Redacted] s. 22(1)

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

CANADA

[Redacted] s. 22(1)

s. 22(1)

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

February 21, 2020

Mayor and Council

I am writing in support of the OCP and zoning bylaw amendments that have been put forward by your Planning Department to help address the Climate Emergency.

These important changes will bring West Vancouver in line with other municipalities in responding to the Climate Emergency. It will enable staff to implement many of the measures that were recommended in the 2016 Community Energy and Emissions Plan.

In particular there needs to be a significant increase in multi-family housing from the present 2:3 to 50:50 multi to single family ratio. These increases ideally need to be located close to transit corridors.

Also, to reduce trips made in cars, there are increased requirements for trips by walking, cycling or transit from 26% to 34%. In particular the B-line should be extended to Dundarave, and park and ride facilities need to be provided around the transit stops. This is another issue that has been opposed by self-interested groups.

To meet the new target GHG reduction of 75% from 2010 by 2041 Council will need both courage and forward thinking for approval of projects to counter ever-present voices against any change in our community.

Yours truly

s. 22(1)

s. 22(1)

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

February 21, 2020

Mayor and Council

I am writing in support of the 1% levy in the proposed tax increases for this year's budget. As a taxpayer I am more than happy to contribute roughly the cost of a cup of coffee per month towards helping to fight climate change. Indeed I would be happy to contribute more to help address the Climate Emergency that we as a community and all others in the world are facing.

Indeed for emphasis, such expenditures under this budget line item should be singled out separately in budget updates.

Yours truly

s. 22(1)

1610-20-5054|5055/5056

From: [REDACTED] s. 22(1)
Sent: Saturday, February 22, 2020 5:03 PM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: creating a better world

To Mayor and Council,

As a municipal government, when you make a decision that will improve our environment and reduce GHG emissions, please remember that these positive decisions will help to create a better world.



Thank you,

[REDACTED] s. 22(1) WV

1610-20-5054/5055/5056

From: [REDACTED] s. 22(1)
Sent: Sunday, February 23, 2020 9:48 AM
To: MayorandCouncil
Subject: Zero-emission buildings are our future

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

[REDACTED] s. 22(1)

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

1610-20-5054/5055/5056

From: [Redacted] s. 22(1)
Sent: Sunday, February 23, 2020 11:31 AM
To: MayorandCouncil
Subject: Climate Emergency Response - Feb 24 Public Hearing

Hello Mayor and Council,

I am writing today to ask you to vote for the proposed amendments. I support your actions in pursuing a sustainable and live-able future for myself and my generation. The proposed by-law amendments are an important step in reducing the emissions of green house gases by West Vancouver municipality, businesses, and residents.

While some may see these changes as unrealistic, I would like to again remind you about my sole reliance on public transit. Increasingly, my generation and others, such as my father [Redacted] s. 22(1) see public transit, walking, and cycling as their main forms of transportation. Reducing the government expectations of car use, and instead starting to further support environmentally-conscious forms of transportation are how West Vancouver will continue to grow, thrive, and be such a great place to live.

I am sadly unable to attend the public hearing, as I am [Redacted] s. 22(1) However, I would like to finish by restating the immense pride I have in my community and my government for moving forward on fighting the Climate Crisis. You are the people who will decide the future of our planet. The consistent attention to these changes are the way that we can have a future.

With immense gratitude,

[Redacted] s. 22(1)

On Unceded territory of the Musqueam, Squamish, and Tsleil-Waututh Nations

[Redacted] s. 22(1)

West Vancouver, BC

[Redacted] s. 22(1)

1610-20-5054/5055/5056

From: [Redacted] s. 22(1)
Sent: Sunday, February 23, 2020 12:11 PM
To: MayorandCouncil
Subject: Public Hearing: climate Emergency Response By-Law Amendments

Dear Mayor and Council Member

WV council committees have done such good work historically especially with the CEEP Report. I urgently suggest that you take actions to implement the reports recommendations. I heartily support the by-law amendments . We have no time to lose to address the Climate Crisis.

Sincerely

[Redacted] s. 22(1)

WV [Redacted] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Sunday, February 23, 2020 7:57 PM
To: MayorandCouncil
Subject: strong support for Council climate actions

Importance: High

Hi

I am writing to express strong support for Council to pass the motions before them for action at February 24, 2020 Council meeting, on the climate emergency.

We absolutely **must** lower our GHG emissions and look for any possible opportunity to do so. Your plan for a climate response levy is needed and must be implemented/passed as well.

[Proposed 2020 Operating & Capital Budgets](#) (File: 0860-30)

RECOMMENDATION

THAT as described in the report dated February 4, 2020 regarding 2020 operating and capital budgets

1. the proposed 2020 operating levy increase of 3.74% be approved,
2. the proposed 2020 asset levy increase of 0.50% be approved, and
3. the proposed 2020 natural capital/climate response levy of 1.00% be approved.

I applaud your forward looking consideration of this emergency, now we need the Action (and passed Motions).

Please be brave, listen to your supporters and those who care for a clean inhabitable earth.

With best wishes,

[Redacted] s. 22(1)

North Vancouver, British Columbia

[Redacted] s. 22(1)

1610-20-5054|5055|5056

From: [Redacted] s. 22(1)
Sent: Sunday, February 23, 2020 9:25 PM
To: MayorandCouncil
Subject: Support of the Bylaw #5055, 2020 & 5056, 2020

Hi Mayor and Council - I would like to voice my support for both proposed by-laws above as part of the climate emergency response.

We need to take action now to deal with the climate emergency, and increased biking and use of EV's has to be part of the solution.

I hope this is just the beginning of tactical steps to make the plan a reality.

As always, thanks for your efforts.

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

Regards,
[Redacted] s. 22(1)

1610-20-5054/5055/5056

From: [REDACTED] s. 22(1)
Sent: Sunday, February 23, 2020 9:37 PM
To: MayorandCouncil
Subject: Support of the Bylaw #5055, 2020 & 5056, 2020

Good evening Mayor and Council,

I would like to voice my support for both proposed by-laws above as part of the climate emergency response.

We need to take action now to deal with the climate emergency, and increased biking and use of EV's has to be part of the solution.

I hope this is just the beginning of tactical steps to make the plan a reality.

As always, thanks for your efforts.

s. 22(1)



1610-20-5054/5055/5056

From: [Redacted] s. 22(1)
Sent: Monday, February 24, 2020 6:34 AM
To: MayorandCouncil
Subject: Bike parking requirements

Updated bicycle parking requirements and standards are urgently needed in North Van and West Van. I support West Van council working with HUB North Shore on proposed building bylaw no. 4400, 2004 and bylaw amendment no. 5056, 2020.

Thank you,
[Redacted] s. 22(1)

This email may contain information that is confidential. If you are not the intended recipient you may not distribute or copy this email or any attachments. If you have received this email in error, please notify the sender and delete this email and attachments from your system immediately. Thank you.
[Redacted] s. 22(1)

North Vancouver

1610-20-5054/5055/5056

From: [Redacted] s. 22(1)
Sent: Monday, February 24, 2020 7:17 AM
To: MayorandCouncil
Subject: Climate Emergency

West Vancouver should adopt similar goals to the City of Vancouver.

In fact all of MVRD municipalities should have a common Climate Emergency.

On Transportation side WV could produce a new Transportation Plan

1. Establish a mode share goals for 2030
2. Transit/walking/rolling/cycling share to be at least 50% by 2030.
3. All buses should be electric/battery by 2035 with 75% by 2030.
4. WV to get out of the Blue Bus Service (the buses are not painted blue anymore)
5. Transit On Demand to be provided on all routes except the ones to Vancouver and HS Bay.
5. Fare-Free Transit System by 2030, Free Transit for kids and youth under 18 to start Sept. 2020.

yours truly

[Redacted] s. 22(1)

Vancouver BC

[Redacted] s. 22(1)

1610-20-5054/5055/5056

From: [REDACTED] s. 22(1)
Sent: Monday, February 24, 2020 9:59 AM
To: MayorandCouncil
Subject: West Vancouver let's seal the deal

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

[REDACTED] s. 22(1)

Canada

1610-20-5054/5055/5056

From: Graham Mclsaac [REDACTED] s. 22(1)
Sent: Monday, February 24, 2020 11:06 AM
To: MayorandCouncil; Peter Lambur; Craig Cameron; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Re Climate Emergency and various by law changes - PUBLIC HEARING TONIGHT

Good morning,

I noted an 88 page report on these changes in the Council Materials issued last week.

I also noted that actual proposed by law changes are going to public hearing tonight and constitute another 114 pages of materials. I have been travelling and may well have missed the notice of the public hearing.

I, as a resident, only became aware of the proposed changes last week. I wonder how many residents are fully aware and understand the implications of these changes. I wonder how you yourselves can have had time to review the 202 pages(although you may have received earlier).

This is also being presented at the same time as the 2020 budget which obviously takes staff time, Council time and the time of busy residents.

A few questions:

- A) What was consultation process with residents and construction industry of these by laws prior to coming forward for public hearing?
- B) I see no outline of costs to DWV of these new by laws and any implications on additional cost burden to DWV departments in planning, by law enforcement etc? Perhaps I missed that. I assume as not mentioned zero?
- B) I see no outline as to how these revised building by laws will impact timing re obtaining planning approval, cost of construction on a building etc- I assume you know this and have consulted with experts in the industry on this? Assume since not mentioned in the report also zero?

My request is that given the short notice most residents have received on these voluminous documents that you extend the period for the public to provide their views to you. I think the public should also fully understand the implications of costs to DWV and residents.

Thank you,

Graham

Graham Mclsaac
[REDACTED] s. 22(1)

West Vancouver
[REDACTED] s. 22(1)

No need to redact my name.

1610-20-5054/5055/5056

From: [REDACTED] s. 22(1)
Sent: Monday, February 24, 2020 12:17 PM
To: MayorandCouncil
Subject: Adopt IPCC climate targets and Step 5

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
ent: Monday, February 24, 2020 4:53 PM
To: MayorandCouncil
Subject: Climate Emergency -- Bylaw and Policy Amendments
Attachments: Energy Step Code ECM GHG Abatement Cost.pdf; Energy Step Code ECM GHG Abatement Cost Table.pdf; Net Present Value of ECMs CZ4 Steps 2-5.pdf; Heat Pump System Operating Modes.pdf

Your Worship,

In reference to Mr. C. Miller's report to council recommending amendments to the Official Community Plan, the Zoning Bylaw, and the Building Bylaw, the following observations and conclusions are respectfully submitted for your consideration. The submission is organized by principal topic and labelled numerically for ease of reference.

1. Climate Change Emergency and West Vancouver's Residential Buildings' Green House Gas Emissions Relative to Global Green House Gas ("GHG") Emissions for the Year 2012

The provincial government's CEEI statistical database gives as West Vancouver's GHG emissions for the calendar year 2012 (the latest available verified data source) the figure of 99,394,000 metric tons of carbon dioxide gas equivalent ("tCO₂-eq.") in total from all energy sources, and a figure of 92,308,000 tCO₂-eq. for emissions from natural gas fired stationary residential heating appliances during 2012.

In contrast, the U.S. Department of Energy gives for the total global GHG emissions in calendar year 2012 a figure of 36.135 billion tCO₂-eq.

In terms of proportions, West Vancouver's GHG emissions from natural gas stationary residential heating appliances for 2012 in relation to 2012 global GHG emissions stood at three parts per million (3 ppm).

In terms of percentages, West Vancouver's GHG emissions in 2012 were three-ten-thousandths of one percent (0.0003%).

The significance of the foregoing stated proportion (percentage) stand in stark contrast to Council's resolution that the District is in a "Climate Change Emergency", and the subsequent Council resolutions for immediate action to accelerate transformation of the District's energy and transportation infrastructure and residential and commercial building inventory to eliminate the emission of GHGs by 2030-40 which have given rise to Mr. Miller's proposed amendments of the OCP, Zoning Bylaw and Building Bylaw.

Whether or not the District is or is not in the grip of a "Climate Change Emergency", the measures proposed by Mr. Miller in his report to Council will have no discernable effect on the trajectory of the Earth's climates or global average troposphere temperature now or in the future.

Three parts per million (3 ppm), or three-ten-thousandths of one percent (0.0003%) representing the District's residential heating GHG emissions from 9,840 single-family dwellings (57.6%), 565 semi-detached dwellings (3.3%), 360 row-house dwellings (2.1%), 1,365 duplex apartment dwellings (8%), 3,445 dwellings in apartment buildings

of 5 or more storeys (20.2%), 1,445 dwellings in apartment buildings of 4 or fewer storeys (8.8%), and 5 mobile dwellings (0.03%), relative to total global GHG emissions make a vastly insignificant contribution (if any) to climate change risk.

In short, if we could eliminate the District's residential heating energy GHG emissions by waving a magic wand, the elimination of those emissions would not alter the future trajectory of global atmospheric and oceanic average temperatures or materially alter the risk of climate change on local or regional communities that matter the most to our well-being and continued prosperity.

Driving the District's housing stock to a "net-zero GHG emissions" posture achieves little or nothing in terms of altering the trajectory of global climate or global warming, but does adversely affect social welfare locally.

2. Adoption of the BC Energy Step Code's Step 3 and Step 5 for New Residential Buildings under Part 9 of the BC Building Code is Welfare Diminishing.

BC Housing published results of an analysis of the BC Energy Step Code's performance and cost metrics for several thousand different configurations of energy conservation measures ("ECM", singular, or "ECMs", plural) that achieved the Code's energy intensity and air-change (infiltration) criteria for each of the five steps comprising the Energy Step Code. The original publication date was 2017, and the latest revised analysis was published in October of 2018.

The results spanned several measures of efficiency, cost-effectiveness, and GHG abatement cost. The analysis demonstrates that (1) the Energy Step Code is not economically efficient, and (2) the Code is not social welfare improving for Part 9 Buildings except for 4-storey multiple-unit residential buildings in Climate Zone 4 (Vancouver).

For single-family residential dwellings, the Energy Step Code is welfare diminishing at all Energy Steps 2 and higher. BC Housing's analysis indicates that for this category of residential housing, the energy cost savings generated by the ECMs were insufficient to produce a positive rate of return at any of the energy step levels 2 through 5. The reported highest net present values were uniformly negative for the single-family residential dwelling archetypes examined by BC Housing and reported in the 2018 publication. BC Housing used a 3% per annum real rate of interest in the discount factor and a twenty-year planning horizon with no sustaining capital investments and no terminal year capital recovery value. BC Housing asserts that these assumptions are reasonable.

The undersigned applied an ordinary least-squares regression analysis on the net present value results provided by BC Housing in the 2018 report at Table 33, and determined that except for a real interest rate of negative 4.75% per annum for Steps 2 and 3, and a real interest rate of negative 6% per annum for Step 4, the net present value of the energy cost savings relative to the capital cost of the related ECMs is below zero for all higher real rates of interest. The analysis leads to one and only one conclusion, namely, adoption of the Energy Code Steps 2 through 5 diminishes social welfare.

Social welfare is diminished when a regulator or a local government forces the adoption of regulations or measures that when implemented do not yield a rate of return that is commensurate with the rate of return the citizen could obtain in an alternative employment of his or her capital.

A net present value measure is an appropriate and accepted metric for determining whether a regulation or a measure is welfare improving or welfare diminishing. If the net present value is negative (positive) then social welfare is diminishing (improving).

Adoption of Step 3 for Part 9 residential buildings by the District of West Vancouver, the District of North Vancouver, and the City of North Vancouver (excepting residential buildings of 1200 square feet or smaller), is social welfare diminishing.

Adoption of Step 5 for Part 9 residential buildings by the District of West Vancouver further impairs social welfare.

3. Minimum GHG Abatement Cost Achievable by Energy Conservation Measures ("ECMs") for Part 9 Single-family Residential Buildings for Energy Code Steps 2 to 5 Exceed the Federal 2022 Carbon Tax by \$150 to \$600 per Metric Ton of Carbon Dioxide Equivalent.

BC Housing estimates, at Table 32, the minimal GHG abatement costs achievable in single-family residential dwellings for four archetypes. The abatement costs range from a low of \$185 per tCO₂-eq. to a high of \$639 per tCO₂-eq. See the abridged table below.

The highest minimal GHG abatement costs are incurred in the Small single-family dwelling archetypes at each Energy Code Step level. The Small SFD archetype has a floor area of 1,100 square feet of conditioned space.

The minimal GHG abatement cost results reported by BC Housing compare unfavourably with the present day social cost of carbon as determined by the federal government. The federal carbon tax of \$50 per tCO₂-eq. (for year 2022) is the federal government's estimate of the social cost of carbon for Canada.

GHG abatement costs that exceed \$50 per tCO₂-eq. at this time are social welfare diminishing. A rational actor would avoid investing in any measure that yielded a GHG abatement cost in excess of the contemporaneous social cost of carbon, such as the ECMs that BC Housing's analysis and report describes for Energy Code Steps 2 to 5.

In Conclusion

The proposed measures set out in Mr. Miller's report to Council tonight are social welfare diminishing.

The proposed measures set out in Mr. Miller's report will if enacted have no significant or material effect on the course of global warming or climate change.

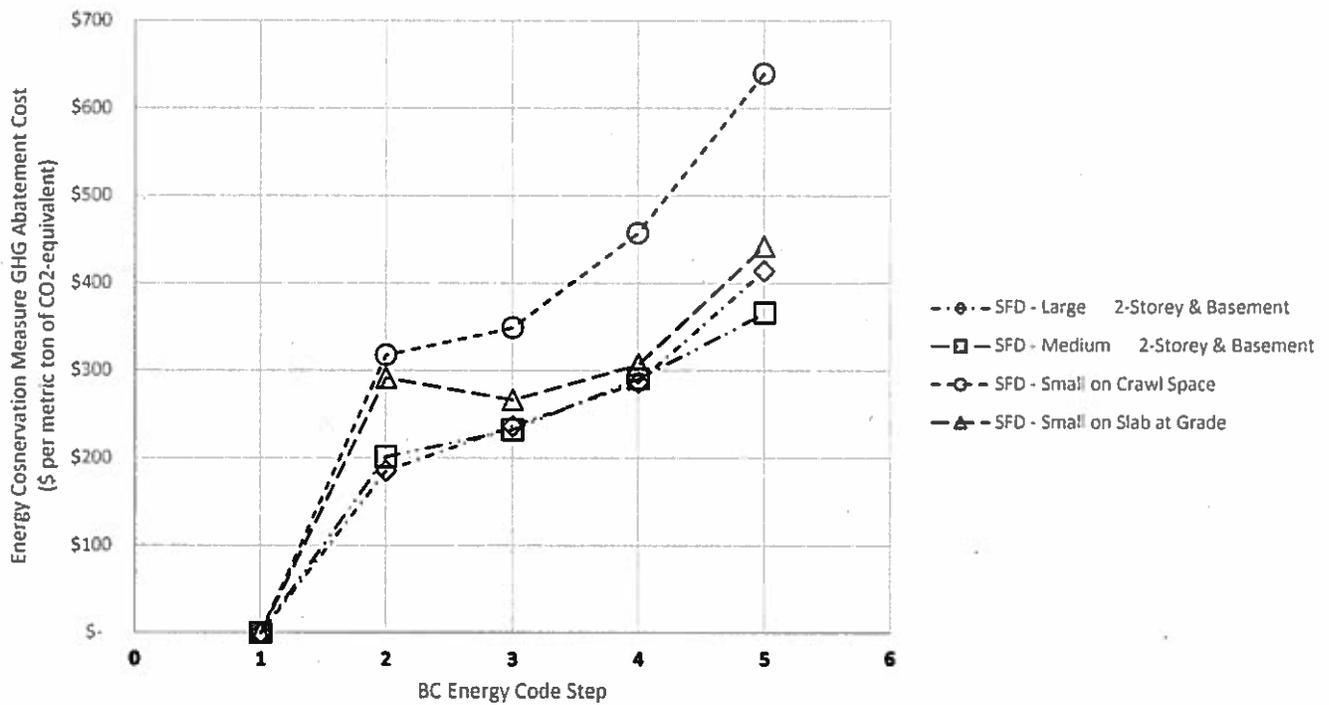
The proposed measures set out in Mr. Miller's report impose a GHG abatement significantly higher than the federal government's estimate of the contemporary social cost of carbon and as such those measures are social welfare diminishing.

Reference: BC Housing, 2018, Table 32.

Energy Code Step	Residential Housing Archetype							
	SFD - Large 2-Storey & Basement		SFD - Medium 2-Storey & Basement		SFD - Small on Crawl Space		SFD - Small on Slab at Grade	
1	\$	-	\$	-	\$	-	\$	-
2	\$	185	\$	201	\$	317	\$	291
3	\$	236	\$	232	\$	348	\$	266
4	\$	286	\$	290	\$	457	\$	306
5	\$	414	\$	365	\$	639	\$	442

Note: ECM GHG abatement cost = Net present value of ECMs at 3% over 20 years divided by the reduction in GHG emissions over the same 20-year period. The ECM GHG abatement cost should be compared to the Social Cost of Carbon as determined by other authoritative sources (e.g., Natural Resources Canada, and the U.S. E.P.A.)

Minimum Achievable Energy Cost Measure Green House Gas Abatement Cost
 versus BC Energy Step Code for Various Residential Archetypes
 in Climate Zone 4 (Vancouver)
 Reference: BC Housing, 2018, Table 32



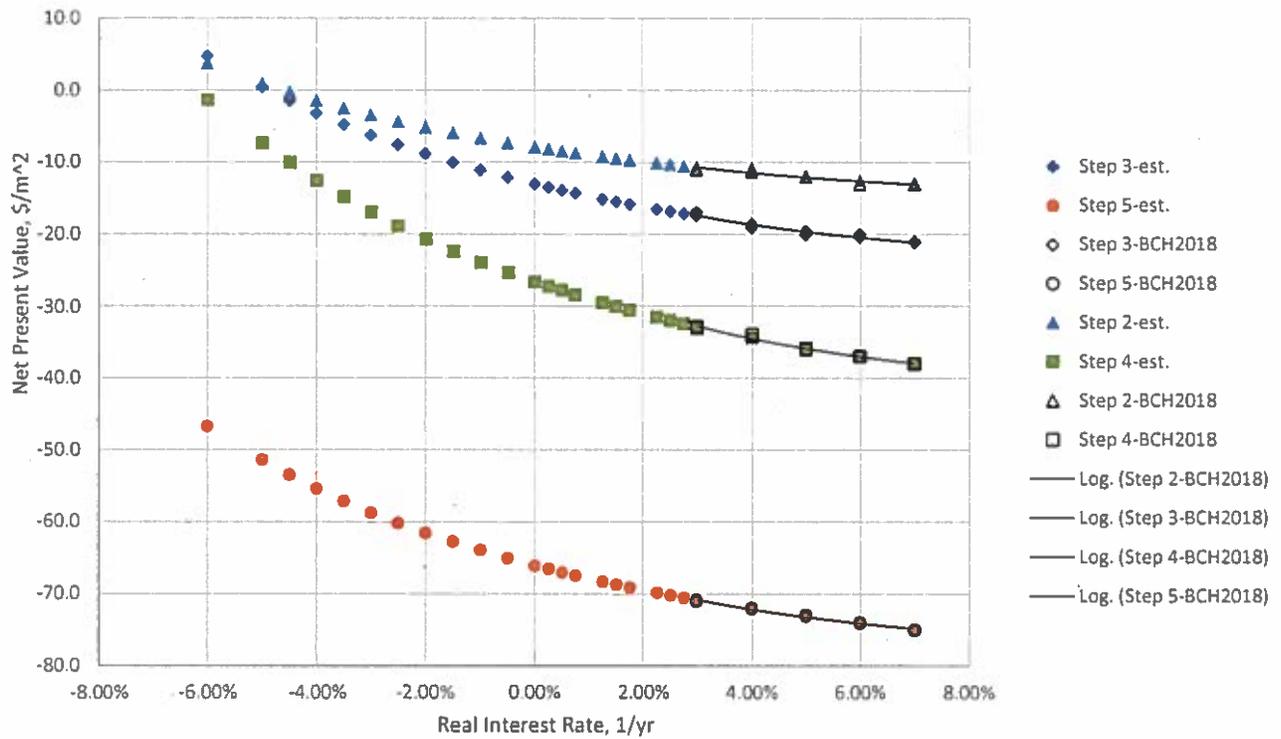
Minimum Achievable ECM GHG Abatement Cost (\$ /tCO₂-eq.)

Reference: BC Housing, 2018, Table 32.

Energy Code Step	Residential Housing Archetype			
	SFD - Large 2-Storey & Basement	SFD - Medium 2-Storey & Basement	SFD - Small on Crawl Space	SFD - Small on Slab at Grade
1	\$ -	\$ -	\$ -	\$ -
2	\$ 185	\$ 201	\$ 317	\$ 291
3	\$ 236	\$ 232	\$ 348	\$ 266
4	\$ 286	\$ 290	\$ 457	\$ 306
5	\$ 414	\$ 365	\$ 639	\$ 442

Note: ECM GHG abatement cost = Net present value of ECMs at 3% over 20 years divided by the reduction in GHG emissions over the same 20-year period. The ECM GHG abatement cost should be compared to the Social Cost of Carbon as determined by other authoritative sources (e.g., Natural Resources Canada, and the U.S. E.P.A.)

Net Present Value of Energy Conservation Measures
 versus Real Interest Rate)
 For BC Energy Step Code Steps 2 to 5
 Climate Zone 4 (Vancouver)
 Reference: BC Housing, 2018, Table 33



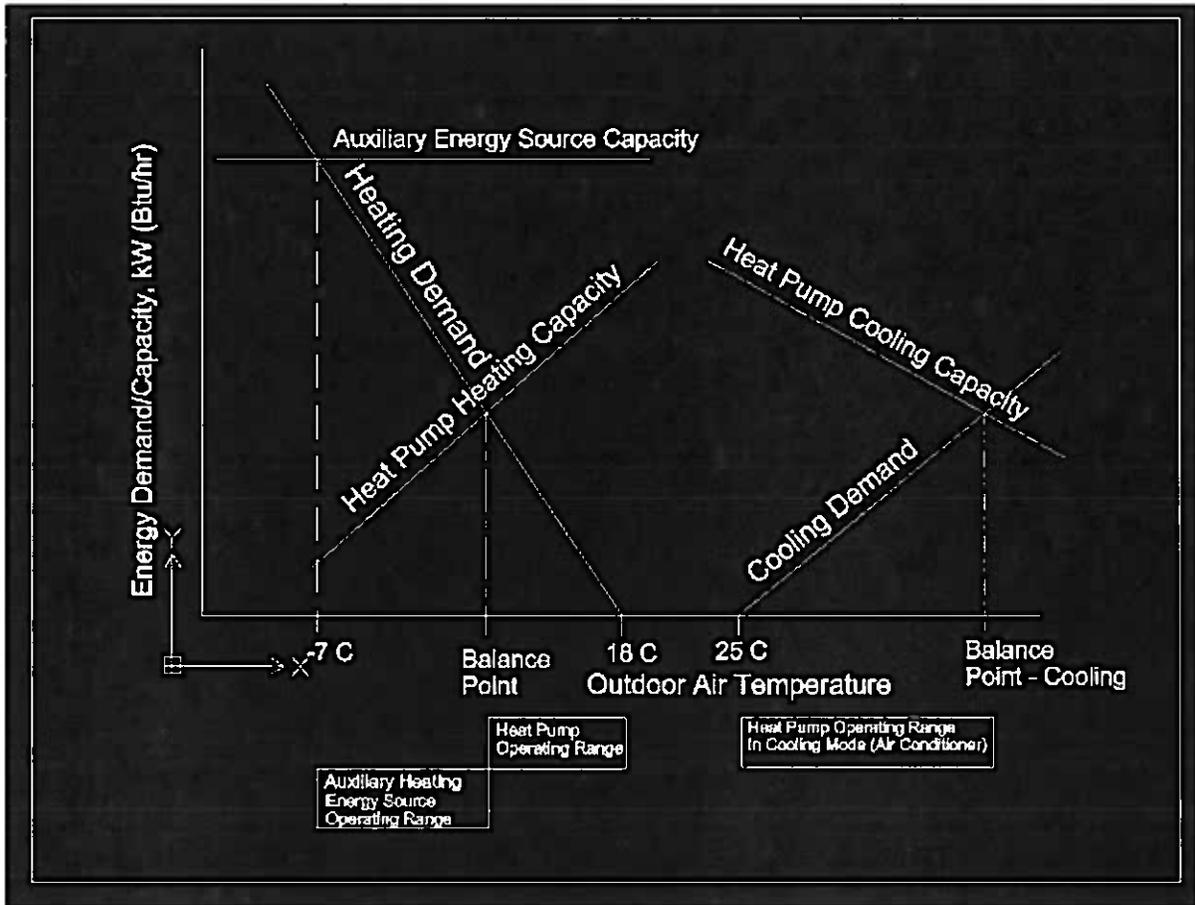


Figure 1 Heat Pump System Capacity & Operating Modes

1610-20-5054/5055/5056

From: M Slater <melroy1058@gmail.com>
sent: Monday, February 24, 2020 4:59 PM
To: MayorandCouncil
Subject: Re: Feb 24, 2020 Public Hearing: Climate Emergency Response - reducing residential vehicle parking requirements.

Dear Mayor & Council,

I understand the proposed zoning bylaw no. 4662, 2020, amendment bylaw no 5055, 2020 would *amend minimum vehicle parking standards to require one space per single-family home, duplex dwelling or secondary suite.* It would also introduce electric vehicle parking requirements for new residential buildings and bicycle parking requirements for new multi-family, commercial and institutional buildings. *The space needed to accommodate these new requirements would be offset by reducing the minimum vehicle parking standard for multi-family buildings.*

I do not believe that reducing minimum residential parking requirements is an effective approach to addressing climate change. A far better approach would be for the District to focus on improving transit.

People will continue to own cars – even those who use transit or alternative means of transportation will, more often than not, still have a car. They may use it less, but they will still have a vehicle and need somewhere to park. Reducing residential parking won't stop people from owning cars, it will only cause them to park on the street. There has already been a substantial increase in the number of vehicles parking on residential streets. The proposed bylaw will only make this problem worse.

Shortly after a house across the street from me put in a secondary suite, we noticed a vehicle regularly parking in front of our home. It belonged to the tenant of the new suite. There is only one street parking spot for guests or deliveries to my household and that of my next door neighbour. *One spot shared between two homes, and now accommodating the parking needs of a secondary suite.* It was particularly inconvenient when [REDACTED] s. 22(1) and required more direct access to her home from the street, rather than the back-lane where she usually parks. It is particularly inconvenient when my elderly father visits and we can't drop him off, let alone park, in front of our home.

Reducing parking may look to a future where people don't own vehicles, but improving transit will be key to getting to that future. This proposed bylaw is putting the cart before the horse. Please make transit improvements before enacting a bylaw that accommodates a future that does not exist – one that cannot exist until we make transit a

priority. Our current transit service must be significantly improved if we are to achieve this goal. And by improvements I don't mean an ill-thought and redundant B-Line, I mean improvements that actually serve our community where it's needed most.

Increased street parking not only hampers transit, it impacts ride-hailing and active forms of transportation, such as walking and biking. (Look no further than the number of vehicles that park over the bike lane on Keith Road as an example.) I ask that Council reject this bylaw and address the growing problem of private vehicles relying on public spaces for parking.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

(Please do not redact this correspondence.)

1610-20-5054/5055/5056

From: [Redacted] s. 22(1)
Sent: Monday, February 24, 2020 2:19 PM
To: MayorandCouncil
Subject: I support climate emergency bylaw updates

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

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

1610-20-5054/5055/5056

From: [REDACTED] s. 22(1)
Sent: Monday, February 24, 2020 3:01 PM
To: MayorandCouncil
Subject: West Vancouver let's seal the deal

Dear West Vancouver City Council,

I am encouraged to see the climate emergency bylaw and policy amendments put forward to Council. Now is the time to adopt the IPCC climate targets and move beyond "talk" to put meaning to the climate targets by providing the budget needed to implement the solutions that will reduce our emissions.

Part of this can be addressed by ensuring that any new buildings - which are typically one of the highest sources of emissions - are constructed so that they are zero-emission and energy efficient.

That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

Another way forward is to ensure that you put into effect meaningful bylaws to protect our urban forests - as trees are the best mitigators of climate change. West Vancouver is lagging behind virtually all other municipalities in this regard. The time for action and implementing these multipronged approaches is now.

We have just entered a crucial make or break decade to tackle the climate crisis. You can be leaders in this arena - and implementing these changes is just the beginning.

Thank you for taking real climate action in the District of West Vancouver.

Sincerely,

[REDACTED] s. 22(1)

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

From: [Redacted] s. 22(1)
Sent: Monday, February 24, 2020 3:45 PM
To: MayorandCouncil
Subject: We must create zero-emission buildings

1610-20-5054/5055/5056

Dear West Vancouver City Council,

I am thrilled to see the climate emergency bylaw and policy amendments put forward to Council. We must adopt the IPCC climate targets into all our work and take the opportunity to put meaning to our targets by providing the budget needed to implement the solutions that will reduce our emissions.

Also as buildings are one of our highest sources of emissions it is crucial we adopt the solutions that make any new buildings zero-emission and energy efficient. That's why I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

We have just entered a crucial make or break decade to tackle the climate crisis. Let's show the world how it's done! Thank you for taking real climate action in West Vancouver.

Sincerely,

[Redacted] s. 22(1)

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

From: [Redacted] s. 22(1)
Sent: Monday, February 24, 2020 4:02 PM
To: MayorandCouncil
Subject: I support climate emergency bylaw updates

1610-20-5054|5055|5056

Dear West Vancouver City Council,

Thank you for continuing to move forward on municipal policies and practices to enact climate emergency measures, specifically the climate emergency bylaw and policy amendments put forward to Council. Adopting the IPCC climate targets into all initiatives, all governance requires budget commitments. I fully support your efforts in providing the budget needed to implement the solutions that will reduce our emissions. I know some of my neighbours will make noise about taxes, and I will help with communicating why budget investment in climate change readiness is of the utmost civic importance.

I fully support the amendment for West Vancouver to adopt higher levels of the BC Step Code with a low carbon system. Any delay in this legislation would just mean more buildings that we need to retrofit at a later date.

I was at the Adaptation2020 Conference in Vancouver last week and City of West Vancouver was applauded for its work on natural assets management, which is one piece of the many actions needed. Thank you for taking real climate action in West Vancouver.

Sincerely,

[Redacted] s. 22(1)

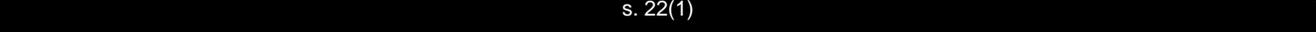
BC
Canada

Dear Mayor and Council,

1610-5054/5055/5056

Re: PROPOSED OFFICIAL COMMUNITY PLAN BYLAW NO. 4985, 2018, AMENDMENT BYLAW NO. 5054, 2020

In support of these Climate Emergency Response proposals, I would like to remind you of the email that I sent to you on 7 July 2019 where I started off by saying the following:

“ s. 22(1) , I fully support Councilor Cameron's and Councilor Gambioli's motion that Council recognizes that climate change constitutes an emergency in the District of West Vancouver. ”

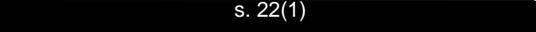
I went on to say the following:

“I note that the District's 2016 Community Energy and Emissions Plan targets for GHG emissions reduction are 40% below 2007 levels by 2040 and 80% below by 2050. More recently though, on October 8, 2018, The Special Report on Global Warming of 1.5°C was approved by the Intergovernmental Panel on Climate Change (IPCC). The report finds that limiting global warming to 1.5°C would require “rapid and far-reaching” transitions in land, energy, industry, buildings, transport, and cities. Global net human-caused emissions of carbon dioxide (CO2) would need to fall by about 45 percent from 2010 levels by 2030, reaching ‘net zero’ around 2050. I would therefore like to see the District revise its GHG emissions reduction targets to be in line with those suggested by the IPCC report”

So, I was very pleased to see the following paragraph in the proposed OCP amendment:

“Implement community energy and emissions initiatives to advance towards meeting the District's greenhouse gas emissions reduction targets of 45% below 2010 levels by 2030 and 100% by 2050 or sooner, notably through the land use, housing, transportation, low-carbon energy and infrastructure policies contained in this plan. ”

Re: PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5055, 2020; PROPOSED BUILDING BYLAW NO. 4400, 2004, AMENDMENT BYLAW NO. 5056, 2020; and PROPOSED SUSTAINABLE BUILDINGS POLICY 0014

I believe that the subsequent proposed amendments to the Zoning Bylaw, the Building Bylaw and the Sustainable Building Policy are an excellent response to what is stated in the IPCC report as requiring *“rapid and far-reaching” transitions in land, energy, industry, buildings, transport, and cities*” As a cyclist and a member of the  s. 22(1) , I was particularly pleased to see bicycle storage standards defined in the proposed amendment to the Building Bylaw.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, February 22, 2020 11:47 AM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: DWV Council - Feb. 24, 2020 -- item 5, Proposed Operating & Capital Budgets

Dear Mayor and Council,

I support the staff recommendations for the 2020 operating and capital budget that:

1. the proposed 2020 operating levy increase of 3.74% be approved;
2. the proposed 2020 asset levy increase of 0.50% be approved; and
3. the proposed 2020 natural capital/climate response levy of 1.00% be approved.

The proposed asset levy of 0.50% supports the five year financial plan set in place to keep our municipal assets performing at optimal levels. Even with much effort over the years, WV still has a significant deferred maintenance budget problem – we are still trying to catch up with past budget decisions. I would hope that current councillors prefer a legacy of a balanced budget and will not defer higher costs to future councils. I would hope that all residents would appreciate and understand this. I also agree with our CFO's comments that *'we can be great stewards of our assets going forward'* – let's start now.

For those Councillors who are hesitant about approving the 1% natural capital/climate response levy, may I respectfully remind them that the Climate Emergency Declaration and the 2016 CEE Plan were both unanimously approved by the full Council. Council committed our community to reducing our carbon emission and to becoming a more energy-efficient community, as aggressively as possible. This approval clearly indicates a recognition that there is an emergency – in an emergency *'all hands are on deck'* and all of us do what has to be done to meet that emergency.....and that includes spending money. If all Council does is approve policy changes that do not cost anything, then Council is not recognizing the full extent of the Climate Emergency.

The District has only recently recognized Natural Capital – *I recall Councillors being very proud of this leading concept in the world of government finances. In fact, I recall the forward thinking of maintaining a stream for storm drainage rather than installing more pipes – what a concept!* In looking after our natural capital, it is very clear to me that there is a need for climate change response projects such as tree canopy studies, storm water and foreshore management projects, wildfire protection and stream rehabilitation. We need funds to do these programs – we need to protect our natural resources. We also know that greening our budget will have higher upfront costs – however, we will reduce our maintenance and operating costs, and our GHG emissions. I don't see a downside to this decision....it just needs a longer term vision.

Over the past decades, at least one councillor was elected on a platform of zero-budget tax increase – this is very enticing to voters but living in a world with no tax increases is a dream and not a reality. The budget work over the past five years has been necessary to repair funding problems due to this short-term financial planning. The budget recommendations before you are from financial professionals.....not past campaign managers.....or those who dream of a zero-tax-increase world. We are very fortunate to have such a progressive Financial Services team, lead by Isabel Gordon -- they have created a budget which reflects the needs of our community, the needs of managing our built and natural assets, and the needs of facing our Climate Emergency.

It's time to start acting like we have an emergency. We have 10-12 years to make changes – we need to start now, we need to start today. I sincerely hope that our Councillors will make a decision that is right for the future of our community and the world -- *for our children and for our grand children* – the decisions you make today will impact the sustainability of our world *'seven generations into the future'*.

Thank you,

s. 22(1)

WV

0860-01

From: [Redacted] s. 22(1)
Sent: Sunday, February 23, 2020 12:20 PM
To: MayorandCouncil
Subject: Budget 2020

Dear Mayor and Council:

I heartily support your budget for 2020 with the increases.
In particular, I applaud the new !% Climate Levy.
I think it should be higher, but it is a start.

Sincerely

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

0860-01

From: [Redacted] s. 22(1)
Sent: Monday, February 24, 2020 12:45 PM
To: MayorandCouncil
Cc: [Redacted] s. 22(1)
Subject: a few modest comments on Financial Plan 2020

Respected Mayor and Councilors,

Thank you for your effort invested in preparation of the Proposed Five-Year Financial Plan 2020-2024 and the Council Report on the Proposed 2020 Operating & Capital Budgets. We have a few modest comments on behalf of our friends and neighbours (Names and addresses enclosed in the table underneath the email) in West Vancouver on the urgency of the Operating Levy:

1. Eroding the Tax Base

Now is the worst possible time for an overall property tax rate increase because the tax base is already being eroded. The first page of the notes from the January 28th Budget Information Meeting shows an alarming decline of 14% in properties' aggregate assessed value forming the tax base, from \$48.5 billion in 2019, to \$41.9 billion in 2020. Yet there is no change in tax receipts. That is achieved by shifting homes mostly from the highest step, but also from the middle assessment steps, into the lowest two assessment steps. A huge 4% increase in tax received from the highest step (despite a 1/3rd reduction in the number of properties therein) is offset by 1 % reductions distributed evenly across all but the lowest (with a 3% reduction) of the middle assessment steps. At the same time the lowest step (which increased in number of properties by almost as much as the highest step decreased in number of properties) sees no change in tax receipts. This results in no change in tax paid by a property of "average" assessed value, as indicated on the first page of the February 24th Council Report Recommendation.

This kind of tax-burden redistribution from less wealthy to super wealthy by shuffling the cards, or rearranging the deck chairs, is unsustainable. Their increasingly disproportionate tax burden prompts super-assessed properties to be sold and reduce in assessed value, and that inevitably spreads to the rest of the market. Thus proceeds a vicious circle of "hollowing out" the tax base. Tax receipts decline unless the tax rate is increased. But increasing the tax rate prompts further flight and reduction in the tax base, and so on. Furthermore, the imminent prospect of world-wide recession prompted by a coronavirus pandemic, offers no prospect for growth in the tax base: quite the opposite.

We next take issue with the need for the expenditures behind the proposed tax rate increases.

2. Deferred Maintenance

The budget for the Municipal Hall upgrade is \$8.35 million. We are told this \$8.35 million is used for the replacement of windows and the boiler of the municipal buildings. As far as we know, the construction of the new municipal building together with the renovation of the old municipal building cost \$36 million, of which \$7.7 million came from equity (selling off the old police building land on Marine Drive) and \$28.3 million came from a 30-year loan. The renovation and construction took 2.5 years and won Leadership in Energy and Environmental Design LEED Gold certification status, for design and construction of excellent environmental quality and energy efficiency. We cannot help wondering why for buildings winning such a high-level green award, the District is proposing another \$8.35 million for upgrades just 2 years later! We also cannot understand

why the District is planning to borrow \$5.5 million internally from the Endowment Fund to pay for these upgrades!

Taking on debt to finance a renovation is not a smart move unless it is for the elevation of the property value to attract potential buyers to sell to for a good price in the property market. Like the District, we, as property owners, are paying a lot of money to maintain our own homes. Strictly speaking, in financial planning, assets accruing positive cash flows are called assets. If the property is rented out or is refinanced to buy another property which can be rented out and the rental income is higher than the mortgage payment, the property can be regarded as an asset. Owning a home and living in it takes money from our pockets in the form of mortgage or loan, utility, tax, or maintenance payments. Therefore, it is a negative asset and should be regarded as a debt or liability. We live in our house because we like privacy and our garden and enjoy working around the house with the least expectation of investing for appreciation. The District can ask the homeowners in West Vancouver to pay for its building maintenance, but what can the homeowners in West Vancouver do? The choices are few, either work harder than before or sell our homes and leave the community! Our homes are not an ATM machine to us, neither should they be to the District! The residents of West Vancouver are not an unlimited ATM machine for the District!!!

The District might still have a significant deficit carried on from the \$28.3 million 30-year loan for the previous renovation and construction of the municipal buildings, and borrowing another \$5.5 million loan from the Endowment Fund with interest for the same purpose is adding more deficit on top of that. It will create a big hole that is ever harder to get out of in the following years. The provincial government website link below offers various ways to green our home. Specifically "repairing traditional windows is almost always more cost effective and environmentally friendly than replacing". Of course, the Municipal Buildings are our home in the big picture and the windows in the municipal buildings are more contemporary than traditional. There is a frequently overlooked cost in staff productivity as replacements typically take much longer to complete than repairs and the actual costs are harder to control and always exceed the original budget. Paring down the budget of \$8.35 million by using repairs instead of replacements is a cost-effective and environmentally friendly solution avoiding huge deferred maintenance costs while achieving the same goal eventually.

<https://www2.gov.bc.ca/gov/content/industry/construction-industry/environmental-sustainability/greening-your-home>

The municipal buildings can be taken as an asset management project where the current condition of the buildings, including mechanical and electrical equipment, building shell, interior structure and finish, is identified, evaluated and reported with amortization averaged into it on a periodic basis. A comprehensive preventive maintenance plan can be developed, with repairs conducted in a timely manner as routine and major renovations as milestones to maintain and slow the decline of the building facilities and performance.

3. Investment in New Assets

In the Council Report dated Feb 4, there is investment in new assets, of which 40% is for improved safety at railway crossings and 60% is for CEEP support. The railway is owned by CN Rail and was re-leased to the District in 2017. As the railway is practically unused and space for entertainment adjacent to the railway is limited, people in the neighborhood seldom go near it. We do not think there is a huge safety issue concerning railway crossings.

As to the 60% budget for purchase of electric vehicles, we understand there are emerging Climate Change issues and the Council is issuing the Climate Emergency Response document. We are of concerned that, in price, quality and technology, electric cars are still not competitive. The best brand, Tesla, of electric cars, other than the Model 3, are considered luxury goods owned by high-end customers. Users' feedback on other brands, like Toyota, place their quality in question. For service cars for the Police Department, park maintenance or bylaw enforcement, it is detrimental at present for public services or emergency response to be delivered with constraints on battery storage, or number and locations of recharging stations, or the waiting period for

recharging. However, the District can consider a purchase plan for EV cars three years from now when they become cheaper and more popular, their technology is more mature and recharging stations are more accessible.

In all, we strongly disagree with the deferred maintenance and investment in new assets, and the very idea of a tax increase that can only erode an already eroding tax base. The District needs to remove the budget for upgrading Municipal Halls from operating costs and remove investment in new assets from its 2020 Preliminary Capital Budget. Thank you.

Regards,

s. 22(1)

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86	s. 22(1)
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From: [REDACTED] s. 22(1)
Sent: Monday, February 24, 2020 2:45 PM
To: MayorandCouncil
Subject: Support for the proposed 2020 Natural Capital/Climate Response Levy

Dear Mayor and Council,

In a previous email, I submitted my letter of support for amendments to the OCP and building bylaws that would officially adopt the IPCC climate targets, as well as Step 5 of the Building Code (with low carbon structural and heating systems). I also asked Council to consider how the use (overuse) of climate unfriendly building materials such as concrete (cement) is adding to our GHG emissions. I am also a strong supporter of our municipality's natural assets – trees, waterways, foreshore and Parks – and recognize that we need to protect, maintain and strengthen this natural capital.

Of course, a key component of this and any plan is a proper source of funding. I am therefore also requesting that, in order to provide a range of climate solutions for our municipality and support for our natural capital assets, council approve the proposed 2020 Natural Capital/Climate Response Levy of 1.00%. I believe that these funds are essential for protecting and enhancing our ecosystems, allowing for natural carbon storage, and keeping us inline with our climate action goals.

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

0860-01

From: s. 22(1)
Sent: Monday, February 24, 2020 2:47 PM
To: MayorandCouncil
Subject: Re Climate Response/Natural Capital Levy of 1% should be approved

Thank you for the opportunity to respond in support of this very important levy. It is a question of putting your money where your mouth is. We did declare a Climate Emergency, thank you, but it has to mean something. This levy will indicate how seriously the District and its residents take their responsibility toward the mitigation of climate change. This will affirm Ms. Gordon's Natural Asset Report – westvancouver.ca/naturalassets -and direct funds toward maintaining and preserving our trees and urban forests, our streams, the riparian area and shoreline.

In terms of the broader climate action, I would like to refer you to an article in an insert in the Globe and Mail written by Toby Heaps, Coalition for Financing our Future. It suggests that builders/developers should be incentivized to spend a little extra to make zero-carbon ready buildings. It does seem pointless to build now and in 10 years have to retro fit these buildings to meet our GHG objectives.

Thank you.
Regards,

s. 22(1)

s. 22(1)

West Vancouver

0860-01

From: [REDACTED] s. 22(1)
Sent: Monday, February 24, 2020 6:26 PM
To: MayorandCouncil
Subject: Support for 1% environmental levy

I'd like to convey to Council my full support- and that of all 4 voters in our household- for the proposed 1% levy for environmental management and climate action measures.

Sincerely

[REDACTED] s. 22(1)

0055-01

From: Table Matters <nstablematters@gmail.com>
Sent: Friday, February 21, 2020 5:15 PM
To: MayorandCouncil <MayorandCouncil@westvancouver.ca>
Subject: Table Matters News

[View this email in your browser](#)



Infusing food into community dialogue, policy and life on the North Shore
[#infusingfoodNS](#)

Just 2 Weeks Until our Annual Gathering!

How can we align our work to foster healthy food access, build food literacy and reduce food waste on the North Shore?

Come be part of the discussion and inform the plan to activate the new Strategic Plan through Collective Impact and a neighborhood Pilot!

When: Friday, March 6, 2020, 9:00 am-Noon

Registration opens at 8:30 am. A light breakfast will be served.

Where: North Vancouver Holiday Inn, 700 Old Lillooet Rd., North Vancouver

Please [RSVP](#) if you plan to attend.

[Event Poster:](#)

[Overview of the Strategic Plan](#)

If you have any questions, please feel free to contact Betina Wheeler, the NSTM Network Coordinator at nstablematters@gmail.com or Margaret Broughton, Public Health Dietitian, Vancouver Coastal Health at Margaret.Broughton@vch.ca.

Talking about North Shore food issues on social media?

Don't forget to use

[#infusingfoodNS](#)

so we all hear about it!

Updating our Food Asset Map

If you are providing, partnering on or funding food-related programs/ services for children 0 to 10 and their families we want to hear from you! To help inform our Food Culture and Children Collaborative project we are updating our food asset map.

The North Shore Table Matters Network is supported with funding from the Community Food Action Initiative through Vancouver Coastal Health and the North Shore Neighbourhood House provides a home for us.



Check out the [Food Asset Map](#), and if you aren't on it please provide us with your [information](#).



Website



Email



Facebook



Twitter

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You are receiving this email because you opted in at our website or at a Table Matters event.

Our mailing address is:

Table Matters Network

3625 Banff Court

North Vancouver, British Columbia V7H 2Z8

Canada

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[unsubscribe from this list](#) [update subscription preferences](#)



1010-20-19-046

From: [REDACTED] s. 22(1)
Sent: Friday, February 21, 2020 6:57 PM
To: MayorandCouncil
Subject: 3742 Marine Drive

Dear Mayor and Council,

I am writing regarding the application for variances that have been asked for after the fact at 3742 Marine Drive. I absolutely agree with Counsellor Cameron when he says you are being "played for fools". When Mayor Booth says that they have been punished enough because they had to wait a year, they must be laughing all the way to the bank! I assume this means that I too can do whatever I want to my property and ask for the variance afterwards. This sets a dangerous precedent. Please don't tell us that the argument to allow this is environmental protection (Mayor Booth doesn't want to see concrete in the landfill). That concrete may end up in the landfill 2 years from now when the next builder decides to add on another illegal structure and ask for forgiveness after. This is not an innocent mistake. This is a calculated risk and they got caught. Time to take responsibility. To coun. Cameron, Soprovich, Gambioli and Wong, thank you for bringing some common sense to this issue and please hold strong on it!

Yours sincerely,

s. 22(1)

West Vancouver

1010-20-19-040

From: [redacted] s. 22(1)
Sent: Monday, February 24, 2020 11:36 AM
To: MayorandCouncil
Subject: Fwd: Shipyards Dirty Little Secret

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

From: [redacted] s. 22(1)
Date: Mon, Feb 24, 2020 at 11:27 AM
Subject: Shipyards Dirty Little Secret
To: <editor@nsnews.com>

I read the article "WV stop-work order is one year old" in Fridays edition and was not surprised to learn that it is a Pinnacle Development project that is under scrutiny for noncompliance of building permits. [redacted] s. 22(1) a new Pinnacle building in the Shipyards District and the deficiencies [redacted] s. 22(1) building is unlike anything I have ever seen before. Getting Pinnacle to address and fix these deficiencies is an ongoing battle that they obviously have no desire or intention of doing. [redacted] s. 22(1) had their insurance company involved as they are supposed to help [redacted] s. 22(1) to force the developer to fix their mistakes. That is also a lesson in futility as the insurance company insures all of the developers projects and wants to continue to do so. Out of a list put together by the council and an engineering company hired to go over our building from top to bottom there was no less then 640 deficiencies of which the insurance company has said that the developer only needs to address a couple of dozen. The [redacted] s. 22(1) buildings [redacted] s. 22(1) that Pinnacle built still haven't had their deficiencies fixed yet and I have heard the same horror stories from owners in all the other buildings they have built in the neighborhood. The fact that owners continue to get fleeced by this developer and that city councils continue to hand out building permits to them tells me that it's the buyer beware and no one will help you with this enormous problem. These are million dollar condos and you don't even get to walk through and inspect your place until you have handed over every cent for your unit. The government needs to help out with this problem. How about making it law that owners get to hold back 10 percent of the purchase price until after they have moved in and are assured that deficiencies are addressed otherwise they are on the hook for the cost of the repairs. This neighborhood is one of the best hidden secrets in the lower mainland unfortunately the condos built in it are a disgrace. I could show you deficiencies that would have you running for the hills if your realtor suggested a Pinnacle built home in the Shipyards.

[redacted] s. 22(1)

North Vancouver

1010-01

From: [Redacted] s. 22(1)
Sent: Wednesday, February 26, 2020 8:04 PM
To: MayorandCouncil
Subject: Project at 4441 Piccadilly North

Madam Mayor and esteemed Council members,

We lived [Redacted] s. 22(1) the proposed project site at 4441 Piccadilly North, West Vancouver. [Redacted] s. 22(1) and I moved into this beautiful Caulfeild community [Redacted] s. 22(1) and we have been enjoying staying here as a permanent home. [Redacted] s. 22(1) grows up from [Redacted] s. 22(1) to now [Redacted] s. 22(1). Ever since the news that the proposal for the renovation on the site which is [Redacted] s. 22(1) spread, we have never been in ease. It is a project that will destroy the tranquility in this environment friendly low density community.

With current single family house, it is proposed to expand to 13 families! It was a shock not only to us, but to everyone in the society.

I attended the Design Review Committee last Thursday in the city hall and learned that the process for the project designing is in progress with some changes made positive to retaining somehow the current environment. But, it is far far from we like to see from you and the city council that those changes are not enough. Like the last committee member pointed out that just for the parking of proposed 5 units of rentals in the existing old house which is not working. I totally agree to this frank view. It is not only not working for suggested 5 families on that narrow space, it won't be working even for 3 families.

And, for the density point of view, 4 duplexes and 4 townhouses in the lower part of the property is way too many. It is simply crazy. To our opinion, even 2 duplexes plus 2 townhouses are already too many. Plus rental units. It is totally against Mr Caulfeild will which set in every purchase contract of real estate in this area and has been honored by everyone. It is also one of reasons people including us choose the area.

We understand you as mayor or council members as the part of government need to do something for the development of the city. But development has to come along with the environment and its local residents. It has to take everything into careful consideration. The Design Review Committee meeting is worrisome and troubling to us. It has to come to a point to stop and to be corrected. Nobody wants to see West Vancouver loses her nice, quiet, beautiful environment. You and council members are voted to do your job properly and professionally. It is our strong hope that when the case turn to you for a decision that you will listen to us too, not only the Committee, the Developer, the Designer!!!

Many thanks again for reading our letter.

Kind regards

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

0160-01

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Monday, February 24, 2020 12:08 PM
To: Weiler, Patrick - M.P.
Subject: Letter from MP Patrick Weiler re- Local Labour Market Areas
Attachments: Letter from MP Patrick Weiler - Local Labour Market Areas - February 24, 2020.pdf

Good afternoon,

Please find attached a letter from MP Patrick Weiler.

Thank you,



Morgan McCullough
Office of Patrick Weiler
Member of Parliament | Député
House of Commons/Chambre des communes
Ottawa, ON K1A 0A6
Tel.: 604-913-2660
Mobile: 604-353-2550



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Patrick Weiler

Member of Parliament

West Vancouver-Sunshine Coast-Sea to Sky Country

February 24, 2020

Dear Friends and Neighbours,

It's with great enthusiasm that I share with you a recent change made by The Centre for Labour Market Information.

The Centre is currently working on providing labour market information for a new level of geography called *local labour market areas*. This new variant of the Standard Geographical Classification is based on observed commuting pattern of residents in an area and as such captures the reality of labour market boundaries. It aims to fill geographical data gaps, particularly in regions outside CMA's and CA's.

On February 13, I held meetings in the community where the concern of employment statistics was raised and how useful it would be to have data at the community level on different sectors. Currently, Whistler is grouped with Surrey, which have two very different employment markets. This doesn't give an accurate understanding of the current data in the region or of the labour shortages.

Under this new geographical variant, the census subdivision of Whistler will be grouped with Pemberton, Squamish-Lillooet C, Nesuch, Mount Currie and Nequatque to form the local labour market area of Whistler. Labour market information for this new level of geography will be available in April 2020. I look forward to working with you in the months and years ahead to strengthen our labour market information.

Sincerely,

A handwritten signature in black ink, appearing to be 'P. Weiler'.

Patrick Weiler, MP

West Vancouver-Sunshine Coast-Sea to Sky Country

From: "Isabel V. Gordon" <ivgordon@westvancouver.ca>

Date: February 20, 2020 at 4:58:37 PM PST

To: [REDACTED] s. 22(1)

Cc: Bill Soprovich <bsoprovich@westvancouver.ca>, Craig Cameron <ccameron@westvancouver.ca>, Marcus Wong <mwong@westvancouver.ca>, Mary-Ann Booth <mbooth@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, Peter Lambur <plambur@westvancouver.ca>, Sharon Thompson <sthompson@westvancouver.ca>, Mark Panneton <mpanneton@westvancouver.ca>, Nina Leemhuis <nleemhuis@westvancouver.ca>

Subject: Re: 2020 Tax Increase

Dear [REDACTED] s. 22(1)

Your letter has been referred to me for reply. I have asked the Fire Chief and the Police Chief to provide their comments re the suggestions you made in their respective areas.

In respect of the pension liability for the District, the District is a member of the province-wide Municipal Pension Plan. The following information is from the District's Consolidated Financial Statement:

(b) Municipal Pension Plan

The District and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2018, the plan has about 197,000 active members and approximately 95,000 retired members. Active members include approximately 893 contributors from the District.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged.

The district paid \$7,128,533 (2017 \$6,991,390) for employer contributions, while employees contributed \$5,792,717 (2017 \$5,636,589) to the plan in fiscal 2018.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

This information is part of the District's Annual Report, which can be found here:

<https://westvancouver.ca/sites/default/files/dwv/assets/gov/docs/financial-reports/annual-reports/2018AnnualReport-Final.pdf>

I hope this information is helpful.

Thanks,

Isabel

Isabel Gordon, MBA, CPA
Director | Financial Services | District of West Vancouver
604-921-2902 | westvancouver.ca

From: [Redacted] s. 22(1)
Sent: Tuesday, February 18, 2020 5:56 PM
To: MayorandCouncil
Subject: 2020 Tax Increase

Why are you looking for new ways to spend our tax dollars, rather than looking for ways to minimize tax increases?
How about merging all North Shore fire departments? I know this has been considered in the past, but rejected due to political turf issues. Our firemen are hardly overworked.
How about starting the process of having ambulances in all fire halls so that monster fire trucks are not dispatched to traffic accidents and heart attacks? I know this is a union issue, but it is time that common sense took over.
What is the unfunded pension liability of the District? Is this even taken into consideration for all new hires? Have you considered alternative pension arrangements other than a defined benefit plan for all new hires?
How about having the RCMP perform our policing? How can a small force possibly keep up to date without serious financial consequences for the community? This is a very law abiding community. Additions to the police department seem like an empire building initiative.
The same can be said for your "trail" initiative. Our trails are just fine, they do not need to be manicured to perfection.
Have you considered hiring outside experts to review the operating efficiency of the District? Specifically, I suspect that the planning department is in serious need of review.
With a declining population base, it seems counter intuitive that the District needs to add staff.

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

From: "Isabel V. Gordon" <ivgordon@westvancouver.ca>

Date: February 20, 2020 at 5:08:09 PM PST

To: [REDACTED] s. 22(1)

Cc: Bill Soprovich <bsoprovich@westvancouver.ca>, Craig Cameron <ccameron@westvancouver.ca>, Marcus Wong <mwong@westvancouver.ca>, Mary-Ann Booth <mbooth@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, Peter Lambur <plambur@westvancouver.ca>, Sharon Thompson <sthompson@westvancouver.ca>, Mark Panneton <mpanneton@westvancouver.ca>, Nina Leemhuis <nleemhuis@westvancouver.ca>

Subject: Re: 2020 Budget should not exceed 2% inflation

Dear [REDACTED] s. 22(1)

Your email has been referred to me for reply.

The tax increase recommended to Council is:

- A proposed operating levy of 3.74%
- A proposed asset levy increase of 0.50%, to support a loan to deal with deferred maintenance
- A proposed natural capital/climate response levy of 1.00%

Support for these recommendations is discussed in the report to Council which can be found here:

<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/feb/24/20feb24-5.pdf>

This report and recommendations will be discussed and debated by Council at their meeting on February 24th.

Thanks,

Isabel

Isabel Gordon, MBA, CPA
Director | Financial Services | District of West Vancouver
604-921-2902 | westvancouver.ca

0860-01

From: [Redacted] s. 22(1)
Sent: Sunday, February 16, 2020 8:28 PM
To: MayorandCouncil
Subject: 2020 Budget should not exceed 2% inflation

Please advise why West Van has such a high increase for property tax?

[Redacted] s. 22(1)

WV
[Redacted] s. 22(1)

Sent from my iPhone

Attachments: 2020 Budget Staff Requested Descriptions.docx

From: Isabel V. Gordon <ivgordon@westvancouver.ca>

Sent: Friday, February 21, 2020 3:53 PM

To: [REDACTED] s. 22(1)

Cc: Bill Soprovich <bsoprovich@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>; Mary-Ann Booth <mbooth@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Mark Panneton <mpanneton@westvancouver.ca>; Pascal Cuk <pdcuk@westvancouver.ca>; Nina Leemhuis <nleemhuis@westvancouver.ca>

Subject: 2020 Budget

Dear [REDACTED] s. 22(1)

You email has been referred to me for reply.

I have attached a document giving descriptions of the services to be provided by the eight new positions proposed in 2020.

I apologize for the messiness of the document text; in the interest of time, I 'snipped' descriptions from other documents rather than rewrite them all.

I should point out that staff's recommended budget, to be considered by Council at the February 24th council meeting, recommends including only one of the two requested trails maintenance workers. Also, the Commercial Plan Reviewer is expected to recover revenue at least equivalent to the cost of hiring, and this has been reflected in the proposed budget, so funding this position has no impact on the proposed tax rate increase.

The remaining positions are proposed to support Council's goals and objectives (two planning positions, and the 1st Class Constable), to meet legislative requirements (Privacy Analyst for Police FOI requests), or to provide efficiencies and develop new revenue sources (Planning and Corporate Services Business Manager.)

I hope this information is helpful.

Thanks,

Isabel

Isabel Gordon, MBA, CPA
Director | Financial Services | District of West Vancouver
604-921-2902 | westvancouver.ca

Parks, Culture & Community Services

Trails Plan - Trails Crew

Create an additional trail crew of skilled carpentry staff that will complete trail improvements consisting of replacing and/or repairing failing trails and trail structures such as foot bridges, boardwalks, stairs, and drainage infrastructure. Plan for Trails on Public Lands recommends additional resources be allocated to trail improvements with a priority for trails that provide high levels of connectivity.

Corporate Services

Business Manager (Corporate Services and Planning & Development Services) - financial planning, analysis of revenues and development/monitoring of operating and capital budgets

Provide financial advisory services, coordinating and participating in the District's financial planning cycle, helping departmental managers develop their operating and capital budgets to work programs, tracking expenditures and budgets, and increasing financial reporting functions. Currently the support is provided by Finance at a minimal level and there is a further need for financial advice and analysis in these two divisions. The position would report directly to the Deputy CAO and Director of Planning & Development Services.

Planning & Development Services

Senior Planner (Urban Design) - design planning for local area plans

Would add capacity to undertake Local Area Plans (LAPs), but is not sufficient in itself to complete that work alone. Generally, a team of 4+ FTEs is needed to complete a LAP. Horseshoe Bay LAP currently has about 1.5 FTEs allocated to it, so is under-resourced. In the near term, it is expected that this additional FTE would help staff complete Horseshoe Bay on a more timely basis, and would set the District up to focus on Ambleside on the second half of this Council term. Also, the current limited staff resources dedicated to do the Horseshoe Bay LAP could be impacted by other existing work (such as an extended term for the Neighbourhood Character WG, or because of a series of climate-related directions, etc.) – so this new FTE would add capacity to either focus on LAPs or to allow existing staff to focus on other Council initiatives related to 2019-20 priorities (e.g. DPAs) and priorities for 2021-22 (Taylor Way, Land Use Contracts, etc.).

14/01/2020

0.00 2.500

	0.00	0.00
Community Planner - heritage planning, development projects, middle housing		
Will provide a 0.5 FTE dedicated to heritage planning initiatives including heritage development projects, management of the Heritage Advisory Committee, and implementation of the policy and planning framework described in the policy report approved by Council "Preventing Heritage Demolitions". The remaining 0.5 FTE would be dedicated to working on development projects and would primarily work on projects that would achieve Council's OCP objective to deliver "missing middle" housing. This would help deal with the existing workload where the District is currently very under-resourced.	1.00	116,184
	0.00	0.00
Commercial Plan Reviewer (Level 3) - large and complex building permit applications for multi-family and commercial development		
Increase complement of Level 3 plan checkers, manage workload and meet industry expectations for reasonable permit turn-around times.	1.00	81,553
Business Manager (Corporate Services and Planning & Development Services) - financial planning, analysis of revenues and development/monitoring of operating and capital budgets		
Provide financial advisory services, coordinating and participating in the District's financial planning cycle, helping departmental managers develop their operating and capital budgets to work programs, tracking expenditures and budgets, and increasing financial reporting functions. Currently the support is provided by Finance at a minimal level and there is a further need for financial advice and analysis in these two divisions. The position would report directly to the Deputy CAO and Director of Planning & Development Services.	0.50	64,558
	0.00	0.00
Police Services		
1st Class Constable - Community Services Team		
This position will target new arrivals to Canada and include general work on crime prevention through environmental design ("CPTED") and behaviour.	1.00	135,000
Privacy Analyst		
Dedicated to handling FOI requests.	1.00	75,000

Training Budget

((111))

0955-02

From: [Redacted] s. 22(1)
Sent: Friday, February 7, 2020 8:07 AM
To: Mayor and Council; Nina Leemhuis
Subject: Fwd: 2020 Budget

To Mayor and Council

I refer to my letter below from 3 weeks ago to the CAO who has NOT replied.

The Mayor this week continues to say that West Van population is declining. But the Staff, the Finance Committee, the Mayor and some Counsellors still want to add 10 new staff (see details bottom page 20 of the 2020-2024 Financial Plan) at an additional cost of approx. \$1 million.

Nobody has yet provide a detailed justification on the need for each of this proposed new staff. And why these new jobs can't be filled by reallocating FTEs from other not critical or under-utilized positions.

1. 4 FTE positions are requested for the Planning Division which managed the peak of development activity in 2017-18 with its current staffing number. With 2020 real estate activity forecast to be lower than 2017-18, it is not clear why FTEs have to increase. A lot of work is being generated by the Mayor & Council with Staff encouraging developers to override the 2017 Marine Drive / Park Royal Area Plan. And the Horseshoe Bay Area Plan started nearly a year ago is taking far too long and is too in depth. Perhaps the developers should be paying their salaries, not residents.
2. 2 FTE for Police. If the population is declining, why do we need 2 more police including 1 person to respond to Freedom of Information requests (made by who?) and a Community Liaison officer Again no explanation of why?
3. 2 FTE for Wilderness Trails is not a must-have. How many people will benefit from this expenditure and what percent are from outside West Van?
4. 2 FTE for Engineering - again not explanation

Average West Van residents would love to have extra staff in their household, but most can't afford it. DWV should be taking a similar approach because West Vancouver taxpayers can't afford to hire 10 more staff at a cost of \$1 million per year when the population is declining or flat.

Defer any hiring decisions until a new CAO has been in the job for at least a year.

I look forward to receiving the detailed justifications

[Redacted] s. 22(1), West Van

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

From: [Redacted] s. 22(1)
Date: Fri, Jan 17, 2020 at 8:33 AM
Subject: 2020 Budget
To: <Nleemhuis@westvancouver.ca>

Dear Ms Leemhuis

I am very surprised that the Staff and Finance Committee are advising Council to approve a 6.11% property tax increase when inflation is running at 1.9%.

The 6.11% increase is well above the 1.9% rate of inflation for 2019 and follows a trend of the last few years where West Van property tax increases have also been above the rate of inflation. This comes at a time when homeowners are facing a slew of additional taxes including the so called education tax (or better described as a wealth tax). While Mayor and Council tell us they are concerned re housing affordability. Increasing taxes well beyond the rate of inflation hurts affordability. So please explain in detail why DWV needs a 6.11% increase when inflation is only 1.9%.

Although the Mayor says West Van population is declining but Staff want to add 8 new staff (trail maintenance, planning, a business manager and policing) at a cost of nearly \$1 million per year. Please provide a detailed analysis on the need for each of this proposed new staff. And why these new jobs can't be filled by reallocating FTEs from other under-utilized positions.

Why has DWV provided minimal external information on this issue to date. Why not provide the existing detailed internal information justifying this rate of increase by say Jan 24?

I look forward to hearing from you

s. 22(1)

1785-16

From: Mark Chan
Sent: Tuesday, February 25, 2020 9:32 AM
To: s. 22(1)
Cc: MayorandCouncil; Nina Leemhuis
Subject: Council Correspondence - Rail Transport
Attachments: WHOLE-Action-s. 22(1).pdf

Hi s. 22(1)

Thank you for your letter dated February 10 to Mayor and Council (copy attached) which has been referred to me. I have liaised with both West Vancouver Fire & Rescue and North Shore Emergency Management and set out below my response to your questions.

West Vancouver Fire and Rescue has an operational Guideline for managing Hazardous Material Incidents. Hazardous materials due to their complexity and capacity for widespread harm require a careful response. The incident must be managed in a manner that is safe to the responders, the public and the environment. Response to incidents such as a train derailment in West Vancouver would be a significant event and would involve many levels of management. Unified Command would be established on scene and both the West Vancouver's Departmental Operation Centre, and the North Shore Emergency Operation Centre would be activated. Evacuation would be strategic and coordinated between the West Vancouver Police and Fire Departments initially, and expanding to the North Shore Emergency Operations Centre if necessary. Specifically regarding hazardous materials, the City of North Vancouver Fire Department provides hazardous materials response, and would be supported as needed by the two Districts in this type of incident. The three North Shore Fire Departments regularly work together and have a shared services agreement with respect to their collaboration.

Rail safety, including rail speeds in Canada is overseen by Transport Canada. The main legislation that describes this responsibility is the Railway Safety Act, available here: <https://www.tc.gc.ca/en/services/rail/rail-safety-canada.html>. Additional information regarding emergency preparedness may be found on the North Shore Emergency Management website (<https://nsem.info/>), including information for residents who would like to sign up for the North Shore "Rapid Notify" evacuation program.

Thanks,

Mark Chan
 Deputy Chief Administrative Officer / Director of Corporate Services | District of West Vancouver
 t: 604-925-7098 | c: 778-881-1673 | westvancouver.ca



From: [Redacted] s. 22(1)
Sent: Monday, February 10, 2020 10:12 AM
To: Mayor and Council
Cc: Nina Leemhuis
Subject: Monday Feb 10 CN Rail Transporting Liquid Petroleum Gas thru Ambleside

Dear Mayor & Council,

Today at about 9:30 am a CNR train was passing thru Ambleside with at least 5 rail cars with dangerous goods placards (# 1075) that is Liquid Petroleum Gas. (LPG) A derailment of a train in Saskatchewan last week carrying Crude Oil (second derailment in recent months) resulted in the lowering of speed limits (trains carrying Dangerous Goods) in metropolitan areas to 20 mph (32 km/hr) while Transport Canada studies the problem.

A derailment of an LPG tank car requires the evacuation of everyone within at least 1.5 Km radius. (empty or full) We live [Redacted] s. 22(1) of the CNR line in Ambleside thus we are concerned about the evacuation plans for not only Ambleside but the entire area of West Vancouver from Horseshoe Bay to the Lions' Gate Bridge. We have seniors in our [Redacted] s. 22(1) plus at least one with mobility issues that the Fire Safety Plan notes "shelter in place."

What is your Plan?

Is someone from West Vancouver monitoring the speed of these trains especially at night particularly west of Ambleside as we certainly hear the locomotives accelerating as they head West for [Redacted] s. 22(1) ? (New Regulations)

This latest information clearly suggests that densifying Ambleside should not be an option as densification should occur at Cypress Village a long way from CNR hauling dangerous goods.

[Redacted] s. 22(1)

West Vancouver

0510-22-01

From: Ingrid Matthews
Sent: Thursday, February 27, 2020 11:21 AM
To: s. 22(1)
Cc: MayorandCouncil
Subject: "Environmental Hazard" (Gordon Avenue)
Attachments: WHOLE-Info-s. 22(1).pdf

s. 22(1)

Thank you for your email to Mayor and Council (copy attached), which has been referred to me for consideration and response.

The demolition of the buildings is now complete and existing services to the site have been disconnected and capped. The rainwater will be infiltrated on-site as part of the stormwater management process for the site. This is typical of undeveloped sites within the District to minimize the stormwater runoff from the site.

In order to make the ground more level, fill will be brought to the site. The soil on-site is too soft at the moment to allow for materials to be moved into the locations needed. This process of bringing in fill and further levelling the site is expected to be complete in early summer, 2020. Upon completion of the filling process, the pooling of water will be minimized. In addition, the area will be hydro seeded upon completing of the filling process.

The District does not anticipate that there will be issues related to mosquito breeding as a result of pooling water at this time due to current and foreseeable weather conditions.

Please contact me should you wish to further discuss this matter.

Kind Regards,

Ingrid Matthews
 Land Agent and Corporate Initiatives, Corporate Services | District of West Vancouver
 t: 604-921-3406 | westvancouver.ca



From: [Redacted] s. 22(1)
Sent: Sunday, February 16, 2020 6:10 PM
To: MayorandCouncil
Subject: Environmental hazard
Attachments: SC5629A4-B918-4913-85E4-79C666C16569.JPG; ATT00001.txt; IMG_0077.JPG; ATT00002.txt; IMG_0123.JPG; ATT00003.txt; IMG_0104.JPG; ATT00004.txt; IMG_0097.JPG; ATT00005.txt

Dear Mayor and Council,

Please be aware that the recent environmental cleanup of the property at 2195 Gordon Avenue has created a potential breeding ground for mosquitoes in the upcoming spring and early summer. Attached are photos showing the transformation of the property over the past few months resulting in massive pools of stagnant ground water that are flooding the area. All ground water needs to be removed from the area and proper drainage installed to ensure that the problem does not repeat itself. The health of school children and seniors in the immediate area is at risk if the situation is left unattended. Thank you for your kind attention.

Respectfully,

[Redacted] s. 22(1)

West Vancouver,

[Redacted] s. 22(1)

