

## **COUNCIL CORRESPONDENCE UPDATE TO JANUARY 17, 2020 (8:30 a.m.)**

### **Referred for Action**

- (1) West Vancouver Football Club and West Vancouver Field Hockey Club, November 4, 2019, regarding “Proposal Update for the Sport Clubhouse at Ambleside Park”** (Referred to the Director of Parks, Culture & Community Services for consideration and response)
- (2) January 10, 2020, regarding “2020 Proposed Property Taxes”** (Referred to the Director of Financial Services for consideration and response)
- (3) January 15, 2020, regarding “Why is Snow Clearing on the Seawalk a priority over West Van Bus Routes”** (Referred to the Director of Engineering & Transportation Services for consideration and response)
- (4) End Female Genital Mutilation/Cutting Canada Network, January 16, 2020, regarding “Re: Endorsement for the End FGM/C Canada Network”** (Referred to the Director of Legislative Services for response)

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

No items.

### **Received for Information**

- (5) 3 submissions, December 21, 2019 - January 15, 2020, regarding Proposed Heritage Designation Bylaw No. 5053, 2020 (1143 Eyremount Drive – the Forrest-Baker House)** (Referred to the March 9, 2020 public hearing)
- (6) Howe Sound Community Forum, January 10, 2020, regarding “News and updates from the Howe Sound Community Forum”**
- (7) 9 submissions, January 10-13, 2020, regarding Proposed: Heritage Revitalization Agreement Bylaw No. 5030, 2019; and Heritage Designation Bylaw No. 5031, 2019 (985 Duchess Avenue – the Boyd House)** (Received at the January 13, 2020 public hearing)
- (8) 3 submissions, January 11-13, 2020, regarding Development Variance Permit 18-037 (4358 Ross Crescent)** (Received at the January 13, 2020 Council meeting)
- (9) 2 submissions, January 12 and 13, 2020, regarding Wireless Technologies**
- (10) 2 submissions, January 13 and 15, 2020, regarding Snow Clearing**
- (11) 2 submissions, January 15 and 16, 2020, regarding Proposed Operator Shields on Blue Buses**
- (12) North Shore Table Matters Network, January 16, 2020, regarding “Table Matters News”**
- (13) January 16, 2020, regarding “old growth” (Old Growth Strategic Review)**

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

No items.

## **Responses to Correspondence**

- (14) Manager of Current Planning & Urban Design, response regarding “4358 Ross Crescent” (Proposed Development Variance Permit 18-037) (Received at the January 13, 2020 Council meeting)**
- (15) Director of Engineering & Transportation Services, response regarding “Letter to Mayor of West Vancouver, Chief Constable of West Vancouver and Minister of Transportation & Infrastructure” (Cyclist Safety on Cypress Bowl Road)**



November 4, 2019

Mayor Booth and Council  
The District of West Vancouver  
750 - 17<sup>th</sup> Street  
West Vancouver, BC V7V 3T3

Dear Mayor Booth and Council:

Re: **Proposal Update for the Sport Clubhouse at Ambleside Park**

The purpose of the proposal was to seek West Vancouver Council's support and approval for the design, funding and construction of a Sport Clubhouse at Ambleside Park in West Vancouver (the "Clubhouse"). This proposal is submitted by the West Vancouver Football Club ("WVFC") and the West Vancouver Field Hockey Club ("WVFHC") (collectively referred to as "the Clubs") who, in collaboration with the Parks, Culture and Community Services ("Parks"), would complete the development of a centrally located field sport clubhouse situated in Ambleside North adjacent to Fields D, B and C.

#### **Background/History**

The Clubs submitted "A Proposal to develop a Field Sport Clubhouse at Ambleside Park" dated April 29, 2016 West Vancouver Major and Council for review and consideration. At the regular Council meeting on May 16, 2016 the proposal was referred for action to the Director of Parks, Culture and Community Services for consideration and response.

The April 29, 2016 proposal letter is attached as Schedule "A".

In the interim period the focus for WVFC became the construction of a new track and artificial turf field at West Vancouver Secondary School. However, with the loss of the Ambleside Youth Center ("AYC") the Clubs are reconfirming their commitment to the construction of the Clubhouse.

At the September 16, 2019 Regular Council Meeting the "Status of Youth Services and Planning for the Future" was approved. In that report it was stated that "The Vision for a future sport clubhouse, proposed by the West Vancouver Field Hockey and West Vancouver Football Clubs is to create a prominent, vital and very active and engaged environment for families including children, youth, parents and grandparents. After discussing with the West Vancouver Field Hockey and West Vancouver Football Clubs, it was agreed that co-locating a Youth Hub within the clubhouse would not be practical. The



proposed Youth Hub's primary focus is to support and realize overall youth mental health and wellness while the proposed sport clubhouse's primary focus is on sport and intergenerational activities. It has been historically demonstrated and reconfirmed over the past eight months that multi-use facilities are not always as welcoming as a dedicated youth facility.

After approval of the Youth Services status plan the Clubs meet with Parks and it was decided that the Clubs would update and resubmit the Ambleside Clubhouse proposal to West Vancouver Council for their consideration.

### **The Clubhouse at Ambleside Park**

#### **A. Location and Design:**

The location and design are unchanged for the concept set out in Schedule "A". The proposed area/uses will be finalized through planning and consultation with Parks, however, there will be focus on the uses set out below:

##### **First Floor**

Entry Atrium/Gallery  
Concession open to extension  
Technology friendly classroom  
Washrooms and Circulation  
Coach Office

##### **Second Floor**

All Purpose Room/Servery  
Meeting Room  
Circulation/Washrooms?  
Observation Deck

at this time, it is estimated the Clubhouse will be 6,000 sq. ft. on two levels.

#### **B. Development Issues:**

##### **(i) Warm-up Pad and Parking:**

In order to build the Clubhouse in the location that the Clubs have recommended there is the need to allocate the existing soccer warm-up pad. With the loss of AYC it is proposed that a new soccer warm-up pad be designed and built south of Field E and that the parking area south of the new warm-up pad be redesigned and paved to accommodate additional parking stalls.

##### **(ii) Additional Warm-up Pads**

The Clubs in additional purpose to consult with Parks on the feasibility and planning of an additional warm-up pad for WVFC and an additional WVFC warm-up pad both to be located on the western boundary of Field B and adjacent to the eastern edge of Rutledge Field.

### **Purpose/Benefits**

As set out in Schedule "A".



**Budget Funding and Schedule**

Based on a high-level review of target project costs for the Clubhouse, we present the following budget:

A. Design and construction of a new 5,500 sq. ft. warm-up pad	\$200,000
B. Construction of the 6,000 sq. ft. Clubhouse (6,000 sq. ft. @ \$450 psf)	\$2,700,000
C. Design and Soft Costs @ 20%	<u>\$580,000</u>
	\$3,480,000
Contingency of 7%	<u>\$240,000</u>
Total Target Budget	<b>\$3,720,000</b>

WVFC and WVFHC would like to obtain an approval to proceed with the Clubhouse once conditions are established with Youth Services.

The Clubs would initially fund a process consultation and collaboration with Parks and sports field users in order to develop a design and a more detailed costing for the project.

The Clubs will organize and lead a fundraising effort for the Clubhouse starting in 2020. A successful fundraising campaign would result in a construction start in the Spring of 2021. Based on preliminary reaction to the concept of the Clubhouse at Ambleside Park we are confident that the fundraising campaign will be successful.

**Conclusion**

WVFC and WVFHC both believe that a sport clubhouse at Ambleside North is a feasible and obtainable project that will provide a focal point to the year round team sports played at Ambleside Park. It is a desirable community asset that will be focused on youth, volunteers and families. It is a missing but necessary component to the development and health of the field sports clubs which in turn promotes long term commitment to sports. We ask West Vancouver Council's consideration and approval to proceed with the planning, funding and construction of the Clubhouse at Ambleside.

Youth Services  
s. 22(1)



Garry Fawley  
Board Member  
West Vancouver Football Club  
Chair of The Facilities Committee

Mark Vaughan  
President  
West Vancouver Field Hockey Club



November 4, 2019

Mayor Booth and Council  
The District of West Vancouver  
750 - 17<sup>th</sup> Street  
West Vancouver, BC V7V 3T3

Dear Mayor Booth and Council:

Re: Proposal Update for the Sport Clubhouse at Ambleside Park

West Vancouver Football Club ("WVFC") and the West Vancouver Field Hockey Club ("WVFHC") are pleased to update a proposal to Mayor Booth and West Vancouver Council for the development and funding of a sport clubhouse at Ambleside Park-North.

Representatives of both clubs are available to discuss and elaborate on the proposal. We look forward to a positive dialogue with West Vancouver Council, and Parks, Culture and Community Services, on the design, schedule and operations of this much needed asset.

Your truly,  
s. 22(1)

Garry Fawley  
Board Member  
West Vancouver Football Club  
Chair of The Facilities Committee

s. 22(1)

Mark Vaughan  
President  
West Vancouver Field Hockey Club

0955-02

**From:** [Redacted] s. 22(1)  
**Sent:** Friday, January 10, 2020 7:28 AM  
**To:** MayorandCouncil  
**Subject:** 2020 Proposed Property Taxes

Mayor Booth

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%.

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 17?

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. Read the 2018 Annual Report salary expense summary which has climbed 11.7% in the past 5 years. 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.

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

**From:** [Redacted] s. 22(1)  
**Sent:** Wednesday, January 15, 2020 10:58 AM  
**To:** MayorandCouncil  
**Subject:** Why is Snow Clearing on the Seawalk a priority over West Van Bus Routes

Hello Mayor & Council,

Wednesday Jan 15 is a snowy day and [Redacted] s. 22(1) who works at Caulfeild Village attempted to get to work on the 253 bus from Park Royal area [Redacted] s. 22(1)

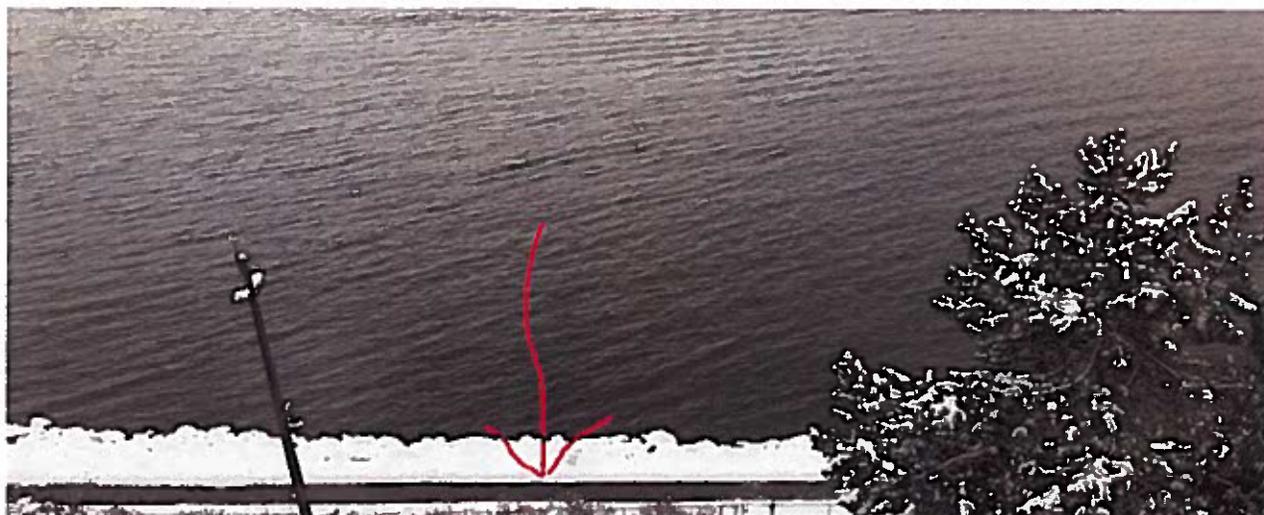
Eventually after an hour wait (prior to 8:00 am was on the bus by 9:00 am) the 253 bus took her along Marine drive but could not navigate the new bus route created by Council in their decision to excavate roadways for BPP.

**253 Caulfeild:** Regular route to Marine Drive & 24 St, then 24 St, Mathers, 21 St, Skilift Road onto Hwy 1, Westmount Exit, Westridge resume regular route due to construction. **253 Park Royal/Vancouver is on regular route back from Caulfeild Village.**



Needing to [Redacted] s. 22(1) found another employee commuting from [Redacted] s. 22(1) in a TAXI could pick [Redacted] s. 22(1) up at 15<sup>th</sup> and Marine Drive.

I took this photo at 9:30 am with the level seawalk already plowed by 9:30 am!



s. 22(1)

I am therefore asking the question why is the SNOW Clearing PRIORITY not for our BUS Routes and a level walkway at the lowest elevation given priority over allowing people to get to work?

I await your answer.

s. 22(1)

West Vancouver

0120-24

**From:** GHAZAL AZIZI s. 22(1)  
**Sent:** Thursday, January 16, 2020 9:30 AM  
**To:** MayorandCouncil; Mary-Ann Booth  
**Subject:** Re: Endorsement for the End FGM/C Canada Network  
**Attachments:** What is End FGM Canada Network.docx; Canadian City proclamation.docx

Dear Mayor Booth and coucillors Cameron, Gambioli, Lambur, Soprovich, Thompson and Wong,

I hope you are all well and keeping warm during this lovely snowy weather.

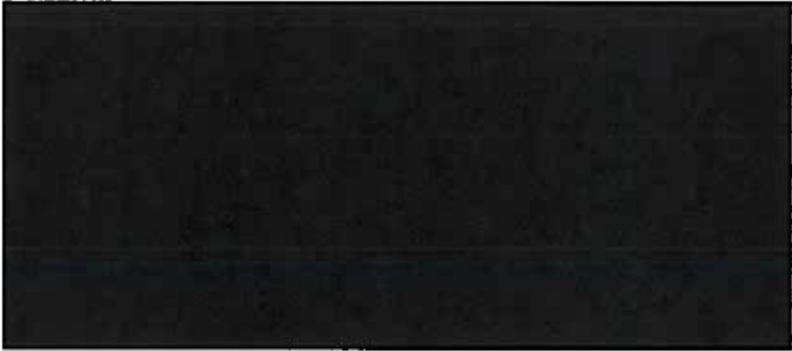
My name is Ghazal Azizi, a member of the End FGM/C Canada Network. As you may already be informed, the End FGM/C Canada Network is a non-partisan group of individuals and organizations working towards ending female genital mutilation/cutting in Canada by urging the government to acknowledge that FGM/C is a human rights violation that is also taking place in our country and encouraging the creation of a National Action Plan to support survivors and to protects those at risk. If you would like to find our more please visit the [End FGM/C Canada Network](#) website or refer to the document that I have attached.

While we are aware that the city of West Vancouver abolished all proclamations several years ago, we are contacting you to kindly ask you to join us in raising awareness about the issue of FGM/C, starting with announcing February 6th as International Day of Zero Tolerance for FGM in our city as this day invites us to reflect on the fact that near 4 million girls are still at risk of mutilation every year, including many in Canada; as FGM is an issue present on every contient except Antarctica. I have also included a document with the title "Canadian City Proclamation", in which you can find more information on why acknowledging February 6th is of great importance and value.

We would be incredibly honoured to have you on board with this initiative and are eagerly awaiting your response.

Sincerely,

The End FGM/C Network



**End FGM/C Canada Network**

Visit the post for more.

Ghazal Azizi

s. 22(1)

West Vancouver, BC

s. 22(1)

# The End FGM/C Canada Network



## Our Mission

The End FGM/C Canada Network is a non-partisan group of individuals and organizations working to end female genital mutilation/cutting (FGM/C) both in Canada and abroad. We focus on urging the Canadian government to acknowledge that FGM/C is an issue here too, and to create a National Action Plan to support survivors and to protect girls at risk in Canada. In addition, we work to encourage the Canadian government to take a lead internationally and focus more development aid on the human rights battle to end FGM/C worldwide. To do this, we bring together our members and other stakeholders to collectively influence the policies and practices of the Canadian government.

## Our Values

**Human-Rights Approach:** The End FGM/C Canada Network is grounded in a human rights approach. We consider FGM/C to be an extremely harmful practice, a form of gender-based violence, and a violation of the fundamental rights of girls, women, and non-binary children/adults. We are aligned with the United Nations' policy of zero tolerance for FGM.

**Diversity:** We are an inclusive organization and value diverse backgrounds, experiences, ethnicities, services and sectors.

**Respect:** We believe in solidarity between organizations and we respect one another and engage in respectful and thoughtful dialogue.

**Anti-discrimination:** In our efforts to end FGM/C, we believe in approaching the issue with sensitivity towards individuals and communities, and we reject any form of discrimination and racism.

**Supporting empowerment:** We deeply value listening to, prioritizing, and honouring survivors of FGM/C and girls at risk, and we are committed to elevating their voices as Network members. We value the voices of youth and grassroots organizations and support their work through the Network's collective efforts.

**Collective efforts:** We bring together individuals and organizations to stand together to end FGM/C, to share information, exchange promising practices, amplify our efforts and voices, and work together to urge the Canadian government to take effective action.

**Trauma-informed:** We work with an awareness of the varied physical, social, and emotional impacts of trauma caused by FGM/C on individuals (including survivors, activists and professionals) and communities. We value self-care and community care of our members and volunteers.

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## Membership

**Membership** is open to organizations and individuals who are

- based in Canada
- actively engaged in working on the issue of FGM/C or intending to be actively engaged
- aligned with and committed to supporting the Network's values

Each voting member is eligible to participate in member listservs, access member-only events and materials, participate on working groups and discussion groups, and serve on the Steering Committee when vacancies arise.

Organizations with multiple members shall appoint one voting representative for the organization.

**International Membership** is open to organizations and individuals who are

- not based in Canada
- actively engaged in working on the issue of FGM/C
- aligned with and committed to supporting the Network's values

International members may participate in member listservs, access member-only events and materials, and participate on working groups and discussion groups. International members are not eligible to vote in Network elections.

There is no membership fee.

Alignment with the Network's values is critical. For example, organizations that tie the FGM/C issue to an anti-immigration or religious discrimination agenda are not appropriate members of the Network.

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## **International Day of Zero Tolerance for Female Genital Mutilation**

**February 6, 2020**

**Whereas** International Day of Zero Tolerance for Female Genital Mutilation (FGM) is observed around the world and provides an opportunity to honour those women, girls, boys and men who are actively and courageously working towards an end to this harmful practice.

**Whereas** this day invites us to reflect on the fact that 3.9 million girls are still at risk of mutilation each year, including girls in Canada.

**Whereas** on this day, we acknowledge that female genital mutilation is an issue on every continent except Antarctica, and that there are 200 million FGM survivors in the world, including thousands in Canada.

**Whereas** we acknowledge that FGM has no basis in any religious text and is recognized by the United Nations and other world bodies as child abuse and an abuse of a girl's fundamental human rights.

**Whereas** we acknowledge that FGM has no benefits and causes only harm, including death, difficulties with urination, menstruation, sexual intimacy, post-traumatic stress disorder and increased maternal and child mortality.

**Whereas** on this International Day of Zero Tolerance For FGM, we acknowledge and celebrate all national and international efforts being made, especially at the grass roots level, to achieve United Nations Sustainable Millennium Development Goal #5, which calls for the elimination of FGM and other harmful traditional practices by 2030.

**Whereas** on this Day of Zero Tolerance, we call for increased, concerted global and Canadian action to end female genital mutilation, and ask all governments-international, national, and local- to fully uphold the human rights of women and girls so they can live a life free from the violence that is female genital mutilation.

**NOW THEREFORE**, I Mayor JO CANADA, on behalf of YOUR CITY council, do hereby proclaim February 6, 2020, as International Day of Zero Tolerance for FGM in the City of YOUR CITY.

1610-20-5053

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, December 21, 2019 4:57 PM  
**To:** MayorandCouncil  
**Subject:** Save the Forrest-Baker House

To the West Van Mayor & Council,

It is with great sadness that I have learned that the Forrest-Baker house may be demolished. You of course realize how important this architectural gem is to our west coast architectural community. I want to urge you to please prevent this demolition from happening, and please help preserve this fine example of west coast modern architecture. Too many of our fine examples of mid century modern homes are being lost. I thank you for your consideration.

Regards,

[REDACTED] s. 22(1)

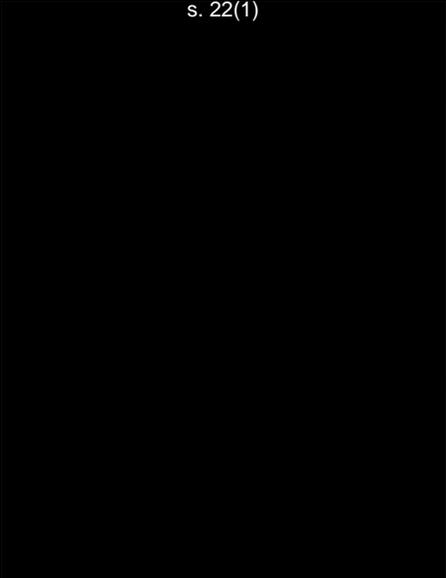
Supporter of the West Van Museum

[REDACTED] s. 22(1)

1610-20-5053

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, January 13, 2020 7:00 PM  
**To:** MayorandCouncil  
**Subject:** FORREST HOUSE  
**Attachments:** FORREST HOUSE.docx

s. 22(1)



s. 22(1)

West Vancouver

Dear Madame Mayor and council. Happy New year.

While I am not naïve nor partisan enough to ever call things black and white, there are a few contests that could be more easily determined when evaluated against a common backdrop of Culture and History.

West Vancouver has a young history, is sparsely populated and designated as non-industrial. In a district with such slow growth, the aesthetic design of our residential structures will remain as proof of what we are and where we've been. The living structures of a residential district are of defining importance. Despite our young history, our culture of great architecture is not to be undermined nor underestimated for its unique design aesthetic that we are very lucky to call our own. 6,500 people have signed a petition to stop the demolition of the FORREST HOUSE, a rare gem that is a superior example of West Coast Style. Further, this home has been restored beautifully to reflect original materials and character.

s. 22(1) had the great pleasure of renovating two original West coast style ranchers. They lend themselves to the current trend of open space plans, which makes them efficient to remodel into relevant, livable spaces that feel fresh 50 or even 60 years after they were first built.

s. 22(1) circulated an on-line petition via Charge.org which has generated more than 6,500 signatures, which in itself should be enough to call for pause. In it, she suggests that the Forrest House, along with many others in West Vancouver from the same era that are considered West Coast Modern Style, could be protected in what she calls an aspatial museum. While it might sound radical, the concept of an aspatial museum is not new.

s. 22(1) Chicago and have seen there what an aspatial museum can do for a city and it's architecture. In Oakville, a residential suburb of Chicago, the concept is realized in a walking tour of Frank Lloyd Wright's residential homes. By protecting and celebrating the significant architecture of FLW, the city generates a unique touristic amenity, tax revenues for the city, while educating people from around the world and protecting a culture of art and architecture.

This concept lends itself very well to our District. A museum with no walls means that the various West Coast built homes in adjacent North Vancouver could be included in this concept as well. There is a chance to highlight our great architectural history in a significant and unifying way.

I sincerely hope that the efforts spearheaded by s. 22(1) as emphasized and outlined by so many passionate people in our community and beyond, help draw attention to our collective portfolio of architectural wealth.

We talk much more about the undesirability of so-called Monster Houses, than about the ones that have been torn down to make room for them. Let us not ever forget that the homes designed in the West Coast Style made West Vancouver famous, putting us on the world's design map as early as 1950. Since then, existing by-laws permitting Monster Homes is largely what makes West Vancouver infamous.

Let's slow down and look more closely at our history. Let's cherish it and celebrate it. Let's be inspired to build beautiful things by it. Let's enjoy the nature around it. Let's feel proud of our heritage and know that this is where we come from.

I sincerely hope that this council will exert its powers to halt the demolition of this home and that you will be more intune, sensitive and aesthetically-minded around many other homes that are challenged by a similar fate.

Thank you.

s. 22(1)

1610-20-5053

**From:** [Redacted] s. 22(1)  
**Sent:** Wednesday, January 15, 2020 6:31 PM  
**To:** MayorandCouncil  
**Subject:** Ron Thom House

So glad to hear that Council is seriously supporting the preservation of the Ron Thom - Baker House. West Van is so famous for our cultural architectural history. History can not be re-built! Save what is so "West Vancouver Modern" for our future children, historians and architects to learn from. Not just another West Van Mansion.

[Redacted] s. 22(1)  
West Vancouver

[Redacted] s. 22(1)

West Vancouver  
[Redacted] s. 22(1)

0055-HSCF1

**From:** Ruth Simons <howesoundcommunityforum@gmail.com>  
**Sent:** Friday, January 10, 2020 10:31 AM  
**To:** Bill Soprovich; MayorandCouncil; Heather Keith; Mary-Ann Booth; Nina Leemhuis; Peter Lambur; Sharon Thompson; Andrew Banks  
**Subject:** News and updates from the Howe Sound Community Forum  
**Attachments:** The View - Newsletter for HSCF - January 2020.pdf; HSCF Oct. 25th Climate Emergency break out session summary.pdf

Dear Forum members and participants,

Please see the attached for important news and information following the October 2019 Howe Sound Community Forum.

In the newsletter is information on the next Forum, Sea to Sky Air Quality, Ocean Watch Task Force, Biosphere Nomination, Vessels of Concern Workshop and more.

Thank you,

**Ruth Simons, Lead, Howe Sound Biosphere Region Initiative 604 921-6564 778 834-4292**

**Assisting:**

s. 22(1)

Lions Bay, BC

**Howe Sound Community Forum** *Established in 2002*

s. 22(1)

*To provide a forum for local governments, Regional Districts and First Nations discussion to maintain and enhance the economic, environmental, cultural and social well being of the Howe Sound for the benefit of present and future generations.*

Squamish Nation - District of West Vancouver - Village of Lions Bay - Town of Gibsons - Resort Municipality of Whistler - Village of Pemberton - Bowen Island Municipality - Gambier Island Local Trust - District of Squamish - Metro Vancouver - Sunshine Coast Regional District -Squamish Lillooet Regional District



January 2019

**Save the Date for the Spring 2020 Forum! – April 24<sup>th</sup> – hosted by the Resort Municipality of Whistler in the Longhouse at the [Squamish Lil'wat Cultural Centre](#). [Details here.](#)**

**Climate Emergency – two pages of bold ideas and actions local governments are taking to address climate change shared at the October 25<sup>th</sup> roundtable discussions on Climate Emergency can be found [on this page](#).**

**Vessels of Concern and Marine Debris Workshop - February 28<sup>th</sup>. This is a strategic action item of the Ocean Watch Task Force. [Read more here.](#)**

**Ocean Watch Task Force – next steps on structure and governance conference call was held November 29<sup>th</sup>, workshop date on task force governance TBD. Past notes and reports [can be found here](#)**

**Sea to Sky Air Quality – Following discussions with Fraser Basin Council a roundtable on the state of the Howe Sound sea to sky airshed is being planned, date TBD.**

**Atl'ka7tsem/Howe Sound UNESCO Biosphere Reserve nomination is now under review by the Canadian Commission for UNESCO in Ottawa. [Learn more here.](#)**

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Photo of Anvil Island in Atl'ka7tsem – Howe Sound by Ruth Simons

How to pronounce Atl'ka7tsem? You can find an audio [clip on this page](#) of Chief Ian Campbell recorded by Bob Turner in 2015.



[howesoundbri@gmail.com](mailto:howesoundbri@gmail.com)



## Leading in a Climate Emergency – Break Out Session Summary HOWE SOUND COMMUNITY FORUM October 25, 2019

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### HSCF Communities that have passed Climate Emergency Declarations - Current to January 2019

- District of Squamish
- District of West Vancouver
- Bowen Island Municipality
- Islands Trust
- Squamish Lillooet Regional District
- Metro Vancouver Area A
- Sunshine Coast Regional District and Town of Gibsons (urged Province to declare a Climate Emergency)

**Key Themes.** This synthesis presents key themes surfaced in the Break-out discussion. Detailed table notes/transcriptions are available upon request.

### What meaningful actions and bold moves is your community taking to address the climate emergency?

- Integration of climate declarations in strategic plans, budgeting; redirecting resources, creation of climate leadership teams (internal, external with community), zero waste teams and working groups, shifting policies and operations (procurement policies, remote meetings to reduce carbon footprint)
- Energy and Emissions Planning – inventories and target setting, refining plans, increasing collaboration and sharing at regional level
- Transportation planning – advancing regional transit, free transit under 18, electrification of fleets (EV, e-bikes)
- Green Building – step code implementation and advancing targets
- Ecosystem Based Management and Protection – watershed and ecosystem protection strategies, foreshore protection areas, conservancies and land trusts, community forests, evaluating forest/canopy health, living dikes
- Asset Management (Natural Capital) – developing and implementing NC accounting frameworks (Gibsons, West Vancouver). [Learn more here.](#)
- Accelerating climate adaptation and emergency management planning (flood hazard management plans, wildfire risk reduction measures and development permit areas, financing sea level rise measures.

### **How are engaging on, operationalizing and prioritizing climate action plans?**

- Campaigns, community engagement and education to shift norms, choices; youth initiatives
- Integrating internal and community environmental and climate advisories and working groups
- Incentives – zero emissions, from gas to electric heating systems, taxation, pay parking and transit investments
- Monitoring and research – base line community-wide data, report cards, natural asset inventories, studies and plans (ground water protection, forest management, harbour plans)
- Decision support – climate considerations in all reports, impact assessments and accounting
- Growth management – focused growth areas, limiting footprints and sprawl,

### **How can we support each other? What is the role of the HSCF in this work?**

- Regional level climate planning and coordination; considering 'transboundary' issues, priorities and solutions/actions amongst Howe Sound communities
- Leadership – commitment to stepping up together; building increasing advocacy/collective voice and lobby (climate accountability,
- Build shared knowledge base, data pooling, resources and best practices; tracking actions and improvements, + dialogue opportunities for learning and networking (staff, elected officials)
- Improve coordination, joint funding, opportunities through procurement (equipment, renewable energy).



1610-20-5030/5031

**From:** [Redacted] s. 22(1)  
**Sent:** Friday, January 10, 2020 11:01 AM  
**To:** MayorandCouncil  
**Cc:** [Redacted] s. 22(1)  
**Subject:** Public Hearing - Mon. Jan 13, 2020 - INPUT for the Proposed Heritage Revitalization - 985 Duchess Avenue  
**Attachments:** boyd house .pdf

Dear Mayor and Council, West Vancouver,

Please find attached my letter, which discusses my concerns regarding the proposed heritage revitalization agreement and heritage designation for the 985 Duchess Avenue property.

Sincerely,  
[Redacted] s. 22(1)

January 8, 2020

**Subject:** Boyd House 985 Duchess Avenue – Heritage Revitalization Agreement and Heritage Designation – INPUT for the up and coming public meeting, Monday, January 13, 2020

Dear Mayor and Council,

I, strongly, request that the Mayor and the West Vancouver Council carefully consider the request to subdivide the property on which the Boyd House resides.

West Coast Modernist architecture is a symbiotic blend of house and garden. Ron Thom designed houses to compliment the setting, terrain and landscape. His desire was house and garden. I wonder how subdividing the property fulfills Ron Thom's vision.

In exchange for preserving the Boyd House, the developer was initially requesting to build a single-family dwelling home. Now, the developer wants special privileges to allow for short-term rentals of less than 30 days for the Boyd House and the proposed single family home.

I am strongly opposed that either property be granted a license for short-term rentals of under 30 days. Short-term rentals should not be permitted in residential neighbourhoods. I, sincerely, hope that West Vancouver Council do not confuse the introduction of commercial enterprises in single-family residential neighbourhoods as a feasible and fair model to preserve heritage.

Let's not muddy the waters by allowing a commercial enterprise into a residential neighbourhood. While I am sure visiting tourists might be nice people, a consistent wave of new tenants who are on holiday schedules enjoying themselves on outdoor decks hosting parties, drinking and smoking in close proximity to neighbours is incongruent with the dynamics of a neighbourhood.

Again, the actions of the current owners and their history of "short term rentals" as I understand in contravention of the bylaws speaks volumes to their business needs and lack of understanding for the neighbours and the community.

Sincerely,

[Redacted] s. 22(1)

West Vancouver [Redacted] s. 22(1)

**From:** [REDACTED] s. 22(1)  
January 8, 2020

**Subject:** Boyd House 985 Duchess Avenue – Heritage Revitalization Agreement and Heritage Designation – INPUT for the up and coming public meeting, Monday, January 13, 2020

Dear Mayor and Council,

I, strongly, request that the Mayor and the West Vancouver Council carefully consider the request to subdivide the property on which the Boyd House resides.

West Coast Modernist architecture is a symbiotic blend of house and garden. Ron Thom designed houses to compliment the setting, terrain and landscape. His desire was house and garden. I wonder how subdividing the property fulfills Ron Thom's vision.

In exchange for preserving the Boyd House, the developer was initially requesting to build a single-family dwelling home. Now, the developer wants special privileges to allow for short-term rentals of less than 30 days for the Boyd House and the proposed single family home.

I am strongly opposed that either property be granted a license for short-term rentals of under 30 days. Short-term rentals should not be permitted in residential neighbourhoods. I, sincerely, hope that West Vancouver Council do not confuse the introduction of commercial enterprises in single-family residential neighbourhoods as a feasible and fair model to preserve heritage.

Let's not muddy the waters by allowing a commercial enterprise into a residential neighbourhood. While I am sure visiting tourists might be nice people, a consistent wave of new tenants who are on holiday schedules enjoying themselves on outdoor decks hosting parties, drinking and smoking in close proximity to neighbours is incongruent with the dynamics of a neighbourhood.

Again, the actions of the current owners and their history of "short term rentals" as I understand in contravention of the bylaws speaks volumes to their business needs and lack of understanding for the neighbours and the community.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

(7)(b)

1610-20-5030/5031

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, January 10, 2020 11:39 AM  
**To:** Mayor and Council  
**Subject:** re proposed Heritage redevelopment Boyd House 985 Duchess Ave WV

Your Worship Mayor Mary-Ann Booth and Council

We support this redevelopment project 100%.  
This proposed heritage project at 985 Duchess Ave will be history in the making!  
Time for greater density on lower Sentinel Hill... just above the Duplex on Keith Rd and the Evelyn condos located directly north of Park Royal Shopping Centre...just 200 steps away.

Sincerely

[REDACTED] s. 22(1)

WV [REDACTED] s. 22(1)

Sent from Mail for Windows 10

*[Faint, illegible text at the bottom right of the page]*

1610-20-5630/5031

**From:** Sam Whiffin <sam.whiffin@livingspacehomes.com>  
**Sent:** Friday, January 10, 2020 12:01 PM  
**To:** MayorandCouncil  
**Subject:** The Boyd House, 985 Duchess Avenue, West Vancouver.

Dear Mayor and Council,

First of all, Happy New Year and all best wishes for 2020!

I wanted to report in ahead of the Public Hearing for our HRA Application on Monday, January 13<sup>th</sup>.

On December 22<sup>nd</sup> I walked the neighbourhood to personally deliver notices regarding our Public Information Meeting that was held this week on Wednesday, January 8<sup>th</sup>. I knocked on the doors of all of the houses affected by our project, per the 100m radius catchment nominated by DWV Staff.

I was able to have a good chat with a number of the neighbours and was pleased to have been able to give them ample notice of our Public Information Meeting. Some had questions/concerns which I did my best to address. Many were supportive.

Our Public Information Meeting on January 8th which was held between 5.30p.m and 7p.m at the West Vancouver Community Centre was attended by approximately 15-20 people.

Our architects were in attendance and we made every effort to provide as much information about the application as possible, as well as answering questions in as much detail as possible. Erik Wilhelm from DWV was also in attendance and played a pro-active, helpful role for which we thank him.

We look forward to the Public Hearing on Monday and as ever, would be pleased to show Council members through the property if they have not already viewed it. If any of you would like to see the house, perhaps you could drop me an e-mail? I'd be happy to take you over the house at any time over the week-end or on Monday.

Kind regards,  
Sam.

**Sam Whiffin FRICS**  
Managing Director



600-1706 West 1st Avenue,  
Vancouver, B.C, Canada, V6J 0E4  
T 778 998 5488  
livingspacehomes.com

*[Faint, illegible text and stamps at the bottom right of the page]*

1610-20-5030/5031

**From:** [Redacted] s. 22(1)  
**Sent:** Friday, January 10, 2020 6:02 PM  
**To:** Mayor and Council  
**Subject:** Boyd House Heritage Revitalisation Agreement Public Hearing

[Redacted] s. 22(1)  
West Vancouver, [Redacted] s. 22(1)  
10 January, 2020

Dear Mayor and Council

re - Boyd House Heritage Revitalisation Agreement Public Hearing

[Redacted] s. 22(1) I own and reside at [Redacted] s. 22(1). We are opposed to the proposed Heritage Revitalization Agreement covering 985 Duchess Avenue.

There is no OCP or Area Plan for this neighbourhood. The proposal would permit the construction of a monster house (larger than would normally be permitted on the full sized lot) to be constructed on a mini lot that is less than half of the original lot.

The new building would be precedent setting for any future densification of the neighbourhood.

Apparently, the application also seeks approval for both properties to be used as Short Term Rental business properties but this significant variance is not included in the Public Hearing notice. The Boyd House has previously been used by the applicant as a Short Term Rental business resulting in considerable discomfort and stress to the neighbours. This should not be permitted as I understand there are no regulations in place to permit and regulate this type of business.

The Heritage Value of the Boyd House will be further compromised by the development. The house has already been modified on the inside and the exterior by previous owners, without the guidance of Ron Thom. The style and construction methods of the house were developed from Ron Thom's conception of the setting, a low cost country cottage on the side of the hill. Under the proposal the setting will be completely lost. From the south, the Boyd House will only be visible from the roof of the new house, and perhaps from the upper floors of the Park Royal Towers, as the view from Duchess Avenue will be blocked by the new 2 storey building. From the north lane above the house, little can be seen except the present roof with skylights added in the later modifications.

There is considerable public discussion at the present time about the need for low cost housing and about environmental responsibility. When the initial application for Heritage listing was made many years ago by a previous owner, it was envisioned that a second small house, a "carriage house," may be permitted on the property to offset the expenses of maintaining the original house. The present application seeks the creation of a new independent building lot, a windfall asset of well over \$1 million, and permission to build an oversize house with multiple bedrooms suites, each comparable in size to many city apartments. This bears no relation to the concept of creating low cost, environmentally responsible housing which is reported to be an objective of the Council.

I believe the cost to the neighbourhood and to the community of this Heritage Revitalization Agreement far outweighs the heritage value of this compromised Ron Thom designed house. The application in its present form should be denied.

Yours sincerely

s. 22(1)

A large black rectangular redaction box covers the signature area.

West Vancouver

(7)(e)

1610-20-5030/5031

**From:** Peter Miller [REDACTED] s. 22(1)  
**Sent:** Sunday, January 12, 2020 3:16 PM  
**To:** MayorandCouncil  
**Subject:** 985 Duchess Avenue, WV  
**Attachments:** 985 Duchess Avenue, WV letter Revised.pages.pdf

Please find attached our letter of support regarding the HRA Application for the above captioned property.

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NORTH SHORE HERITAGE PRESERVATION SOCIETY

---

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8

BC Society Registration #.S-49292

Charity #83070 2478 RR0001

CRA Business #83070 2478 BC0001

[https://urldefense.com/v3/!LeSHLvzfUoZNhw!LD1SstGOh3uc9jLROxKGNbPjNzXk89sf\\_ywj27OPIgq-PsIPFDdcX9gq7vrI\\_v8zE08JUhmPu6I3\\$](https://urldefense.com/v3/!LeSHLvzfUoZNhw!LD1SstGOh3uc9jLROxKGNbPjNzXk89sf_ywj27OPIgq-PsIPFDdcX9gq7vrI_v8zE08JUhmPu6I3$)

Face-Book:

[https://urldefense.com/v3/!LeSHLvzfUoZNhw!LD1SstGOh3uc9jLROxKGNbPjNzXk89sf\\_ywj27OPIgq-PsIPFDdcX9gq7vrI\\_v8zE08JUiqGJce6\\$](https://urldefense.com/v3/!LeSHLvzfUoZNhw!LD1SstGOh3uc9jLROxKGNbPjNzXk89sf_ywj27OPIgq-PsIPFDdcX9gq7vrI_v8zE08JUiqGJce6$)

Phone: 604-926-6096



# NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8  
(604) 926-6096  
info@northshoreheritage.org

[www.northshoreheritage.org](http://www.northshoreheritage.org)

BC Society Registration No. S-49292

January 12, 2020

Mayor and Council  
District of West Vancouver  
750 17th Street  
West Vancouver BC By e-mail only to: [mayorandcouncil@westvancouver.ca](mailto:mayorandcouncil@westvancouver.ca)

Dear Mayor and Councillors:

Re: 985 Duchess Avenue, West Vancouver.

I'm writing on behalf of North Shore Heritage to indicate our general support for the preservation of the heritage home at 985 Duchess Avenue as part of the HRA being proposed for this property. Our society supports these kinds of HRAs in order to preserve heritage buildings so that future generations may continue to appreciate the fine craftsmanship and history associated with such homes. However as well, in today's awareness of the importance of environmental stewardship, it has become increasingly clear that the greenest building is the existing building.

With respect to this particular HRA, while we support these efforts, we are concerned that the new house restricts the visibility of the heritage home from the street and wonder if there might be a way to address this.

Sincerely

s. 22(1)

Peter Miller, President

1610-20-5030/5031

**From:** [Redacted] s. 22(1)  
**Sent:** Sunday, January 12, 2020 7:47 PM  
**To:** MayorandCouncil  
**Subject:** 985 Duchess Ave Public Hearing

To: The Mayor and Council of West Vancouver

I am writing in support of the HRA Application for the Boyd House, located at 985 Duchess Avenue in West Vancouver. My home [Redacted] s. 22(1) is in the affected area.

The Boyd House is an important West Vancouver Heritage asset that should be preserved for and enjoyed by future generations. It showcases the work of architect Ron Thom who was a major influence in the development of the West Coast style of residential architecture.

With the fate of Ron Thom's Forrest House uncertain, I would hope that the Mayor and Council would welcome this innovative, beautifully designed proposal to preserve Boyd House.

There is an affordability crisis in West Vancouver due to the lack of housing diversity. Not everyone can afford a large single family home on a large piece of expensive real estate, but the alternative which is a high density, high rise condo may not be suitable for everyone. Therefore, West Vancouver needs more and better housing options for the "missing middle" if they want to house the future generations. West Vancouver needs "gentle density" that is unobtrusive and well-designed such as what is currently being proposed with this subdivision/development application. Furthermore, given that climate change is a real problem, we need to start doing something about it now (rather than later) by encouraging better land use policy and "gentle density" in centrally located neighborhoods within walking distance to transit, restaurants and shopping (Park Royal/ Ambleside). Maintaining the status quo is easy. Implementing change on the other hand is difficult as there will always be resistance to change, but I am hopeful that the Mayor and Council will have the courage and vision to bring about the necessary changes to benefit all residents of West Vancouver for the many years to come. With that in mind, please support this HRA application.

Thank you

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

1610-20-5030/5031

**From:** [Redacted] s. 22(1)  
**Sent:** Monday, January 13, 2020 12:24 PM  
**To:** Mayor and Council  
**Subject:** HRA Application for 985 Duchess Avenue (the Boyd House), West Vancouver

January 13, 2020

To: The Mayor and Council of West Vancouver

Re: HRA Application for 985 Duchess Avenue (the Boyd House), West Vancouver

As a homeowner in this neighborhood, I am writing to express my full support for the HRA Application for the Boyd House, located at 985 Duchess Avenue in West Vancouver.

The Boyd House is an important West Vancouver Heritage asset that should be preserved for and enjoyed by future generations. It showcases the work of architect Ron Thom who was a major influence in the development of the West Coast style of residential architecture.

With the fate of Ron Thom's Forrest House uncertain, I would hope that the Mayor and Council would welcome this innovative, beautifully designed proposal to preserve Boyd House.

There is an affordability crisis in West Vancouver due to the lack of housing diversity. Not everyone can afford a large single family home on a large piece of expensive real estate, but the alternative which is a high density, high rise condo may not be suitable for everyone. Therefore, West Vancouver needs more and better housing options for the "missing middle" if they want to house the future generations. West Vancouver needs "gentle density" that is unobtrusive and well-designed such as what is currently being proposed with this subdivision/development application. Furthermore, given that climate change is a real problem, we need to start doing something about it now (rather than later) by encouraging better land use policy and "gentle density" in centrally located neighborhoods within walking distance to transit, restaurants and shopping (Park Royal/ Ambleside). Maintaining the status quo is easy. Implementing change on the other hand is difficult as there will always be resistance to change, but I am hopeful that the Mayor and Council will have the courage and vision to bring about the necessary changes to benefit all residents of West Vancouver for the many years to come. With that in mind, please support this HRA application.

Thank you for your time and consideration.

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

1610-20-5030/5031

**From:** [Redacted] s. 22(1)  
**Sent:** Monday, January 13, 2020 2:18 PM  
**To:** MayorandCouncil  
**Subject:** West Van 985 Duchess  
**Attachments:** West Van 985 Duchess.pdf

[Redacted] s. 22(1) has attached the following document:



### West Van 985 Duchess



My apologies, I sent an earlier draft to you. Please accept this draft.

Yours truly,

[Redacted] s. 22(1)

West Vancouver, BC

Google Docs: Create and edit documents online.  
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA  
You have received this email because someone shared a document with you from Google Docs.



Dear Mayor and Council members,

I will be happy to support the proposed plan at 985 Duchess. My family have been residents of the neighborhood for s. 22(1) so we feel we understand the neighborhood well and it is always good to continually improve the neighborhood. I understand that part of this involves taking down the trees. This is acceptable to me as they stand alone and given the last few years of wind storms, I am worried that because they stand alone, they will come down s. 22(1) power lines which line Duchess.

Yours truly,

s. 22(1)

West Vancouver

1610-20-5030/5031

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**From:** Steve Gairns <wcmleague@gmail.com>  
**Sent:** Monday, January 13, 2020 2:41 PM  
**To:** MayorandCouncil  
**Cc:** Mary-Ann Booth; Craig Cameron; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong; Nora Gambioli  
**Subject:** Boyd House (985 Duchess Ave)  
**Attachments:** WCML Boyd House HRA\_2020 0113.pdf

Dear Mayor & Council,

On behalf of the Board of the West Coast Modern League (WCML), please see attached our letter of support, ahead of this evening's Public Hearing, for the Heritage Revitalization Agreement (HRA) proposed on the Boyd House at 985 Duchess Avenue.

Thank you in advance for your consideration.

Regards,  
Steve Gairns, Chair  
West Coast Modern League

--  
**West Coast Modern League (WCML)**  
[www.westcoastmodern.org](http://www.westcoastmodern.org) | [wcmleague@gmail.com](mailto:wcmleague@gmail.com)



**WEST COAST  
MODERN LEAGUE**

January 13, 2020

**TO: Mayor and Council  
District of West Vancouver  
750 17th Street, West Vancouver BC**

**RE: BOYD HOUSE (985 DUCHESS AVENUE)**

Dear Mayor and Councillors,

The West Coast Modern League is supportive in principle of the Heritage Revitalization Agreement (HRA) proposed on the Boyd House, and of the provision to allow short-term rental of the heritage home. We are appreciative of the efforts to save this exemplar of West Vancouver's West Coast Modern architectural heritage and urge Council to support this proposal.

The 1954 Boyd House was designed by Ron Thom for his friends and Vancouver Art School classmates Bruce and Joan Boyd. The house is a prime example of the architect's early domestic architecture. For a young Paul Merrick, as a teenager living with his family in West Vancouver, the building of the house served as a prime inspiration in his decision to pursue a career in architecture.

The Boyd House is modest but significant in its careful integration into the sloped site, a defining characteristic of Ron Thom's approach. It also exemplifies West Coast Modern architecture in its use of exposed post-and-beam construction, south-facing window wall, seamless "butt-joint" windows in place of conventional mullions, and unadorned local materials such as clear unpainted tongue-and-groove cedar and cedar-shake roof. Embedded in its cinder block wall is a massive fireplace, whose concrete frieze features a unique bas-relief design, also characteristic of Thom's embedding of art within architecture. A continuous band of cedar runs above door height, visually uniting the interior.

For many years, the house was owned by writer Kerry McPhedran, whose careful stewardship and updates, which included a contemporary kitchen and skylights, worked to retain the full character of the house. McPhedron's 1990 Western Living article "Living with Ron Thom," a tribute to the house, won a Western Magazine Gold Medal.

We understand the concern over the embedded request to allow short-term rentals of the Boyd House. We acknowledge that unregulated and rampant short-term rentals have created difficult challenges in municipalities across the region. We feel, however, that this proposal has the potential to be an example of how a highly selective and restricted rental programme can benefit both heritage conservation and community vitality.

Sincerely,

**Steve Gairns (Chair), Adele Weder, Chelsea Louise Grant, Geoffrey Massey,  
Jeanette Langmann, John Patkau, Kiriko Watanabe, Wendi Campbell  
Board of Directors, West Coast Modern League**

**West Coast Modern League**

www.westcoastmodern.org  
wcmleague@gmail.com

207-933 Seymour Street  
Vancouver, BC V6B 6L6

1010-20-18-037

**From:** [Redacted] s. 22(1)  
**Sent:** Saturday, January 11, 2020 2:58 PM  
**To:** MayorandCouncil  
**Subject:** Fw: 4358 ROSS CRESCENT  
**Attachments:** 4358 Letter.docx

Dear Mayor and Council: Please find attached a letter (with out salutation) in connection with this Monday's Council meeting agenda item regarding the variance development application for 4358 Ross Crescent. Thank you for your consideration and our sensitivity particularly to the proposals requiring variances on the waterside of the proposal. Respectively [Redacted] s. 22(1) [Redacted] s. 22(1)

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**From:** [Redacted] s. 22(1)  
**Sent:** Thursday, December 19, 2019 5:04 PM  
**To:** [Redacted] s. 22(1)  
**Subject:** RE: 4358 ROSS CRESCENT

[Redacted] s. 22(1)

---

**From:** [Redacted] s. 22(1)  
**Sent:** December 19, 2019 4:59 PM  
**To:** [Redacted] s. 22(1)  
**Subject:** FW: 4358 ROSS CRESCENT

H [Redacted] s. 22(1): Is there an easy way I can get this in a format that I can edit it? Thanks [Redacted] s. 22(1)

---

**From:** [Redacted] s. 22(1)  
**Sent:** Wednesday, December 18, 2019 10:48 PM  
**To:** [Redacted] s. 22(1)  
**Subject:** 4358 ROSS CRESCENT

Dear \_\_\_\_\_

The following letter and attachments addresses the proposed development variance permit for 4358 Ross Crescent. The proposal and 100's of pages of comments opposing the development has largely focused on the Flood Control Level (FCL). We accept what ever Council determines that should be however we don't think it should be used as a cover for the passing of all the 10 variances requested. On December 13th I had 3 minutes to address Council and hopefully this submission will provide information that my brief presentation was not able to provide.

The Flood Hazard Area Land Use Management Guidelines (BCMFLNRD2018) which are being used to justify the use of the FCL are contravened and broached with this proposal :

**1/ Surface Runoff Section 3.5.5:** The proposal is intending to raise the natural ground elevation 11 feet higher than the adjacent properties by the use of landfill and supporting wall structures. **Swiftwater Consulting** rendered a report presented to Council in July warning that this was in clear violation of the **BCMFLNRD2018** as the Guideline states "fill must not adversely impact neighboring properties by increasing the surface water elevation or directing flows toward those properties". Note **Figure 1** site plan which shows the elevation of the natural grade on the water side of the house. If a tidal event were to occur the water would be directed to the adjoining properties 11 feet below. In effect the proposal creates what is like the bow of a ship with any water being directed at force to each side or the neighbors. This is facilitated by an "outdoor room" proposed with a permanent roof structure built in front of the residence.

The solution is quite simple: as with most houses in WVD either the front or the back are raised above the natural grade and stairs are used to walk up to the main floor or down from the main floor or both. The proposed outdoor room, pool deck and barbeque facility can be at the existing grade of the adjoining properties. Indeed the existing house which has a main floor at 3.9 Meters has done this. Further to mitigate against tidal events the proposed house has minimized its setback so as to be as close to the water as possible. Having the residence further from the water is one the "retreat" strategies suggested and consideration could be given to having the house situated further back on the lot which would be in line with the adjoining properties.

**2/ Landfill Setback Section 5.4:** Where landfill is used it should not be within 15 meters of the boundary. Again note **Figure 1** the proposal is in contravention of the Guidelines. This contributes to directing the flow of surface water from tidal events to the neighboring properties.

**3/ Impact Study:** Both the Guidelines and the WVD criteria to evaluate variances recommend that an impact study be done. We have asked for an impact study as to site lines and view; light and water management. We have been told by the applicant's architects they do not have to do this. The WVD Planning Department suggest that a water management report will be prepared but not until permission is given for a building permit and only then does it have to be submitted. We would suggest it should be done before hand in order to assess the proposal and its possible impact on the neighborhood.

**4/ Habitable Construction below FCL Sec 4.5:** The development is looking to have a tanked basement. Again not endorsed by the Guidelines. What is permitted are garages or carports below the FCL. If this were to be done by the development than **3 old growth cedar trees could be saved** and the various variance request to reduce the garage setback by 90% or 30 feet to 3 feet would not be required. Again no impact study to the neighborhood of this variance request has been offered nor any hardship addressed. Further the variance request to exceed the 50% permeable threshold would not be required as the driveway could be of a permeable nature. See **Figure 2 and 3** for pictures of 2 houses in the neighborhood which have done this.

**5/ Width Setback:** The property is 38 1/2 feet wide and the proposal is looking to have a 27 foot wide house when only a 23 1/2 foot is permitted. The applicant has asked that the side yard setbacks be adjusted for them so they can build a wider house. This restriction was or should have been known at the time of purchase. s. 22(1) --

abiding by the regulations and built without any variances. Now with a house built on an 11 foot podium complete with 11 foot ceilings and no attempt to mitigate the height having the house closer than permitted to the adjoining properties will only make a hulking structure seem to loom down even more on the adjoining properties. And then there is the resulting loss of light, privacy and airflow. The proposal is not supported by the WVD criteria for variances which is illustrated in **Figure 4 and 5**

The development consists of a "wish list" putting a large structure (s) on too small of a property hence the request for many variances without due regard for the neighborhood. Council has to determine the FCL but it would be our suggestion that after this is done the **WVD Board of Variance** address the variance requests. This proposal has taken up too much time in front of Council, the Board of Variance have the expertise to assess and evaluate the variance requests. The WVD Planning Department's "Brief" echoes the same comments that have been made by the applicant's architects to justify the variance requests again without regard for the neighborhood.

Finally this proposal is being looked upon as a precedent for future developments---the neighborhood consists of approximately 100 homes--hopefully a consensus can be reached which will minimize the impact to the neighborhood now and in the future.

Yours very truly

s. 22(1)

Dear \_\_\_\_\_

The following letter and attachments addresses the proposed development variance permit for 4358 Ross Crescent. The proposal and 100's of pages of comments opposing the development has largely focused on the Flood Control Level (FCL). We accept whatever Council determines that should be however we don't think it should be used as a cover for the passing of all the 10 variances requested. On December 13th I had 3 minutes to address Council and hopefully this submission will provide information that my brief presentation was not able to provide.

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**The solution is quite simple:** as with most houses in WVD either the front or the back are raised above the natural grade and stairs are used to walk up to the main floor or down from the main floor or both. The proposed outdoor room, pool deck and barbeque facility can be at the existing grade of the adjoining properties. Indeed, the existing house which has a main floor at 3.9 Meters has done this. Further to mitigate against tidal events the proposed house has minimized its setback so as to be as close to the water as possible. Having the residence further from the water is one the "retreat" strategies suggested, and consideration could be given to having the house situated further back on the lot which would be in line with the adjoining properties.

**2/ Landfill Setback Section 5.4:** Where landfill is used it **should not be within 15 meters of the boundary**. Again, note **Figure 1** the proposal is in contravention of the Guidelines. This contributes to directing the flow of surface water from tidal events to the neighboring properties.

**3/ Impact Study:** Both the Guidelines and the WVD criteria to evaluate variances recommend that an impact study be done. We have asked for an impact study as to **site lines and view; light and water management**. We have been told by the applicant's architects they do not have to do this. The WVD Planning Department suggest that a water management report will be prepared but not until permission is given for a building permit and only than does if

have to be submitted. We would suggest it should be done before hand in order to assess the proposal and its possible impact on the neighborhood.

**4/ Habitable Construction below FCL Sec 4.5:** The development is looking to have a tanked basement. Again, not endorsed by the Guidelines. What is permitted are garages or carports below the FCL. If this were to be done by the development than **3 old growth cedar trees could be saved** and the various variance request to reduce the garage setback by 90% or 30 feet to 3 feet would not be required. Again, no impact study to the neighborhood of this variance request has been offered nor any hardship addressed. Further the variance request to exceed the 50% permeable threshold would not be required as the driveway could be of a permeable nature. See **Figure 2 and 3** for pictures of 2 houses in the neighborhood which have done this.

**5/ Width Setback:** The property is 38 1/2 feet wide and the proposal is looking to have a 27-foot-wide house when only a 23 1/2 foot is permitted. The applicant has asked that the side yard setbacks be adjusted for them so they can build a wider house. This restriction was or should have been known at the time of purchase. [REDACTED] s. 22(1)

[REDACTED]--abiding by the regulations and built without any variances. Now with a house built on an 11-foot podium complete with 11 foot ceilings and no attempt to mitigate the height having the house closer than permitted to the adjoining properties will only make a hulking structure seem to loom down even more on the adjoining properties. And then there is the resulting loss of light, privacy and airflow. The proposal is not supported by the WVD criteria for variances which is illustrated in **Figure 4 and 5**

The development consists of a "wish list" putting a large structure (s) on too small of a property hence the request for many variances without due regard for the neighborhood. Council has to determine the FCL, but it would be our suggestion that after this is done the **WVD Board of Variance** address the variance requests. This proposal has taken up too much time in front of Council, the Board of Variance have the expertise to assess and evaluate the variance requests. The WVD Planning Department's "Brief" echoes the same comments that have been made by the applicant's architects to justify the variance requests again without regard for the neighborhood.

Finally, this proposal is being looked upon as a precedent for future developments---the neighborhood consists of approximately 100 homes--hopefully a consensus can be reached which will minimize the impact to the neighborhood now and in the future.

Yours very truly

[REDACTED] s. 22(1)

1010-20-18-037

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, January 12, 2020 2:33 PM  
**To:** Mayor and Council  
**Subject:** Development approval  
**Attachments:** Ross Crescent property development.pdf

To our Mayor and Council:

I understand the meeting of Council which will consider this proposal is pending. Please find my support for its approval attached.

I have now visited the property on a number of occasions and am familiar with the unique challenges posed by the location and specifications of the site, not the least the risk of flooding from the sea in front and two creeks behind. Indeed we witnessed the severe damage caused by these issues in 2016.

I believe the proposed development is an imaginative solution to these challenges and, although more contemporary than the adjacent properties, is quite in keeping with the modern design of other homes on the seaward side of Ross Crescent as you travel along that street. They have blended in nicely, as this will when the landscaping is completed.

I hope this input will assist you in your deliberations.

[REDACTED] s. 22(1)

# 3 - 4 YEARS FOR A BUILDING PERMIT FOR A 2800 SQ. FT. HOUSE IS TOO LONG.

We urge Council to support the Planning Department in support of this application.

We have reviewed the proposed residence at 4358 Ross Crescent designed by Hlynsky + Davis Architects Inc. / Landscape Design by Paul Sangha Landscape Architecture / Interior Design by HB Design and would like to see Mayor and Council vote in support of the following variances:

- Calculations based on Flood Construction Level including: retaining walls, basement exemption, height and highest building face
- Garage Location
- Combined Sideyard Setback

Please do not cause this project any further delays.

It only has negative impact on the value of properties in the neighborhood and causes undue hardship  
s. 22(1)

s. 22(1)

Owner's name

s. 22(1)

West Vancouver

s. 22(1)

Address

Further Comments:

After review of the proposal, within the context of the flood challenges in that area and the pre-existing adjacent properties, and following a personal site visit, I believe the proposed development is satisfactory and urge our Mayor and her team to proceed with its approval.

To add text manually, please print, fill in your information and comments, and scan and email this document to [MayorandCouncil@westvancouver.ca](mailto:MayorandCouncil@westvancouver.ca)

To add information electronically to this form, please type in your information and comments, save the PDF, and email it to: [MayorandCouncil@westvancouver.ca](mailto:MayorandCouncil@westvancouver.ca)

X

1010-20-18-037

**From:** [Redacted] s. 22(1)  
**Sent:** Monday, January 13, 2020 9:23 AM  
**To:** Mayor and Council  
**Subject:** Structural Fill and FCL's

Good morning Mayor and Council,

I understand that there will be a meeting tonight regarding the property at 4358 Ross Crescent. Prior to the meeting, I would appreciate it if Council would review the following short section of a previously submitted letter [Redacted] s. 22(1) [Redacted]), which was included under the heading *The Importance of Precedence*.

I have also added some additional **text**.

*The principal driver in the proposed elevation of the structural fill is the FCL. FCL's from nearby regions were reviewed and it was found that the proposed elevation (from the NHC report) is over a meter higher (now over two meters higher following recommendations from WSP) than those of surrounding municipalities. Hence, acceptance of the FCL and the design proposed to account for this, will set a precedent in this community for many decades to come, a precedent which may then reverberate into other communities.*

I look forward to attending tonight's meeting.

Thanks

[Redacted] s. 22(1)

Vancouver, BC  
Canada

[Redacted] s. 22(1)

Attachments: pastedGraphic.pdf

0633-03

From: [REDACTED] s. 22(1)  
 Sent: Sunday, January 12, 2020 11:41 AM  
 To: MayorandCouncil <MayorandCouncil@westvancouver.ca>  
 Cc: [REDACTED] s. 22(1)  
 [REDACTED] s. 22(1)

Subject: West Van should pay attention, and do the same!

# Cities, Towns, Councils and Countries That Have Taken Action Against or Banned 5G. Is Yours One of Them?

TOPICS: [5GBN](#) [Frank](#) [Consumer Rights](#) [Telecom](#)

JANUARY 11, 2020

By [B.N. Frank](#)

People and animals have been getting sick where 5G has been installed and turned on (see [1](#), [2](#), [3](#), [4](#)). Lawsuits, opposition, requests for moratoriums (see [1](#), [2](#)) and warnings regarding the technology increase daily. Telecom companies have still offered no scientific evidence that it's safe. Unfortunately, none of this has stopped installation everywhere.

Thanks to both [Global Research](#) and [Smombie Gate](#) for providing chronological running lists of action being taken by communities and countries around the world. If yours isn't one of them – there are plenty of organizations offering free resources online to help you get the ball rolling where you live (see list below).

[Environmental Health Trust](#)

[5G & Cell Tower Protests Worldwide](#)

<http://www.youtube.com/watch?v=aLxeBuz0suM>  
[www.youtube.com](http://www.youtube.com)  
[yebo](#)

[Possible 5G Tower Next To School Is Removed After 4 Young Elementary Students Develop Cancer](#)

<http://www.youtube.com/watch?v=7q8ZM71jSJI>

[www.youtube.com](http://www.youtube.com)

[The Info Report](#)

[5G Next Gen Health Dangers Documentary](#)

<http://www.youtube.com/watch?v=ts4KXNSFT4A>

[www.youtube.com](http://www.youtube.com)

*Activist Post* reports regularly about 5G and other sources of unsafe technology. For more information [visit our archives](#) and the following websites.

▪

[5GCrisis](#)

▪

[5GExposed](#)

▪

[5G Information](#)

▪

[The 5G Summit](#)

▪

[Environmental Health Trust](#)

▪

[Last Tree Laws](#)

▪

[Physicians for Safe Technology](#)

▪

[Scientists for Wired Tech](#)

▪

[TelecomPowerGrab.com](#)

▪

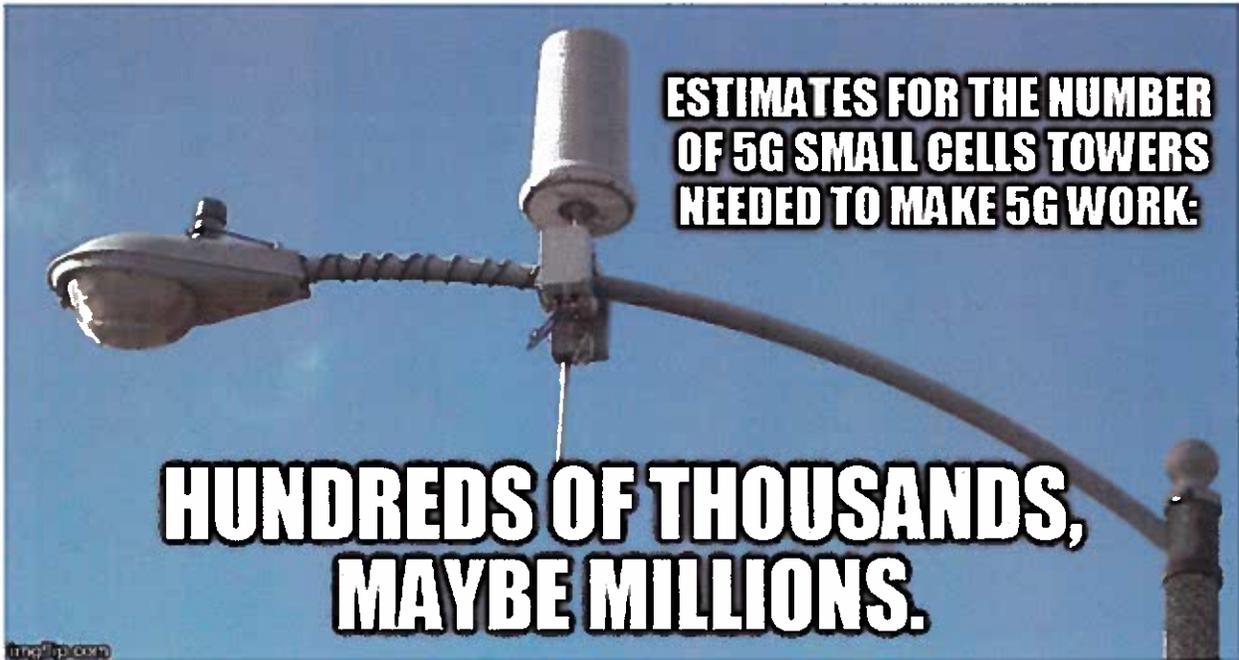
[Whatis5G.Info](#)

▪

[Zero5G](#)

Sent by

s. 22(1)



**ESTIMATES FOR THE NUMBER  
OF 5G SMALL CELLS TOWERS  
NEEDED TO MAKE 5G WORK:**

**HUNDREDS OF THOUSANDS,  
MAYBE MILLIONS.**

0633-03

**From:** [Redacted] s. 22(1)  
**Sent:** Monday, January 13, 2020 11:04 AM  
**To:** MayorandCouncil; [Redacted] s. 22(1)  
**Subject:** Fwd: good mail out

I note no Canadian city on this list. Why the lack of concern I wonder?

[Redacted] s. 22(1)

Begin forwarded message:

**From:** [Redacted] s. 22(1)  
**Subject: Re: good mail out**  
**Date:** January 12, 2020 at 11:35:10 PM PST  
**To**

Hi [Redacted] s. 22(1)  
I had this info in an update a few days ago with this link  
[https://smombiegate.org/list-of-cities-towns-councils-and-countries-that-have-banned-5g/?fbclid=IwAR2KGbXDLR67a8xSJs7ZPXp4DS\\_bsUApY\\_6BiO1ynt\\_0QH5omGWbigDEsuU](https://smombiegate.org/list-of-cities-towns-councils-and-countries-that-have-banned-5g/?fbclid=IwAR2KGbXDLR67a8xSJs7ZPXp4DS_bsUApY_6BiO1ynt_0QH5omGWbigDEsuU)

We should check on this every so often to see if any new additions have been made.

Thanks.  
[Redacted] s. 22(1)

1785-65

**From:** [Redacted] s. 22(1)  
**Sent:** Monday, January 13, 2020 3:16 PM  
**To:** Mayor and Council  
**Cc:** [Redacted] s. 22(1)  
**Subject:** Snow clearing - Priority Routes

Dear Mayor and Council,

The Capilano Long Term Care Home is located at the eastern end of Clyde Avenue. As of this writing, Clyde Avenue had not been cleared of snow. At any time, a resident of the care home may have to be transported to hospital. Shift changes for staff occur during hours of darkness and daylight. Many people go to the home to visit relatives who reside there and suppliers make numerous deliveries. Unhindered access for fire trucks is critical. All of the foregoing make it essential that Clyde Avenue east of Taylor Way be designated a priority route for snow clearing. Before you debate this matter, please direct the Works department to clear Clyde Avenue today without delay

Thank you.

Yours truly,

[Redacted] s. 22(1)

West Vancouver

[Redacted] s. 22(1)

1785-05

**From:** [Redacted] s. 22(1)  
**Sent:** Wednesday, January 15, 2020 11:05 PM  
**To:** Canada Politics Parties Conservative, Liberal, Green, NDP ; Office of the Premier; Mayor and Council  
**Subject:** CBC News : Housebound by snow, disability advocate pleads 'shovel your sidewalks'

Housebound by snow, disability advocate pleads 'shovel your sidewalks'

<https://www.cbc.ca/news/canada/british-columbia/housebound-by-snow-disability-advocate-pleads-shovel-your-sidewalks-1.5427600>



s. 22(1)

s. 22(1)

West Vancouver

“The preparation matters more than the competition. If I do everything I can to prepare, I can live with the results - win or lose. My whole career has been about empowering my team mates and letting them empower me. Success comes when groups of people rise up together and work together towards a common goal. I focus on the process not the outcome. A champion’s mindset means total focus on the present and the future takes care of itself. I hold on to a vision of where I’m heading, but along the way I like to stay locked on the moment. And I trust that the work is going to take me there.” - Le Bron James - Train Your Mind

Sent from my iPhone.

3210-01

**From:** David Marley [REDACTED] s. 22(1)  
**Sent:** Wednesday, January 15, 2020 4:33 PM  
**To:** MayorandCouncil  
**Subject:** Blue Buses and proposed operator shields

Mayor and Council:

According to the January 14th Vancouver Sun, BC Transit and TransLink are continuing with their program of installing protective shields for bus operators. This despite the fact that, as far as Metro Vancouver is concerned, again according to the Vancouver Sun (August 21, 2019 edition), the number of assaults on operators is infinitesimal and decreasing. Apparently, in the first seven months of 2019, there were a total of 54 assaults (severity not reported), or an average of seven per month. Meanwhile, according to the Sun, there were over 20 million passenger boardings for the same period. In other words, Metro Vancouver is virtually free of assaults on its bus operators.

What is the situation on West Vancouver's Blue Buses? Well, apparently there were exactly zero assaults on Blue Bus operators during each of 2015, 2016 and 2017. There were two reported during 2018 and, for the first seven months of 2019, there was evidently one. The annual number of Blue Bus passenger boardings in recent years was not reported but presumably it is well into the tens of thousands.

It is blindingly obvious that there is absolutely no demonstrable need, from an operator safety perspective, to instal a plexiglass barrier between Blue Bus operators and their passengers. To do so will, however, introduce a most unwelcome element of alienation between the operators and passengers. It is a step that will send precisely the opposite message to residents and visitors alike than marketing initiatives of the Chamber of Commerce and District aimed at portraying our community as a warm and welcoming place. I urge Council to prevent this unnecessary and wrong-headed action from being taken respecting our Blue Buses.

I hereby request that my name and address be published with this letter.

David Marley  
1507 Inglewood Avenue  
West Vancouver, BC  
V7V 1Y8

[REDACTED] s. 22(1)

Sent from my iPad

3210-01

**From:** [Redacted] s. 22(1)  
**Sent:** Thursday, January 16, 2020 10:25 AM  
**To:** West Vancouver Communications; MayorandCouncil  
**Subject:** Re: Mayor's Update: Year in Review

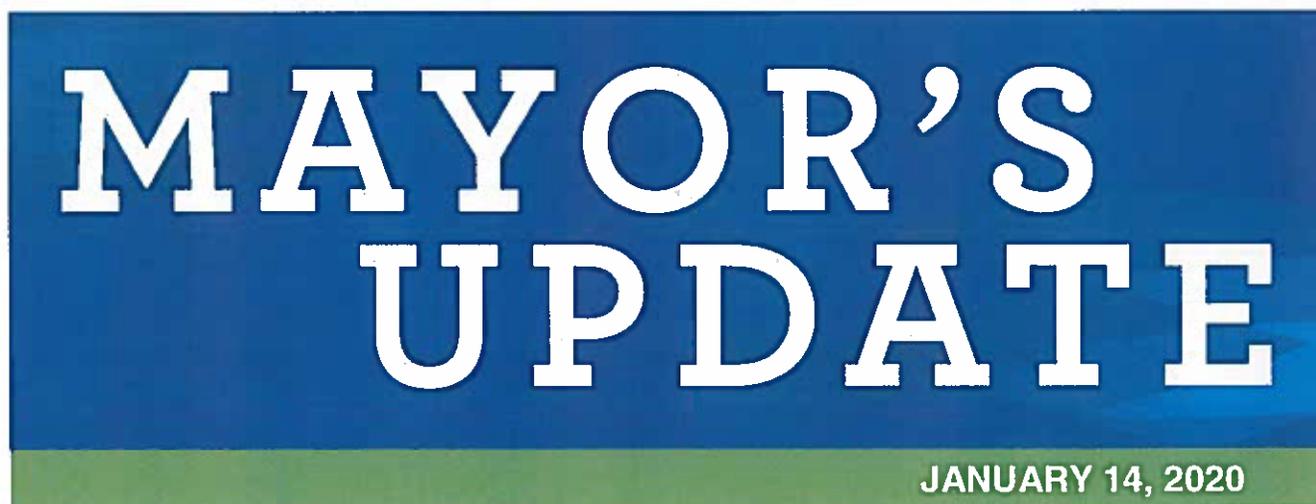
Thank you for your update. While we didn't agree with the final B-Line decision, we think this Council is doing a good job navigating competing interests. We both appreciate the infrastructure upgrades and maintenance, your public parks investments, the first responders investments, city engineering ... and feel our tax dollars are pretty well spent.

One thing we would like to draw to your attention as Blue Bus users, is that putting up a driver shield is contrary to the vision stated in your update. A shield creates a 'them and us' where we currently have an 'us'. We are so proud of how friendly, caring, kind, informative and helpful our men and women professional drivers are. They are a credit to public transit and a model for other jurisdictions. Please, please don't create an impediment to our gold standard Blue Bus.

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

Sent from my iPhone

On Jan 14, 2020, at 5:19 PM, Mayor Mary-Ann Booth <communications@westvancouver.ca> wrote:



Hello everyone,

It's been a little more than a year since this Council was elected, and I'd like to take some time to celebrate the many things we've accomplished, and acknowledge the work still to be done.

Right after the election, we hit the ground running with the B-Line, and it was a bumpy ride. Fortunately, as my dermatologist recently told me, I have very thick skin.

At the beginning of 2019, Council worked together to set our direction. We agreed on a vision "to make West Vancouver a complete community; one that is liveable, vibrant and inclusive; where a full spectrum of people live, play and work". And we developed 35 objectives under six strategic goals to direct our work. As this is our roadmap, I'd like to review how far we have travelled.



---

## Starting with Housing

Our goal is to "Significantly expand the diversity and supply of housing, including housing that is more affordable."

The Housing Needs Report, which is in progress, will provide us with estimates of the number of housing units, by type, that we will need, as set out in our Official Community Plan (OCP). Under the OCP and the Metro Regional Growth Strategy, we've been working towards a goal of 200 new units per year, of which 25 per cent should be rental. We have not met that goal in actual construction for a number of years.

The District's proposal to develop the municipally-owned land at 2195 Gordon Avenue is well in progress. An application for rezoning has been submitted to planning which will proceed through our standard process. It will provide more affordable rental housing for our professional workforce, while also recouping our initial investment.

Last month, when Council approved the rezoning for Rodgers Creek, not only did it create much smaller units, it added secured more rental units.

Work is underway to develop an area plan for Cypress Village, and we will continue to move forward as quickly as possible. We've heard from residents, in particular above the highway, about how important the village's proposed amenities are to them.

The Neighbourhood Character Working Group is working hard to develop practical solutions in the areas of building size, site and boulevard landscaping, neighbour and public interface, and housing diversity. They will engage the community this spring and make recommendations to Council before the end of 2020.

And at the North Shore level, we are working with the City of North Vancouver, the Squamish Nation, and UBC on an innovative project called the Balanced Housing Lab, which is developing engagement, partnership and housing models with a final report due mid-year.

---

## **Next is our Local Economy**

Our goal for our local economy is to “create vital and vibrant commercial centres”.

The first important step was the Economic Development Plan, and its implementation is one of Council’s objectives. A key strategy in the plan is to position West Vancouver as a visitor destination in the Sea-to-Sky and Metro Vancouver tourism markets. As part of this, staff are currently developing a Community Wayfinding Plan, and community engagement on this gets underway this month.

West Vancouver is also a keen participant in a new Metro initiative to attract strategic investments to the region.

While the OCP provides a vision for the community as a whole, it is the local area plans that will really benefit our commercial centres.

The Marine Drive/Taylor Way Local Area Plan was completed in June of 2017. The Local Area Plan (LAP) for Horseshoe Bay is underway and should be completed by mid-2020. After that, staff will begin the LAP for the Ambleside Town Centre. And the LAP for the Taylor Way Corridor, north of Clyde Avenue, is anticipated to begin after the Ambleside one.

We are committed to working with the business community on parking. In 2019 we completed the Ambleside Off-street Parking Study and we found that there are more private, off-street parking stalls than public ones, so we need to encourage customers to use private parking attached to the businesses they are visiting. We have also learned that by adding left-turn lanes at the intersection at 15th Street and Marine Drive we could improve traffic flow. However, to do that, 16 to 20 parking stalls on the street would have to be eliminated.

So the trade-off is really between parking stalls and traffic efficiency. That’s why we are going to wait on making a decision for this intersection until the Ambleside Local Area Plan is completed and we can confirm the community’s priorities.

---

## **The Environment**

Council’s third goal is to “Protect our natural environment, reduce our impact on it, and adapt to climate change.”

In May 2019, the Intergovernmental Panel on Climate Change reported that the most up-to-date science showed us that more aggressive targets were needed. In July, Council declared a Climate Emergency. We aligned our targets with the Intergovernmental Panel on Climate Change, and now we must speed up our efforts to reduce energy use and carbon emissions in the community and in District operations. Council approved an updated and ambitious plan in this regard in October and specific metrics are currently under development.

We are addressing the threats of wildfire and floods with work on the Community Wildfire Plan and a suite of complementary initiatives to address the threat of sea-level rise, including setting Flood Construction Levels for new development on our waterfront, and a joint project with the other North Shore municipalities to determine impacts across the North Shore, both of which will be completed this year.

In 2019 we developed a preliminary Natural Capital Assets Inventory. This is the first step towards putting a value on the services provided by our eco-system. Including our creeks, forests and parklands in our asset ledger will mean we will also develop plans for protecting and maintaining them.

The Interim Tree Bylaw Working Group completed its work, and Council received staff's corresponding recommendations in the spring. Before moving forward, Council has requested updated Lidar data quantifying the percentage of tree canopy across the District.

Reducing community and corporate waste is an on-going effort and West Vancouver citizens have been leaders in this area for some time now. We've begun working together with our business community to find ways to reduce single-use plastic items, and advocating at the provincial level for a regional ban, or the power to regulate this at the municipal level.

---

## **Mobility**

Traffic congestion continues to be an ongoing and serious issue across the region, which is why Council set the goal to "Improve mobility and reduce congestion for people and goods".

The Integrated North Shore Transportation Planning Project (INSTPP) brought together all levels of government across the North Shore, including First Nations and TransLink, to identify, evaluate, and prioritize joint transportation decisions.

The report, released in 2018, outlined 13 key Project Actions. As the new Chair of NXSTPP (Next Step) the successor to INSTPP, I will ensure that West Vancouver continues to work with these partners to implement the recommendations. Several are well underway such as the new Lynn Valley Interchange Project, increased Seabus service and an Express Bus from Metrotown to the North Shore. And Council Cameron's work on TransLink's Mayors' Council prioritizes improving transit on the North Shore, and to and from the North Shore, including obtaining funding and initiating planning for rapid transit links.

As it was an item of considerable attention by Council and the community last year, I can't move on without commenting on the process regarding the B-Line. This was likely the biggest transportation initiative since the Upper Levels Highway went through our community. On reflection, the top lesson that came out of that experience was that significant, complex, and multi-stakeholder decisions require more time, more thought and more attention to build understanding within the community and with our partners. I

acknowledge and apologize for the stress and division it caused in the community and will aim to do better in the future.

We are also working to expand active transportation options, such as the recently opened pedestrian and cycling path above the Upper Levels Highway leading from the Capilano-Pacific Trail to Hugo Ray Park. This is a huge safety improvement for those travelling between North and West Vancouver and was the result of an effective multi-government partnership.

---

## **Municipal Services**

We are committed to “Delivering municipal services efficiently.”

We are in the business of providing a high quality of life to our residents, and most services to residents are delivered by staff. We are constantly balancing the need to attract and retain high-quality employees while reviewing current service levels to see what, if anything, can be reduced or eliminated.

The 2020 Budget will address the challenges of responding to the climate emergency, planning for maintenance of our natural capital, and addressing the \$13 million dollars deferred maintenance deficit on our current assets. The draft budget will be published this week and information meetings will be held on January 28th, 29th and 30th.

West Vancouver residents have always been highly engaged, and we have updated our online engagement platform with positive results and feedback. We are test-driving a new Council Procedure Bylaw for the next four months, and I have committed to bringing forward a motion to add a public comment period at the beginning of Council meetings. Over the last year, I've held three information sessions at the Library, and I host an informal coffee meeting with the community every month. I have also been pleased with the response and uptake in subscriptions to my new monthly newsletter.

Property taxes cover the costs of delivering services, and we are always looking for sources of funding other than residential taxation. Last year we began actively lobbying the provincial government to allow West Vancouver to apply its own vacancy tax to the many empty homes in our community. Minister of Finance and Deputy Premier Carole James was very receptive, and we will continue to pursue this.

---

## **Social Well-being**

Council's last goal to “Enhance the social well-being of our community” will be attained by creating opportunities for people to meaningfully connect and contribute.

We have now purchased 30 of the 32 private properties in Ambleside towards completing Council's 1976 vision of a public, open and accessible waterfront park, and work is currently underway to finance the last two purchases.

The proposal for 2195 Gordon Avenue was modified last year to include a permanent

home for a new purpose-built Adult Day Centre, which is badly needed by many families in our community.

The closure of the Ambleside Youth Centre a year ago due to roof failure was a big loss for our young people. Establishing a temporary Youth Hub at Park Royal will allow us to continue to provide much-needed programs and services to youth, while we continue to plan for a high-quality permanent location.

A new all-weather field and running track at West Vancouver Secondary School will benefit the entire community. That's why Council has contributed \$2.25 million dollars towards the estimated \$4.9 million dollar cost, and private donors have responded very generously since then, so I'm confident it will get built.

The Arts & Culture Facilities Plan was completed in 2019, and Council appointed the Arts Facilities Advisory Committee to assess the requirements for new facilities. Next month, Council will consider site recommendations before launching community-wide engagement. A sub-committee is looking at short, medium and long-term uses of Klee Wyck, with a report expected this spring.

I'd also like to mention that there is a new concession service at Ambleside Park called the Boat Shed. It has received a lot of positive reviews! And those dozen or so clear plastic domes being erected around it will contain dining tables with meals prepared by the 2019 Top Chef Canada winner Paul Moran. I understand that 70 per cent of the reservations have already been sold for its one-month run.

These are just some of the highlights of the past year; and there's much more work being done, both to accomplish Council's Strategic Goals and to carry on delivering excellent service to our community every day.

I'd like to especially thank our residents for engaging with us on these important projects.

I'd also like to thank our partners in West Vancouver and the region because collaboration on many levels is necessary to achieve our goals.

Thank you to our amazing staff for their exceptional efforts last year. We ask a lot of them in quantity and quality, and I'm very proud of the committed and professional work they do.

Finally, to my fellow Council members, you are each here because you care deeply for this community, and want to contribute to making it the best it can be. We have made significant progress on 27 out of the 35 strategic objectives we set, and for that, I really want to thank and congratulate you!

In March we will formally review our Strategic Plan, refine the goals, add new ones, and retire those we've accomplished. I look forward to providing an updated set of priorities and objectives to the public by the summer.

Thank you for a productive 2019 and I look forward to continuing Council's good work in 2020.

Warm regards,

Mayor Mary-Ann Booth



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West Vancouver BC V7V 3T3

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Sent by

**envoke**

**From:** MayorandCouncil  
**Subject:** FW: Table Matters News

**From:** Table Matters <nstablematters@gmail.com>  
**Sent:** Thursday, January 16, 2020 4:47 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](#)

**New Funding Available**



**Scotts Canada launches 2020 *Gro for good* Grants initiative in support of Community Gardens and Green Spaces across Canada**

***Mississauga, ON (January 14, 2020)* – Scotts Canada Limited proudly announces the 2020 edition of the *Gro for good* program to keep the spirit of community and connection to nature alive in Canada. The program provides grants to deserving communities, schools and non-profit organizations seeking to develop sustainable community gardens and green spaces.**

**“Based on the success of our first year, Scotts Canada is looking forward to offering another year of *Gro for good* grants to green space projects that improve and help our youth and communities connect outdoors and enjoy the benefits of gardening,” says Karen Stephenson, Director, Regulatory Affairs & Stakeholder Relations for Scotts Canada. Gardening has been shown to provide multiple benefits, such as, encouraging healthy eating habits while learning how to grow your own food, and the health benefits that come from being outdoors and interacting with nature and other members of your community.**

**Scotts Canada is pleased to be offering this exciting grant opportunity to Canadian communities in partnership with [Communities in Bloom](#), [Plant · Grow · Share a Row](#) and [Nutrients for Life](#).**

---

**Talking about North Shore food issues on social media?**

Don't forget to use [#infusingfoodNS](#) so we all hear about it!

---

**Save the Date**

Annual North Shore Table Matters Gathering  
Friday, Mar. 6th  
9 am to noon  
Holiday Inn, North Vancouver

***Gro for good* grants are valued at \$2,500 (cash plus in-kind product donation) and will be awarded to selected projects across Canada based on community impact, youth involvement and sustainability. The applicants will need to demonstrate one or more of the following benefits to the community: addressing health and wellness needs, enhancing the environment and/or engaging with youth. Each recipient of a grant will also have the opportunity to compete for one additional grant of \$2,500 in cash that will be awarded based on a social media contest hosted by Scotts Canada.**

**Apply Now for a 2020 *Gro for good* grant online at: [groforgood.com](http://groforgood.com)**



**The submission deadline for applications is February 28, 2020, at 11:59 p.m. EST. *Gro for good* grants will be awarded as a combination of cash and in-kind product donation. Projects must be completed in 2020.**

**For further details on the *Gro for good* program, please visit: [groforgood.com](http://groforgood.com). Questions can also be directed to [communication@cib-cef.com](mailto:communication@cib-cef.com).**

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## **· 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.

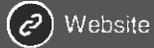
Check out the [Food Asset Map](#), and if you aren't on it please provide us with your [information](#).

---

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*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.*





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**Our mailing address is:**

Table Matters Network  
3625 Banff Court  
North Vancouver, British Columbia V7H 2Z8  
Canada

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0332-01

**From:** [Redacted] s. 22(1)  
**Sent:** Thursday, January 16, 2020 8:29 PM  
**To:** MayorandCouncil  
**Subject:** old growth

Dear Mayor and Council members

The BC government is doing a public input survey regarding the fate of the last old growth forests. Conservationist recon there is only 15% left of what once stood and it holds infinite biodiversity, regulates fresh water flow, is natural combatant to climate change and resistant to wild fires. It's an important lung of the West Coast and planet. Pls support this initiative and take 5 mins of your busy day to take the survey! Deadline Jan 31st.

Thank you [Redacted] s. 22(1)

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

[https://urldefense.com/v3/\\_\\_https://engage.gov.bc.ca/oldgrowth/?fbclid=IwAR2tzjSkqIvbD9xuv-yrYIAiI0czYvzNQoDR\\_qrIScSUmCANY12EHME2rrs\\_\\_!!LeSHLvzfUoZNhwIKYULgw4qwHbjNhqViqh0rxIXxUIS5DvVBQ754Mq15la1dDU\\_bc9yCmV\\_W2zaR3-axnHDtHm2Srmf\\$](https://urldefense.com/v3/__https://engage.gov.bc.ca/oldgrowth/?fbclid=IwAR2tzjSkqIvbD9xuv-yrYIAiI0czYvzNQoDR_qrIScSUmCANY12EHME2rrs__!!LeSHLvzfUoZNhwIKYULgw4qwHbjNhqViqh0rxIXxUIS5DvVBQ754Mq15la1dDU_bc9yCmV_W2zaR3-axnHDtHm2Srmf$)

**Attachments:** WHOLE-Action-Ross- s. 22(1) pdf

**From:** Michelle McGuire <mmcguire@westvancouver.ca>

**Sent:** Monday, January 13, 2020 1:32 PM

**To:** s. 22(1)

**Cc:** Cindy L. Mayne <clmayne@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; MayorandCouncil <MayorandCouncil@westvancouver.ca>

**Subject:** FW: Council Correspondence - week ending December 13, 2019

Dear s. 22(1)

Thank you for your letter that was referred to the Director of Planning and Development Services for response.

In your letter you referred to a new Building Code that would apply to the proposed Development Variance Permit application for 4358 Ross Crescent. To clarify the proposed house would be subject to the BC Building Code consistent with all building construction across the District. The proposed Flood Construction Level for the application relates to the elevation above mean sea level where the house is proposed to be built. For development sites that may be subject to flooding such as 4358 Ross Crescent, section 56 of the Community Charter authorizes the District's Chief Building Inspector to require a qualified professional report to certify the conditions under which the land may be used safely for the intended use. The District requires that homes are constructed that are not knowingly predisposed to flooding events and are safe for habitation. As the site at 4358 Ross Crescent is in a coastal area that may be subject to flooding, staff requested a report from a suitably qualified professional to consider flood construction levels and specify how the land and any buildings or other structures within the land would be constructed safely for the proposed residential use. Consideration of the qualified professional report is based on the Province's Flood Hazard Area Land Use Management Guidelines (the "Provincial Guidelines"), in particular sections 3.5 and 3.6, which deal with climate change and sea level rise expected by the year 2100. In addition, the report is to be prepared in accordance with the most recent edition of the Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC (published by the Association of Professional Engineers and Geoscientists of BC). The development variance permit application was updated in April of 2019 and submitted along with a qualified professional report from NHC including a proposed flood construction level of 5.80 m geodetic datum (GE) and corresponding plans proposing construction of a new single-family house and garage. Please refer to the updated staff report for further details - <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/jan/13/20jan13-5-R0.pdf>

Your letter also referred to potential for the proposed house to increase flooding onto other adjacent houses. If Council were to approve the development variance permit for 4358 Ross Crescent the site will be required to be designed so that stormwater runoff would not flow on to adjacent sites but rather would flow into the ocean. District regulation requires that sites are graded/designed to force stormwater to flow out to the ocean (i.e. not onto adjacent sites). This is a condition of the draft Development Variance Permit (DVP).

Your letter also raised concerns about the removal of the "eagle perch" or grand fir tree on the subject site. In response to concerns regarding removal of this tree the applicant engaged an arborist to evaluate the potential to retain mature trees on site. The applicant has submitted supplementary information describing how the eagle perch tree and the existing Cedar tree located on the District Boulevard can be safely retained. The plan describing retention of these two mature trees is attached as Schedule B to Appendix A of the staff report. Staff support retention of these mature trees and have included a condition in the draft Development Variance Permit (Appendix B) to ensure that measures to protect the trees are confirmed prior to building permit issuance.

Please let us know if you have any further questions or comments.

Best regards,

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



(B)

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**From:** [REDACTED] s 22(1)  
**Sent:** Thursday, December 12, 2019 11:39 AM  
**To:** Michelle McGuire; David Hawkins; MayorandCouncil; Planning Department  
**Subject:** 4358 Ross Crescent  
**Attachments:** DSC\_2884.jpg; West Van District.docx

1010-26-18-037

The attachments relate to the proposed bylaw change and tree removal at this address.

Thanks for your time reviewing this information.

[REDACTED] s 22(1)

December 12, 2019

Michelle McGuire

Manager of Current Planning and Urban Design

RE: 4358 Ross Crescent, West Vancouver.

Dear Ms. McGuire,

I have noted the proposed change of building code related to the construction of a new home at 4358 Ross Crescent.

How does this new building code protect existing home owners? It appears to do the opposite implying less value for existing properties due to sea level rise - and declaring the area a flood plain would make the properties difficult if not impossible to insure.

What is the district planning to protect existing homes? Prejudicing homes on the foreshore from excessive drainage from new development up the mountain is highly questionable governance.

The proposed change for new construction as a result of environmental change is understandable to a certain level after which it significantly affects the safety and value of existing homes on and near the shoreline.

Based on Sections 3.5 & 3.6 of the Flood Hazard Area Land Use Management Guidelines it seems that the proposed elevation is much higher than recommended and will decrease property values and increase flood risk for existing homes.

If it is to be buyer beware for existing homeowners it should equitably be the same for new homeowners unless you are actively working to protect your existing significant tax base of waterfront properties.

I also note an application to remove a tree used daily by a pair of eagles. The report states that its presence is not a danger to the neighbourhood at anywhere near the same extent it's removal would be a danger to the eagles.

And there are 5 trees on this property. What of them? Are they to stay and the tree important to the eagles the only one removed. Or is it proposed they all come down?

I note the UBC's current issue of TREK magazine highlights the likely extinction of over 1 million species of wildlife mostly due to habitat loss. Removing a tree such as this certainly contributes to this problem.

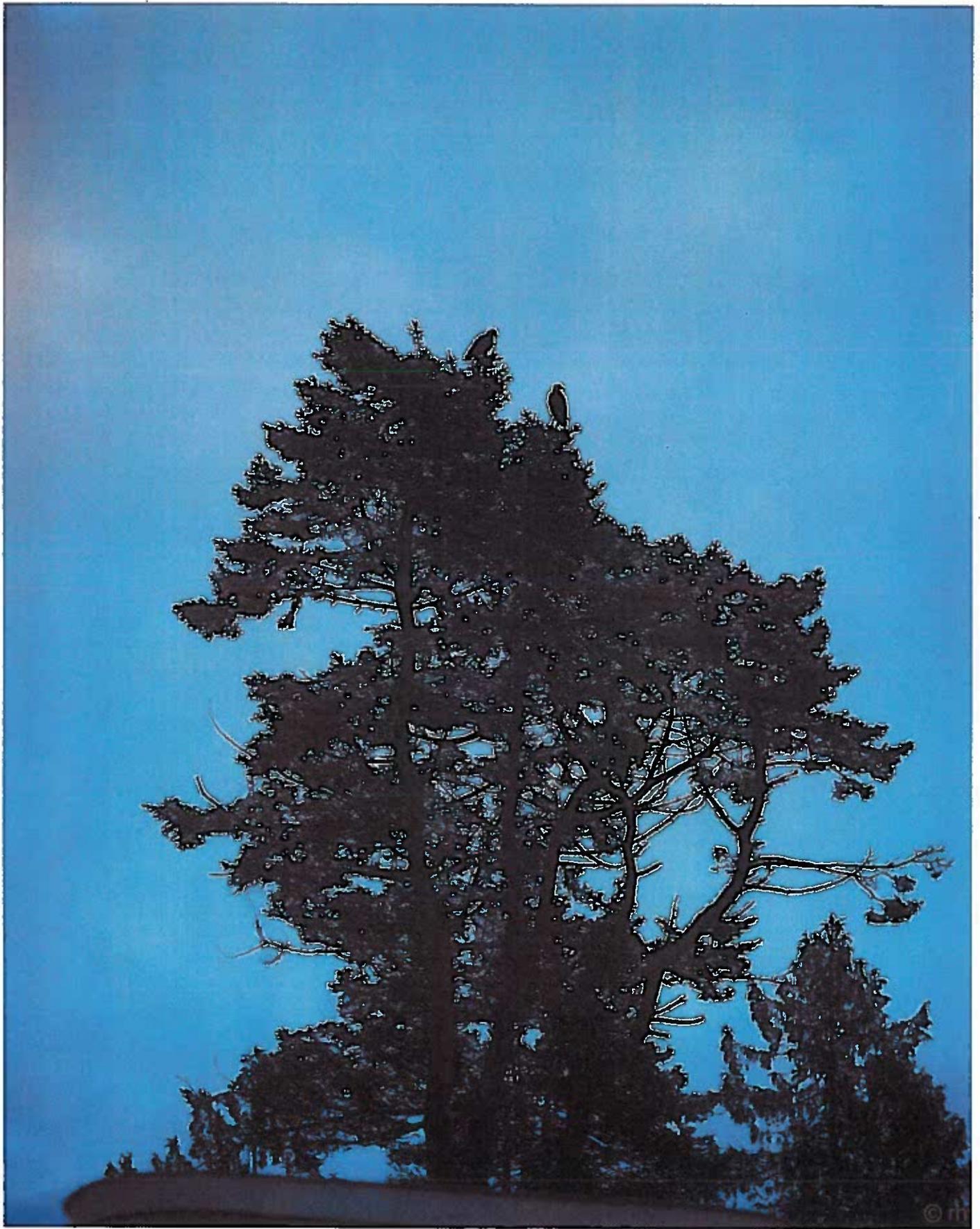
And is this beach not a Federal bird sanctuary? Would that not protect these eagles? Dogs are being prohibited on the beach to protect the birds so why are the eagles not being protected from human intervention?

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**These are challenging times for governance as we face the consequences of short sighted decisions impacting our environment and I thank you for your thought felt consideration of these important issues; my support goes to the eagles and the existing homeowners.**

**Sincerely,**

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



2900-03

**From:** Raymond Fung  
**Sent:** Monday, January 13, 2020 4:51 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** Mayor and Council; Suzanne Bornestig; Len Goerke  
**Subject:** RE: Letter to Mayor of West Vancouver, Chief Constable of West Vancouver and Minister of Transportation & Infrastructure  
**Attachments:** WHOLE - Action - [REDACTED] s. 22(1).pdf

Dear [REDACTED] s. 22(1) :

I am in receipt of your letter dated December 29, 2019 regarding cyclist safety on Cypress Bowl Road, where the Mayor was one of the addressees. In that regard, your correspondence has been forwarded to me for a reply on behalf of the District.

Indeed, this incident was tragic, and from a technical perspective, your suggestions merit consideration. While the District would be pleased to provide input if asked, please note that Cypress Bowl Road is under the jurisdiction and responsibility of Ministry of Transportation and Infrastructure in association with Parks BC. Be assured we will forward your comments to our counterparts at the Province.

Yours sincerely,

**Raymond Fung, M.Eng., P.Eng.**  
 Director | Engineering & Transportation Division  
 District of West Vancouver  
 d: 604-925-7159 | f: 604.925.5968  
 westvancouver.ca

(121)

290-03

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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, December 29, 2019 3:58 PM  
**To:** MayorandCouncil; cco@wvpc.ca; Minister.Transportation@gov.bc.ca  
**Cc:** george.heyman.MLA@leg.bc.ca  
**Subject:** Letter to Mayor of West Vancouver, Chief Constable of West Vancouver and Minister of Transportation & Infrastructure  
**Attachments:** 12.29.2019 Letter from [REDACTED] s. 22(1) to WV Mayor, WV Chief Constable & BC Minister of Transportation Infrastructure.pdf

Please see the attached letter.

Thank you.

[REDACTED] s. 22(1)

s. 22(1)

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

s. 22(1)

December 29, 2019

Mayor Mary-Ann Booth  
District of West Vancouver  
750 17th Street  
West Vancouver, B.C. V7V 3T3

Chief Constable Len Goerke  
West Vancouver Police  
755 16th Street  
West Vancouver, B.C. V7V 0B8

Honourable Claire Trevena, Minister of  
Transportation & Infrastructure  
PO Box 9055 Prov Stn Govt  
Victoria, B.C. V8W 9E2

Dear Sirs/Mesdames,

**Re: Cyclist Safety on the Cypress Bowl Road**

I was very saddened to hear about the tragic incident involving a cyclist that occurred on the Cypress Bowl Road on December 25. In the unlikely circumstance that you have not heard about this incident, it is reported here:

<https://bc.ctvnews.ca/cyclist-killed-in-christmas-day-crash-remembered-as-experienced-safe-rider-1.4745974>

While I have little knowledge of the facts and regardless of the findings of the investigation of this incident, the following recommendations should be considered to make the Cypress Bowl Road safer for cyclists:

1. a dedicated cycling lane should be created on the Cypress Bowl Road – there are a huge number of cyclists on this road both during and outside of the winter months;
2. speed checks and sobriety checks should be undertaken by the police on this road (as a frequent cyclist on this road and a long-time resident of West Vancouver, I cannot recall having seen a police car beyond the works yard);
3. the Cypress Bowl Road should be closed to vehicles at various times during the year. Please see what they are doing in Phoenix - something similar could be implemented here and on the other North Shore mountains: <https://www.phoenix.gov/parks/trails/locations/south-mountain>; and
4. vehicles should not be allowed to pass cyclists on the descent except in designated areas (as most cyclists descend at the speed limit in any event).

I hope you will give serious consideration to these recommendations (which are supported by many of my fellow cyclists) and I look forward to hearing from you.

Your sincerely,

s. 22(1)

s. 22(1)

cc. Honourable George Heyman, Minister of Environment and Climate Change Strategy  
Cycling BC