

## **COUNCIL CORRESPONDENCE UPDATE TO JULY 3, 2020 (8:30 a.m.)**

### **Referred for Action**

- (1) June 27, 2020, regarding “West Vancouver Community Centre re-opening” (COVID-19) (Referred for consideration and response)**
- (2) June 30, 2020, regarding “Garrow Bay staircase” (Referred for consideration and response)**
- (3) July 2, 2020, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5064, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5065, 2020; and Development Permit 19-047 for Gateway Residences Development at 707 & 723 Main Street (Referred to the July 16, 2020 public hearing) (Referred for consideration and response)**

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

No items.

### **Received for Information**

- (4) (Petition with 18 names), June 18, 2020, regarding Preliminary Development Proposal for 2204 Bellevue Avenue & 177 22nd Street**
- (5) June 21, 2020 regarding “Thank you!” (Environmental Assessment Certificate for Woodfibre LNG)**
- (6) June 23, 2020, regarding “When are you going to approve the next TRUMP tower-You people sure act like him-"BULLIES"**
- (7) 27 submissions, June 26 – July 2, 2020, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5064, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5065, 2020; and Development Permit 19-047 for Gateway Residences Development at 707 & 723 Main Street (Referred to the July 16, 2020 public hearing)**
- (8) K. Lou, June 26, 2020, regarding “Launch of National Youth-Led Project for Canadians”**
- (9) West Vancouver Chamber of Commerce, June 26, 2020, regarding “Bringing Back Your Staff - Legal & Financial Tips (Teleconference)” (COVID-19)**
- (10) June 29, 2020, regarding “Bike and Pedestrian Pathway URGENT issue”**
- (11) 24 submissions, June 29 – July 2, 2020, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5057, 2020; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5068, 2020 for 2195 Gordon Avenue (Referred to the July 14, 2020 public hearing)**
- (12) June 29, 2020, regarding Preliminary Development Proposal for 2190 Bellevue Avenue and 2204 Bellevue Avenue & 177 22nd Street**
- (13) Clean Energy BC, June 29, 2020, regarding “Clean Energy BC - Bill 17 proposed amendments to Clean Energy Act”**
- (14) June 29, 2020, regarding “FW: Live or work in Horseshoe Bay? My Response”**

- (15) **June 29, 2020, regarding Preliminary Development Proposal for 2190 Bellevue Avenue**
- (16) **July 1, 2020, regarding “Property care” (Gas-Powered Leaf Blower Complaint)**
- (17) **The Victoria Electric Vehicle Association, July 2, 2020, regarding “Right to Charge - Access to Electric Vehicle charging in multiple unit residential buildings (MURBs) - Meeting Municipal GHG reduction targets”**

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

- (18) **P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country) (2 submissions), June 26, 2020, regarding COVID-19**
- (19) **P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), June 26, 2020, regarding “Canada Student Service Grant Launch & Computers for Schools Plus Program”**
- (20) **Province of British Columbia, June 29, 2020, regarding Trans Mountain Expansion Project’s British Columbia Environmental Assessment Certificate**
- (21) **P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), June 30, 2020, regarding “Enabling Accessibility Fund - Youth Innovation Component”**

**Responses to Correspondence**

- (22) **Senior Community Planner, June 30, 2020, response regarding “Additional density at Park Royal” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5064, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5065, 2020; and Development Permit 19-047 for Gateway Residences Development at 707 & 723 Main Street) (Referred to the July 16, 2020 public hearing)**
- (23) **Senior Community Planner, June 30, 2020, response regarding “Climate Emergency and Pandemic Risk of 5 floor expansion at each of 2 Towers at Park Royal South” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5064, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5065, 2020; and Development Permit 19-047 for Gateway Residences Development at 707 & 723 Main Street) (Referred to the July 16, 2020 public hearing)**
- (24) **Senior Community Planner, June 30, 2020, response regarding “Increasing the population of West Vancouver by increasing accommodation.” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5064, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5065, 2020; and Development Permit 19-047 for Gateway Residences Development at 707 & 723 Main Street) (Referred to the June 16, 2020 public hearing)**

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**From:** [REDACTED] s. 22(1) 2620-01  
**Sent:** Saturday, June 27, 2020 10:57 AM  
**To:** MayorandCouncil  
**Subject:** West Vancouver Community Centre re-opening

Hi,

I, and no doubt many other people, would like to know when the City is planning on re-opening the fitness centres in its community centres. As Council members know, the BC government announced in mid-May that fitness centres (“gyms”) could be re-opened if appropriate precautions were taken, and many have done so. There is no indication on the City’s web site that any plan to open its fitness facilities exists. I would like to know when, and what the plan is, or even if there is a plan.

Thanks

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

Sent from my iPhone

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**From:** [REDACTED] s. 22(1) 2160-05  
**Sent:** Tuesday, June 30, 2020 1:58 PM  
**To:** MayorandCouncil  
**Cc:** Mary-Ann Booth; Kristi Merilees; Anne Mooi; Jim Bailey; Mark Chan  
**Subject:** Garrow Bay staircase

Dear Mayor and Council,

I am writing concerning a construction that has been in limbo for some time but now seems may have recommenced. It is a staircase on a former road allowance (or BC Hydro easement for a retired electrical service to Bowen Island), I believe. It was next utilized for some jerry rigged stairs to Garrow Bay. These stairs became dangerous and dilapidated and rightly were taken out of commission.

When I first saw the construction last summer I assumed that the liability concerns meant these stairs were being taken out of service and the slope rehabilitated. I then encountered a District worker who said indeed they were taking out the failed stairs and there was a consideration to put in new stairs. I asked him to have the manager responsible for this project to contact me, as there had been no consultation on this project. I am one [REDACTED] s. 22(1) and will be affected by the works. To date no one has contacted me, yet construction has commenced. I hope this will be put to halt any further work until those impacted are consulted.

I can't estimate what the cost is to install these stairs on such steep terrain, or the effort required to manage these lands, collect the trash and remnants left behind. I can't see the merits to invest the District's scarce resources in such an endeavour given the fiscal constraints we are all facing and the limited use this area will see.

I welcome a discussion to understand the thought process on this project and to express my views, as I sought a year ago before plans were underway.

Thank you for your consideration.

Regards,

[REDACTED] s. 22(1)

West Vancouver

## STAIRS CLOSED

Due to structural safety concerns, the stairs to the beach are closed.

Access Garrow Bay Park beach via Imperial Avenue. An update will be provided once District staff have reviewed possible options.

For further information, contact Kristi Merilees, Manager, Community Relations & Communications at 604-925-7008 or [kmerilees@westvancouver.ca](mailto:kmerilees@westvancouver.ca).

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, July 2, 2020 3:00 PM  
**To:** MayorandCouncil  
**Subject:** 707 and 723 Main Street

1010-20-19-047 /  
1610-20-5064/5065/5066

I would like to ask the Mayor and Council what the tax payers of West Vancouver are going to get out of rezoning 707 and 723 Main Street to allow the Developer to add more units, floor area and building height? I am tired of watching West Vancouver be ruined by you people continuously approving more density. Our Municipality is run by Developers. What enhancements are being done to our Community besides more Housing developments? I look forward to your answer. Thank you!

[REDACTED] s. 22(1)

Sent from my iPhone

1020-01

TO: West Vancouver Mayor and Council

FROM: Residents of [REDACTED] s. 22(1) Avenue West Vancouver [REDACTED] s. 22(1)

SUBJECT: Proposal for redevelopment of 2204 Bellevue / 177 22<sup>nd</sup> Street West Vancouver

This proposal requiring rezoning from the current duplex zoning was on the agenda of the June 8, 2020 Council meeting for consideration of moving to a public consultation process. Mayor and Council voted 6:1 in favour of moving forward to public consultation.

[REDACTED] s. 22(1) we are expressing our significant concern about the impact a 102.375 foot building will have on us, [REDACTED] s. 22(1) being a significant contributor to our quality of life. The recent need to stay home due to COVID 19 has served to emphasize how important our [REDACTED] s. 22(1) and the ever changing activities of sea life and boats is to us on a daily basis. One need only look at real estate listings to recognize the emphasis that is put [REDACTED] s. 22(1) and the accompanying increase in asking price for a property. Clearly residents in [REDACTED] s. 22(1) are at risk of losing value in their property if they lose [REDACTED] s. 22(1). [REDACTED] s. 22(1) during winter with lower elevation sun is also a concern both for quality of life and home value.

While the proposed building is innovative and will provide a home to 7 owners it will do so at the expense of people in [REDACTED] s. 22(1) particularly those [REDACTED] s. 22(1). These [REDACTED] s. 22(1) units account for homes to [REDACTED] s. 22(1) many of whom have lived in our building [REDACTED] s. 22(1) years or more. It seems not unreasonable that our residents should expect the proposal be limited to 4 stories, the height identified 10 years ago as preserving the established view corridor for the 22<sup>nd</sup> Street/Bellevue Avenue area. If a view corridor was important then surely it must be of the same value (or more) now. The proposed building is for 7 strata units but that does represent an increase in density. Not much when considered on its own but it is when taking into consideration the likely increase of rental units to be built to replace the Shoreline Apartments at 2190 Bellevue. This proposal is for an increase from 62 to 206 units contained in one 21 storey building and one 6 storey building. This is over a 200% increase in density. The Villa Maris (Pink Palace) is also scheduled for redevelopment.

The developer's contention that properties not built to the mass timber standards are a blot on our community and a threat to our environment is self serving at best. Remember that, for [REDACTED] s. 22(1) [REDACTED] owners of its [REDACTED] s. 22(1) units have paid taxes and contributed in many other ways to West Vancouver over [REDACTED] s. 22(1) years since it was built. This applies to all older condos in West Vancouver.

The number of parking spaces allocated for the proposed redevelopment may be more than is actually required by West Vancouver however as was pointed out by the architect the need for these by strata owners at 2204 Bellevue will very likely exist. This immediate area does not need nor can it support more cars seeking street parking. Please do not subject [REDACTED] s. 22(1) to a stream of people (and their cars) coming to "check out" the innovative mass timber building.

The offering of a sitting bench on 22<sup>nd</sup> at Bellevue seems a rather paltry offering as a community amenity. As to the garden area we wonder how the new strata owners will feel about the community using something so close to their home. The East setback is noted to be less than 10 feet. A better "community amenity" would be for the developer to be required to increase sidewalk widths on the north and east side of the property to better accommodate walkers and scooters as well as our new normal social distancing of 6 feet.

The undersigned are residents of

s. 22(1)

Vancouver

s. 22(1)

who support submission of the attached letter.

s. 22(1)

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18 names  
redacted

June 17, 2020

June 18, 2020

The enclosed letter and signature sheet is submitted on behalf of residents of [redacted] s. 22(1)  
[redacted] West Vancouver, [redacted] s. 22(1).

Please note the correct address for [redacted] s. 22(1) as noted  
in the developer's proposal package.

[redacted] s. 22(1)

[redacted] s. 22(1)

[redacted]

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

[redacted]

[redacted]

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**From:** [REDACTED] s. 22(1) 0332-01  
**Sent:** Sunday, June 21, 2020 3:17 PM  
**To:** Mayor and Council  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Thank you!

Dear Councilors ,

We hope you all are keeping well during this covid challenge and we appreciate the measures you have taken for our safety .

[REDACTED] s. 22(1) our family live on Howe Sound in West Vancouver

And we have had grave concerns about the proposed Woodfibre LNG project . It is our belief based on hard science and even common sense that this proposal would take us further down the pathway of no return with global warming and as well with catastrophic potential for a tanker and /or dock accident capable of blowing apart a huge highly populated area. We would like to be the voice as well for those who can not speak for themselves .This spring on Gambier Island we have repeatedly witnessed a group of 6 sea lions , killer whales, wolves, herons, bald eagles, ravens, and coyotes . They have come very close to shore and stayed for hours catching fish etc. and return day by day or week by week over the past 2 months . We have been told by marine biologists that they are freed up because of covid restrictions cutting down ocean ships and ferries etc.

So we give you our deepest respect and gratitude for speaking up to protect our land sea and air from such a dangerous project as Woodfibre LNG .We trust that one day when your children and grandchildren and even great grandchildren ask you what you did to protect their future chances of survival you will be able to tell them you defeated a liquified fracked gas project and saved the lives of people, whales and so on .

One last thing . We bought [REDACTED] s. 22(1) car in Canada , and then bought a second one and then installed solar panels on our home . They all work beautifully even on a rainy day ! Please make West Vancouver the leading community in all of North America by making the right decisions to get into free energy from the sun !

Respectfully

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

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**From:** [REDACTED] s. 22(1) 2500-01  
**Sent:** Tuesday, June 23, 2020 9:54 AM  
**To:** MayorandCouncil  
**Subject:** When are you going to approve the next TRUMP tower-You people sure act like him-"BULLIES"

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

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Friday, June 26, 2020 8:39 AM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

23 June 2020

Dear Councillors

I, [REDACTED] s. 22(1), a resident of West Vancouver am sending you this because I oppose the extra floors at Park Royal Gateway development for various reasons.

I urge you to vote against the extra floors, extra people, extra traffic. In short vote NO to this development please

Thank you

[REDACTED] s. 22(1)

[REDACTED]

**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Friday, June 26, 2020 9:07 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil

Please note, the [REDACTED] s. 22(1) family at [REDACTED] s. 22(1) do not agree for the development of additional height at Marine & Taylor Way. The area will have too many people in that developing complex, and far too busy already. The initial decision was not favoured by many West VAN longtime residents....Shame on backtracking for greed only... [REDACTED] s. 22(1)

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[REDACTED] s. 22(1)

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Friday, June 26, 2020 10:07 AM 1610-20-5064/5065/5066  
**To:** s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)  
s. 22(1)  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

s. 22(1)

West Vancouver, BC,

s. 22(1)

23 June 2020

Dear Councillors

I, s. 22(1), a resident of West Vancouver am sending you this because I oppose the extra floors at Park Royal Gateway development for various reasons.

I urge you to vote against the extra floors, extra people, extra traffic. In short vote NO to this development please

I, like many West Vancouver residents, am opposed to increasing density in West Vancouver.

Thank you

s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Friday, June 26, 2020 2:05 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** STOP the 10 Floor expansion of Twin Towers at Park Royal South

Mayor and Council,

The expansion of additional units of the Twin Towers at Park Royal is disturbing. As a resident of West Vancouver for decades I have observed many changes to our beautiful city. The Towers at Park Royal will drastically affect the flow of traffic. Considering the congestion of cars around Park Royal especially at the corner of Marine Drive and Taylor Way it is ludicrous to approve additional expansion to the Twin Towers. The additional cars will cause frustration and potential accidents. It's proven that the majority of residents in West Vancouver strongly oppose this request. We trust that the Mayor and Council will respect the majority of the citizens of West Vancouver and turn down the expansion of the Twin Towers.

Sincerely,

[REDACTED] s. 22(1)

Sent from my iPhone

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Friday, June 26, 2020 5:36 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, B.C.

[REDACTED] s. 22(1)

2020 26 Jun

Dear Councillors

I, [REDACTED] s. 22(1) a resident of West Vancouver am sending you this because I oppose the extra floors at Park Royal Gateway development for various reasons.

I urge you to vote against the extra floors, extra people, extra traffic. In short vote NO to this development please

Please vote against this development as it is ludicrous to add further density in an area which already has very heavy congestion and is a problem area.

Thank you

[REDACTED] s. 22(1)

[REDACTED]

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Friday, June 26, 2020 5:45 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson;  
Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

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

2020 26 Jun

Dear Councillors

I, [REDACTED] s. 22(1), a resident of West Vancouver am sending you this because I oppose the extra floors at Park Royal Gateway development for various reasons.

I urge you to vote against the extra floors, extra people, extra traffic. In short vote NO to this development please

Please say NO for your children and grandchildren ( I hope)

Thank you

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

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Friday, June 26, 2020 8:01 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, BC

[REDACTED] s. 22(1)

2020 26 Jun

Dear Councillors

I, [REDACTED] s. 22(1), a resident of West Vancouver am sending you this because I oppose the extra floors at Park Royal Gateway development for various reasons.

I urge you to vote against the extra floors, extra people, extra traffic. In short vote NO to this development please

Absolutely no consideration has been given to modifying the bridge access to allow traffic to better flow to the bridge or flow from Taylor Way to the bridge. They gave their plans and the plans were approved. The added floors are too late.

Thank you

[REDACTED] s. 22(1)

[REDACTED]

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Saturday, June 27, 2020 2:12 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

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

2020 27 Jun

Dear Councillors

I, [REDACTED] s. 22(1), a resident of West Vancouver am sending you this because I oppose the extra floors at Park Royal Gateway development for various reasons.

I urge you to vote against the extra floors, extra people, extra traffic. In short vote NO to this development please

I am sad to see that another expansion is being considered in beautiful west van. Please vote wisely, AGAINST the Park Royal expansion. We do not need more commercial, name brand stores in a giant mall. Instead we need to support our community by keeping business with them. This expansion will change West Vancouver and take it in a direction no one wants to see it go. Again, please vote against this harmful project.

Thank you

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

**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Sunday, June 28, 2020 2:50 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** wwcs2019@gmail.com  
**Subject:** Park Royal Building at the old White Spot location

Dear Mayor and Council,

I am shocked to learn that you have already approved the addition of five (5) more floors on this building without the endorsement of the West Vancouver residents! This is going against staff's advice, after a Local Area Plan was done just for the existing project.

I feel very strongly that the additional 5 floors should not be approved until a public hearing takes place and you receive the approval of the residents who pay property taxes in West Vancouver!

I would also suggest that no further density in the area should be allowed until the traffic problems on Taylor Way and Marine Drive and the Lions Gate Bridge is solved!

Respectfully yours,

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Sunday, June 28, 2020 5:13 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich;  
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

2020 28 Jun

Dear Councillors:

My name is [REDACTED] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

Why is it that over the [REDACTED] s. 22(1) years I have lived in my house, so many of the contentious projects have been pushed through in July or August when people are away? Especially ones favouring developers!

Thank you

[REDACTED] s. 22(1)

[REDACTED]

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Sunday, June 28, 2020 7:34 PM 1610-20-5064/5065/5066  
**To:** [REDACTED s. 22(1)]; MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED s. 22(1)]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED s. 22(1)]

West Vancouver

[REDACTED s. 22(1)]

2020 28 Jun

Dear Councillors:

My name is [REDACTED s. 22(1)], and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

Once a plan has been approved according to the OCP developers should not be able to increase further density without having to go through the approval process and the public should be able to provide their input.

Thank you

[REDACTED s. 22(1)]

[REDACTED]

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Sunday, June 28, 2020 8:00 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

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

2020 28 Jun

Dear Councillors:

My name is [REDACTED] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

I feel that this agreement was finalized and approved after deliberation by Council, and now Council is re-considering a 'done deal' because financial incentives have been given. This is not the way good and ethical business is done.

Thank you

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

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Sunday, June 28, 2020 8:28 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

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

2020 28 Jun

Dear Councillors:

My name is [REDACTED] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

Circumventing the process and allowing the developer to increase the size of the project without public input is wrong and innately unfair.

Thank you

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

**From:** s. 22(1) 1010-20-19-047 /  
**Sent:** Monday, June 29, 2020 11:21 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Park Royal development

Don't you dare approve the increased density request! The citizens of West Vancouver have already expressed their disapproval of the original design and the present project was approved by the narrowest of margins yet the developer has the arrogance and audacity to proceed. Apparently the lure of \$10 million inducements is enough to persuade you to abandon your ethics. You should have rejected their proposal out of hand but it's not too late. Show the voters that you have the backbone to do the right thing.

s. 22(1)

Sent from my iPad

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Monday, June 29, 2020 11:53 AM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson;  
Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

2020 29 Jun

Dear Councillors:

My name is [REDACTED] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

The arrogance of the developer is demonstrated by the fact that they have built the foundation to accommodate the extra five floors before approval is beyond belief. Refuse the amendment please to show this and future developers that they should take nothing for granted..

Thank you

[REDACTED] s. 22(1)

[REDACTED]

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Monday, June 29, 2020 4:27 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong  
**Subject:** Park Royal-Gateway Residences

Mayor and Council,

Re: Park Royal-Gateway Residences.

I support the amendments proposed for an additional 95 rental units to the planned Park Royal Gateway Residences.

I also support the planned increase of 119 additional secure bicycle parking/storage spaces and the inclusion of a child-care center as well as a plan for a community gathering area.

These amenities offered above, combined with a community gathering place, increase social interaction intensity which is associated with better health and neighbourhood satisfaction.

Thank-you,

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

West Vancouver

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**From:** SurveyGizmo <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Monday, June 29, 2020 6:32 AM 1610-20-5064/5065/5066  
**To:** [REDACTED s. 22(1)]; MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED s. 22(1)]  
[REDACTED]  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

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

2020 29 Jun

Dear Councillors:

My name is [REDACTED s. 22(1)], and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

I will not vote in the next election for any Councillor that votes for the Park Royal expansion

Thank you

[REDACTED s. 22(1)]

[REDACTED s. 22(1)]



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**From:** s. 22(1) 1010-20-19-047 /  
**Sent:** Tuesday, June 30, 2020 2:33 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Park Royal densification increase application.

I am writing to express my opposition to an application to increase densification at the corner of Taylor Way and Marine Drive.

The development already under way on this site will cast a significant shadow on the land on the North side. Adding additional floors will increase the loss of daylight on the adjacent area.

Also, the addition of five more floors will result in a significant increase in vehicular traffic. The intersection of Marine and Taylor Way is already an impediment to efficient traffic flow. Lions Gate traffic is already a major problem.

Nothing has been done to prepare for the significant congestion that will occur, even as a consequence of the existing development.

I urge Council to reject this proposal on the basis of the negative effect of increased traffic congestion and the environment.

Traffic on the North Shore is already a major problem. Additional development will only exacerbate this.

Sincerely

s. 22(1)

s. 22(1)

Sent from [Mail](#) for Windows 10

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Tuesday, June 30, 2020 6:57 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil; Mary-Ann Booth  
**Subject:** Serious objection with the proposal to add 5 stories to each of the two previously approved towers at 707 and 723 Marine Drive.

Dear Mayor and West Vancouver Council members, I, [REDACTED] s. 22(1), am the owner and resident of [REDACTED] s. 22(1) in West Vancouver. I strongly object to the proposal to add 5 stories to each of the two previously approved towers at 707 and 723 Marine Drive.

We have learned that the public hearing will be held in June: <https://www.nsnews.com/news/west-van-to-hold-digital-public-hearings-1.24135243>

As I recall, the developer again trying to get permission to add five stories to this project. We objected to this in 2019. We continue to object strongly to this development request.

1. The new proposal is inconsistent with the Marine Drive Local Area Plan (LAP), approved in July 2017 after extensive consultation and feedback from the community.
2. The additional density is significantly outside the density policy of the LAP. Our residents live with the traffic consequences of density along the Taylor Way/Marine Drive corridor every day. Adding further density to an area that is already overburdened is unacceptable.
3. The original proposal, approved in June 2018, was the first developed under the LAP. If this major change to the original proposal is approved, Council will face a serious credibility problem on future LAP projects.
4. Parking is becoming increasingly difficult in areas near the proposed towers. The proposal to add 95 units without parking further exasperates the situation.
5. The whole of the Evelyn Development was designed and planned as low-rise buildings. The construction of these new towers, both in their current approved form and more importantly in this proposed addition of 5 more floors, will adversely impact the views of not just the Evelyn residents but some of the lower homes on Sentinel Hill.

Thank you for the opportunity to express my comments.

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

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**From:** noreply@surveygizmo.com 1010-20-19-047 /  
**Sent:** Wednesday, July 1, 2020 9:04 AM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, BC

[REDACTED] s. 22(1)

2020 01 Jul

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

This is not the first time a developer applies for X and council approves the development permit for X (even against strong opposition by the community) and then after construction starts the developer proposes more rental units and/or social housing in a new or revised application. It has happened at Arbutus Village. Here is the story:

<https://www.urbanyvr.com/arbutus-village-redevelopment-changes/>

Please vote AGAINST this development application.

Thank you

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, July 1, 2020 11:33 AM  
**To:** MayorandCouncil  
**Subject:** 707 & 723 Main Street (Gateway Residences)

1010-20-19-047 /  
1610-20-5064/5065/5066

Dear Mayor and Council,

My name is [REDACTED] s. 22(1) and I reside at [REDACTED] s. 22(1) in West Vancouver.

I am writing in support of the rezoning and development permit application for the Gateway Residences.

As you all well know, West Vancouver is experiencing a decline in population while the rest of the Metro sees growth. This is an indictment on our community. I have a young family [REDACTED] s. 22(1) and am acutely aware of the hollowing out of our neighbourhoods as other young families find the barriers to living in the District insurmountable.

The Gateway project is precisely where we need to be adding density, and lots of it. It sits on a transit hub with direct access to services and amenities. If you cannot maximize housing in this location, then it is clear you cannot anywhere in West Vancouver.

The loudest voices in opposition seem to want to freeze the District in time, giving no concern to the reality of how communities grow and evolve. This project is more than just concrete and rebar, it is a statement on the kind of future West Vancouver is promising for itself and those who wish to call it home, one day.

Kind regards,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Wednesday, July 1, 2020 12:08 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

West Vancouver  
B.C.

2020 01 Jul

Dear Councillors:

My name is [REDACTED] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

We are very disappointed in your attempt to add more cars and traffic to an already congested area. If some plans had been made and explored to help with this situation, it might be easier to see consider rather than deal with the grid lock after the fact. I look forward to hearing from you.

Respectfully

[REDACTED] s. 22(1)

Thank you

[REDACTED] s. 22(1)

**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-047 /  
**Sent:** Wednesday, July 1, 2020 2:43 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** Park Royal Gateway Development .. Please STOP and do NOT approve this application

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

2020 01 Jul

Dear Councillors:

My name is [REDACTED] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

Having lived in West Vancouver for [REDACTED] s. 22(1) years, my husband and I have been distressed, disappointed and even angered by the lack of foresight in those supposed to be looking after our city. We have OCP's which are completely overlooked, to the detriment of the very character of our core neighbourhoods, and now this supposedly "beneficial" increase in density thrust upon us. I have heard it said that the people living in these additional units will not have cars because of their close proximity to transportation to Downtown. I don't believe this to be true. I know many people who live in the West End, walk or bike to work - but still have a car for their weekend and "after hours" family activities. Can you guarantee that the units which have no associated parking will not own a car? When we moved to West Vancouver [REDACTED] s. 22(1), we could reliably get to work at Georgia and Burrard in 30 minutes. Now we often cannot even get onto the bridge in that time. As a previous member of the new home development community, I cannot comprehend some of the decisions made over the past 20 years. PLEASE, PLEASE do not allow the proposed expansion of a project that probably should not have happened in the first place.

Thank you

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, July 2, 2020 11:04 AM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** Park Royal Gateway .. Please STOP and do NOT approve this application

[REDACTED] s. 22(1)

02 Jul 2020

Dear Councillors:

My name is [REDACTED] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

I was at presentations showing what was being planned for the site. I was not opposed to Park Royal building something on that corner. Both sides worked together and came up with a plan. I would be very disappointed in the process if the District allows changes to the plan.

Thank you

[REDACTED] s. 22(1)

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**From:** [Redacted] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, July 2, 2020 4:01 PM 1610-20-5064/5065/5066  
**To:** [Redacted] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [Redacted] s. 22(1)  
[Redacted] s. 22(1)  
**Subject:** Park Royal Gateway .. Please STOP and do NOT approve this application

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

02 Jul 2020

Dear Councillors:

My name is [Redacted] s. 22(1), and I am a resident of West Vancouver. I oppose the 10 extra floors at Park Royal Gateway development for various reasons.

Please vote against this development as it is wrong to add further density in the Park Royal area which already has very heavy vehicle congestion. It is also wrong to override the 2018 Local Area Plan and the Official Community Plan.

Don't ignore the residents of West Vancouver. In summary, vote NO to this development please.

It is distressing to learn that Council decided to put the floor extension proposal by Park Royal Mgt. on the District's Agenda. Council made a final decision.

Following the appointment of Mayor Booth, there was hope within the Community that integrity and honour would once again prevail at West Vancouver City Hall.

Your decision on July 6th, Ladies and Gentlemen, will determine your moral legacy. Please vote against the extension.

Thank you

[Redacted] s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, July 2, 2020 6:58 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Mary-Ann Booth; Craig Cameron; Peter Lambur; Nora Gambioli; Bill Soprovich; Sharon Thompson; Marcus Wong  
**Subject:** Larco and Park Royal

Dear Mayor and Council,

I know I have just recently written to Mayor and Council, and thank you for taking the time to read that letter.

I am writing to you today to send to you a past article from the Vancouver Sun regarding Larco and their Arbutus development.

This development had 4 preliminary development proposals for different sections of the development: Block A, Block B, Block C and Block D, all of which HAD been approved. They came back asking for more height and density in Block C and D, but afterwards in Block A also.

Is this what we are now to expect from Larco for their development at Park Royal and future developments from them and possibly other developers?

Larco originally wanted, at Park Royal, two towers of 27 and 12 storeys, agreed to 11 and 14, and now want 16 and 19....only 4 storeys less than their original proposal.

If every development is 'consistent with the OCP', a general Policy guide, then how do we, as a community, believe that community consultation is important?

I realize that projects are approved on their individual merit and Council's objectives, but how is this not setting a precedent when this developer does business this way?

Are developers making fools out of local governments? Will others do the same?

Is playing a game of whack-a-mole eroding the trust of the community?

Once again, thank you for your time.

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

<https://vancouversun.com/opinion/op-ed/octavian-cadabeschi-arbutus-malls-latest-rezoning-is-more-of-the-same>

Sent from my iPhone

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**From:** Katherine Lou <blou@college.harvard.edu> 2620-01  
**Sent:** Friday, June 26, 2020 10:57 AM  
**To:** MayorandCouncil  
**Subject:** Launch of National Youth-Led Project for Canadians  
**Attachments:** Together Innovations - Dear Canada Info Deck.pdf; DearCher Canada Press Release.pdf

Dear Mayor Booth and Council,

My name is Katherine Lou, I'm a resident of West Vancouver, and I am thrilled to share with you the upcoming launch of Dear/Cher Canada—a national, bilingual platform developed by a grassroots team of Canadian youth.

Going live on Canada Day (July 1st) and continuing throughout the month of July, Dear/Cher Canada is a project designed to connect Canadians during this historic moment. Centered on a beautiful, user-friendly interface, Canadians of all ages can create digital postcards addressed to the country and featuring a short message and an original image. To amplify participants' impact, for every card posted, TELUS will be donating \$1 to support COVID-19 relief for vulnerable communities and youth across Canada, via the TELUS Friendly Future Foundation.

I am reaching out to you because, given your roles as mayor and council, I thought you might be interested in participating in and helping to promote this project. We would love for you to write a card on June 30th or July 1st, and promote the initiative through your social media, or any other channel. Your support would be critical in helping us reach Canadians and amplify our impact. The link to our website (live on June 30th) is: [dearcansadians.ca](http://dearcansadians.ca) / [cherscanadiens.ca](http://cherscanadiens.ca).

I have attached a slide deck, our press release, and our media kit with more information.

Please let me know if you have questions or would like to talk further -- I would be more than happy to hop on a call.

Thank you for the work you do every day to serve Canadians in West Vancouver. One way or another, I hope to hear back from you soon.

Take care,  
Katherine Lou  
s. 22(1)

s. 22(1)

Media Kit: <https://drive.google.com/drive/folders/1pKWdVSISEQUH1tuABIUaripPdHlzX2nw>

s. 22(1)

West Vancouver, BC

s. 22(1)

**FOR IMMEDIATE RELEASE**

## **“Dear/Cher Canada” Set to Launch Next Week**

### ***A Group of Canadian Youths Offers Their Nation a New Means for Coming Together***

A team of passionate youth volunteers is launching a new initiative next week called “Dear/Cher Canada”—a national, bilingual and digital platform designed to connect Canadians of all ages during this unprecedented period in our country’s history, while supporting COVID-19 relief efforts.

“We love the 7pm cheer across the nation but want to use technology to extend the sentiments behind the cheer and bring us together in a time of need,” said Katherine Lou, a Harvard University student from Vancouver, BC. She and six other students have formed a new venture, launching on Canada Day, that allows all of us to write a “digital postcard” to the country as a whole, transcending some of the limitations created by social distancing.

Visitors to *DearCanadians.ca* or *ChersCanadiens.ca* can share a meaningful photograph on one side and, on the reverse side, express their thoughts and feelings about anything that’s on their mind during this unique moment, from reflections and observations, to words of gratitude for specific groups or individuals. The cards will be able to be viewed online by the public, putting individuals of diverse backgrounds and from all corners of the country into a single conversation—and serving as a historical record of the public consciousness during this pandemic.

To amplify participants' impact, for every card posted, TELUS will be donating \$1 to support COVID-19 relief for vulnerable communities and youth across Canada, via the TELUS Friendly Future Foundation (up to 10,000 cards). Lou describes the partnership as invaluable, saying, “we are extremely grateful for TELUS’ support to not only help us connect Canadians, but provide much needed funds and services to Canadian families and communities.”

The “Dear/Cher Canada” initiative has been spearheaded by seven students, ages 19-22, who have teamed up as volunteers to create a non-profit entity called *To:gether Innovations* ([togetherinnovations.org](http://togetherinnovations.org)) with a view to using digital postcards to bring people together in these challenging times. The team’s leaders are currently living across North America, from coast to coast, and true to their digital innovations, many of them have never met in person. The team includes: Aysha Emmerson, Jasper Johnston, Katherine Lou, Lara Teich, Rob Walker, Sophie Webster, and Vicky Xu.

The Dear/Cher Canada platform can be accessed starting June 30th at both *dearcanadians.ca* and *cherscanadiens.ca*. Questions and requests for interviews with members of the team can be directed to [hello@togetherinnovations.org](mailto:hello@togetherinnovations.org), or please call Aysha Emmerson at +1 (617) 803-9895.



# Cher Canada | Dear Canada

To:gether Innovations

# Overview

We are a *team of Canadian youth volunteers* who have created a unique digital platform to bring together Canadians amid this time of social distancing.

Cher Canada/Dear Canada is a project for Canada during this historic moment that will *launch on Canada Day but continue throughout the summer*. Centered on a beautiful yet user-friendly interface, people *create digital postcards* featuring a short message and an original image. These cards can be viewed by the public, can be printed for exhibition, and can serve as a historical record of the public consciousness during this pandemic.

For every card posted, TELUS will *donate \$1 to COVID-19 relief* for vulnerable communities and youth, via the TELUS Friendly Future Foundation.

Our pilot projects, *DearHarvard.org* and *DearAndover.org*, received media coverage and widespread praise.

# Your Help

As we approach the Canada Day launch of our national platform, we are reaching out to notable Canadians to help us *maximise our initiative's reach and impact*.

The two primary ways we could benefit from your help:

- 1) *Write a digital postcard on Dear Canada*. If you are willing, we would greatly appreciate if you could write and upload a brief message on our platform on July 1st or in the days following. The website, [www.dearcanadians.ca](http://www.dearcanadians.ca) | [www.cherscanadiens.ca](http://www.cherscanadiens.ca), goes live on June 30th.
- 2) *Share a link to Dear Canada on your social media platforms*, along with a message encouraging people to participate.

If you have any questions, comments, or feedback, please let us know!

# About Us

# Who We Are



- A team of (mostly) Canadian youth
- Passionate about using our skills to help communities and Canada through this not-for-profit venture
- Created successful digital platforms at Harvard University and Phillips Academy Andover



# Our Mission & Values

We connect members of distanced communities, documenting and sharing personal experiences to bridge digital and physical spaces.

Community | Inclusivity | Creativity | Accessibility

# Our Vision

## Connect

We envision a digital space where Canadians of diverse backgrounds and geographies can connect, learning from and relating to one another by visiting a gallery of messages and photographs.

## Share

We envision a country where every voice feels valued and is woven into our broader national identity. This begins with a common platform for Canadians to share their experiences and reflections.

## Reflect

We envision the merging of present and future, in order to keep our future selves accountable to our current aspirations and visions for a better society, and to reflect upon our collective capacity for resilience.

# What differentiates us from social media?

Our web-based platform that is separate from traditional social media...

*Promotes greater accessibility*, particularly across age groups, at a time when in-person intergenerational connection is especially difficult.

*Transcends social silos* created by social media, bringing the whole country into a single conversation and fostering a greater diversity of perspectives.

*Encourages deeper reflection* by drawing in users for a specific purpose.

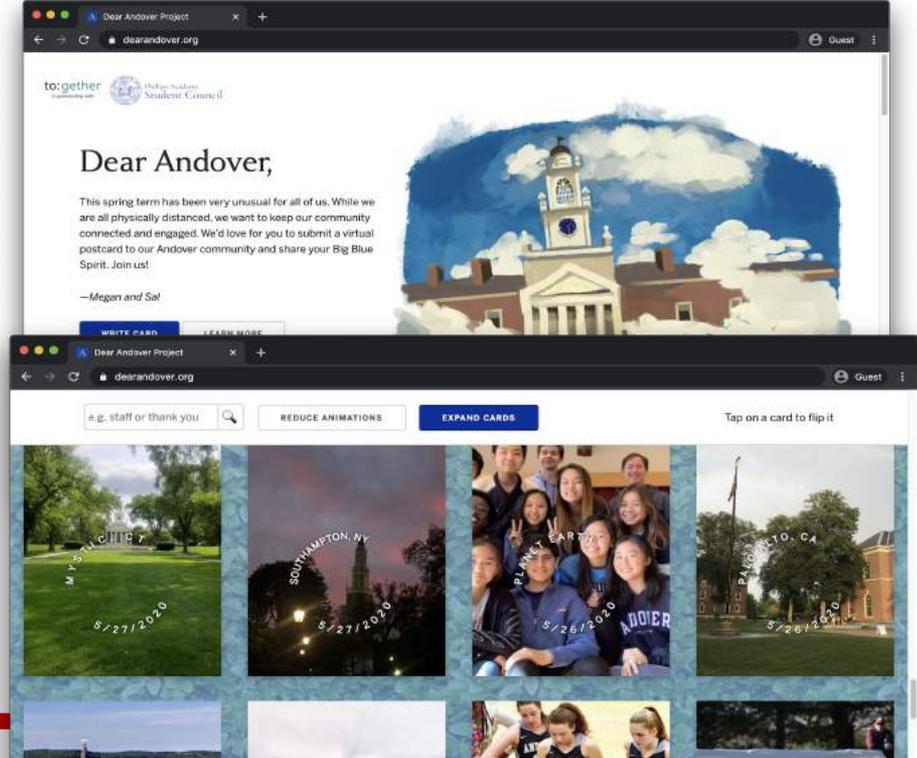
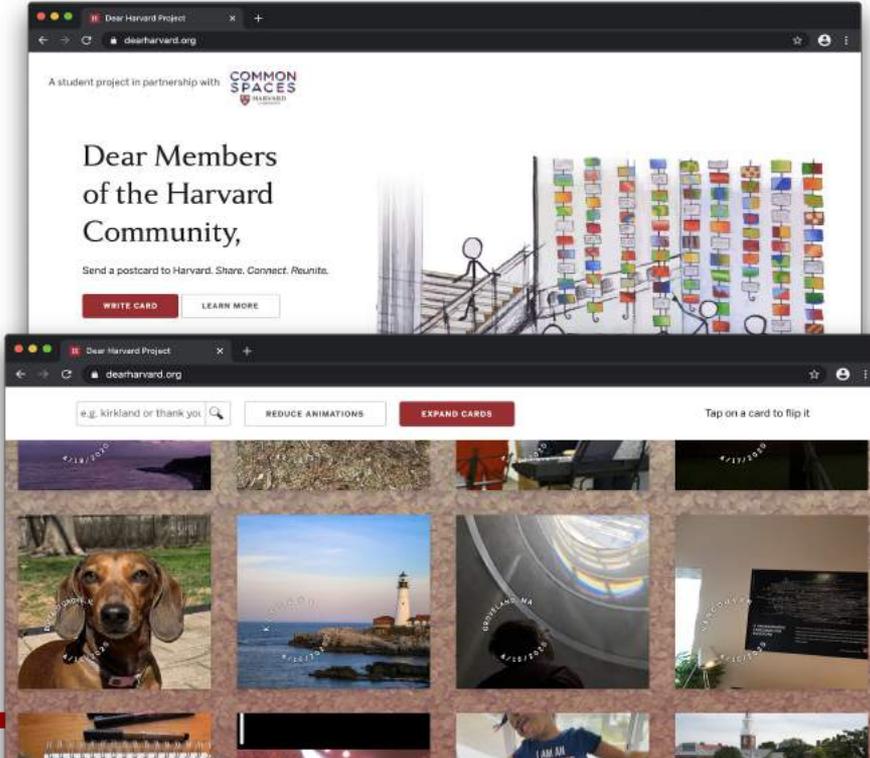
*Preserves Canada's collective memory* of these unique times.

# Our Pilots

# Dear Harvard and Dear Andover

DearHarvard.org

DearAndover.org



Upload photo or search through stock photo library.

Share a reflection, a hope, a hardship, a message of gratitude, or a message to the future.



Dear Members of the Harvard Community,

This crisis has shown us how interconnected and interdependent we are in our daily lives, more so than many would have realized or believed. Let us not forget this experience, and recognize how important in-person interactions and connections truly are, despite amazing advances in digital technology. I hope that we will all remember and appreciate the acts of kindness we have witnessed and heard of. Wishing hope and health to all.

**Rachel Leng** | <https://www.facebook.com/LengRachel>

harvard 2015 gsas japan

FLIP

Cards are designed to be printed at home or in the community to create a physical exhibit.

# Cher Canada | Dear Canada Platform

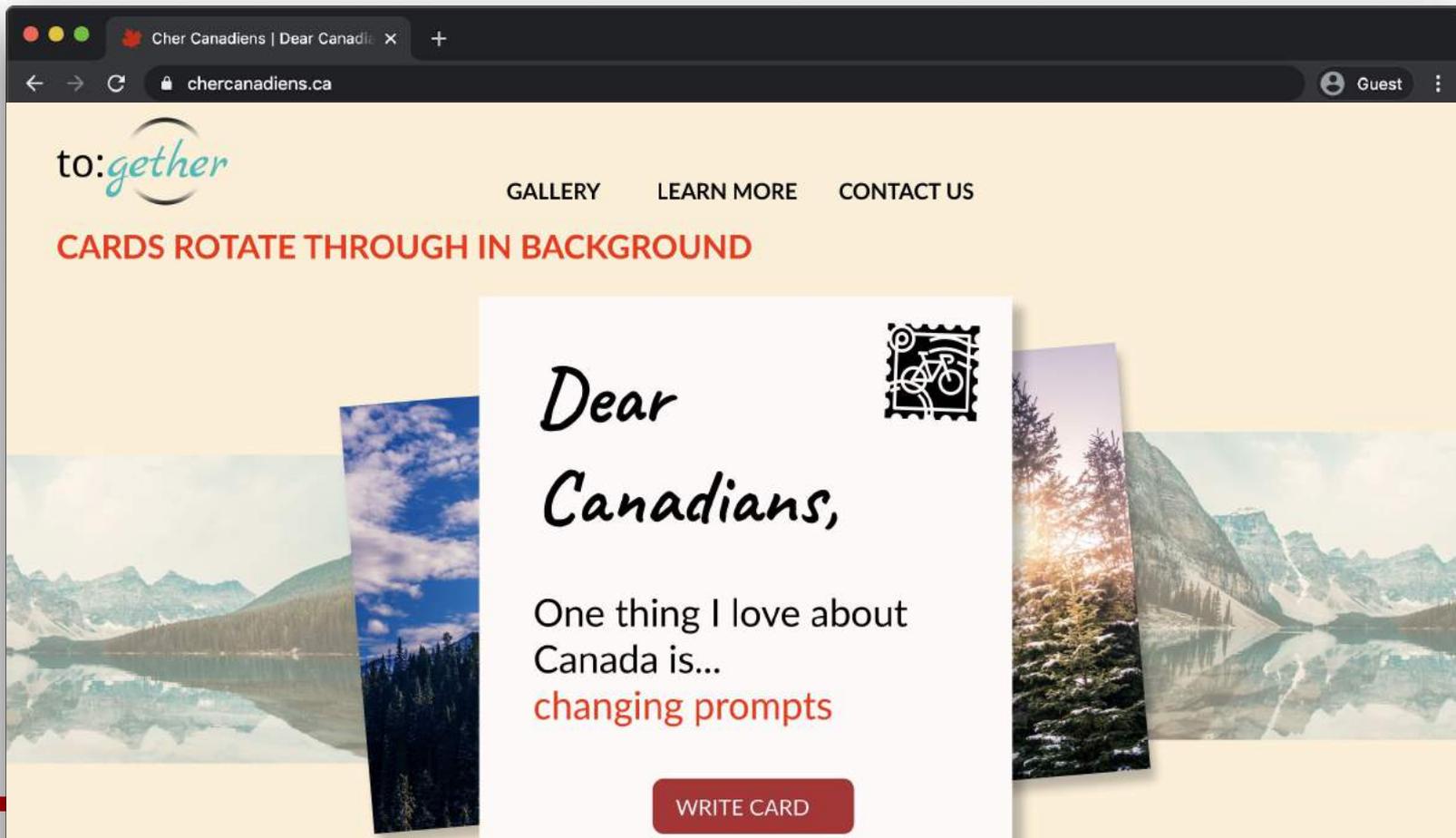
## Project-Specific Goals

Forging solidarity across Canada:

- Build sense of togetherness between Canadians
- Help Canadians discover new things about each other
- Contribute to a shared national consciousness and identity

Mosaic, not Melting-Pot:

- Reach 'far and wide' with a distinctly Canadian platform
- Represent Canada's multicultural/lingual/racial diversity
- Amplify perspectives that are often silenced or unheard
- Put voices in conversation that would not normally come into contact



Cher Canadiens | Dear Canadi... x +

← → ↻ [chercanadiens.ca](https://chercanadiens.ca) Guest

to:gether

GALLERY LEARN MORE CONTACT US

CARDS ROTATE THROUGH IN BACKGROUND

*Dear*



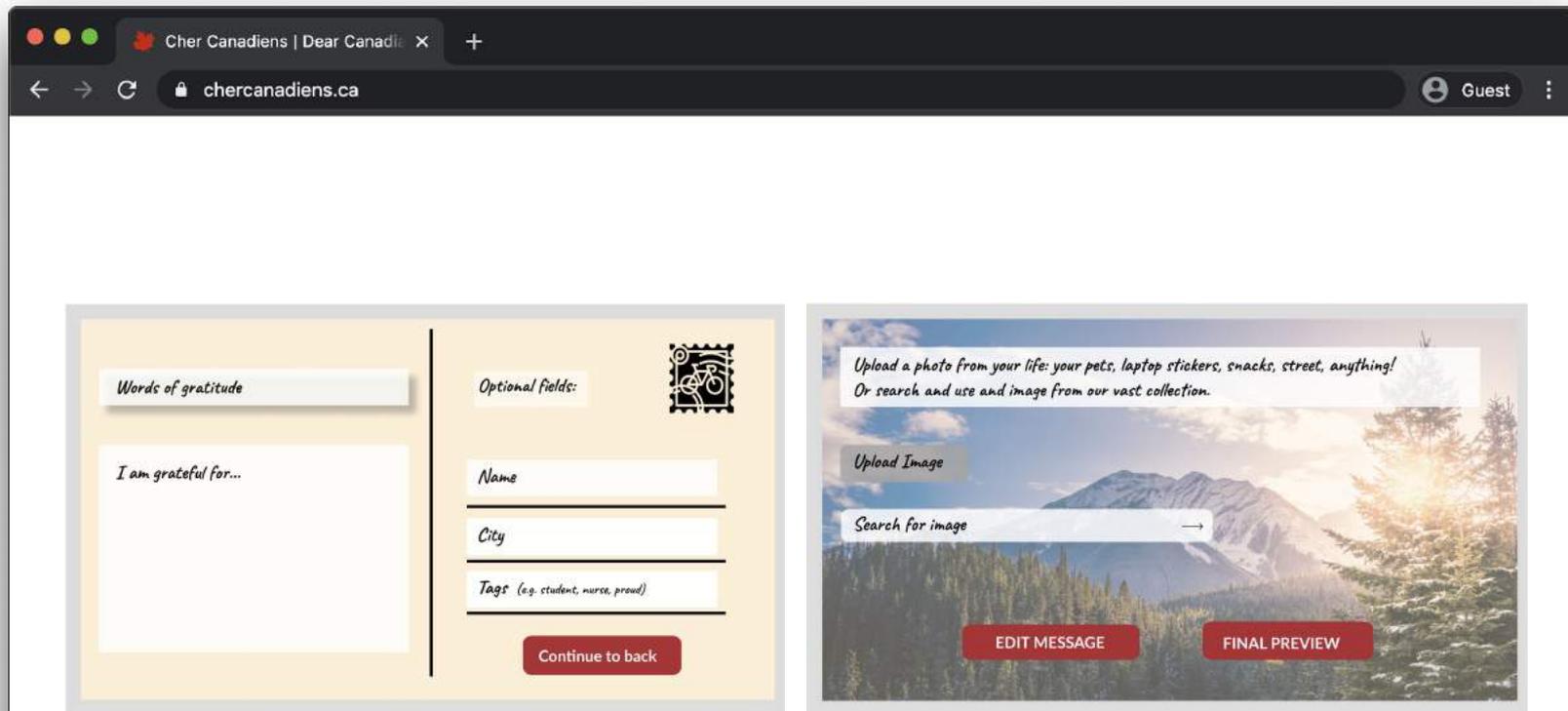
*Canadians,*

One thing I love about  
Canada is...

changing prompts

WRITE CARD

# Card Submission Mockup



Cher Canadiens | Dear Canadi... x +

← → ↻ 🔒 chercanadiens.ca Guest ⋮

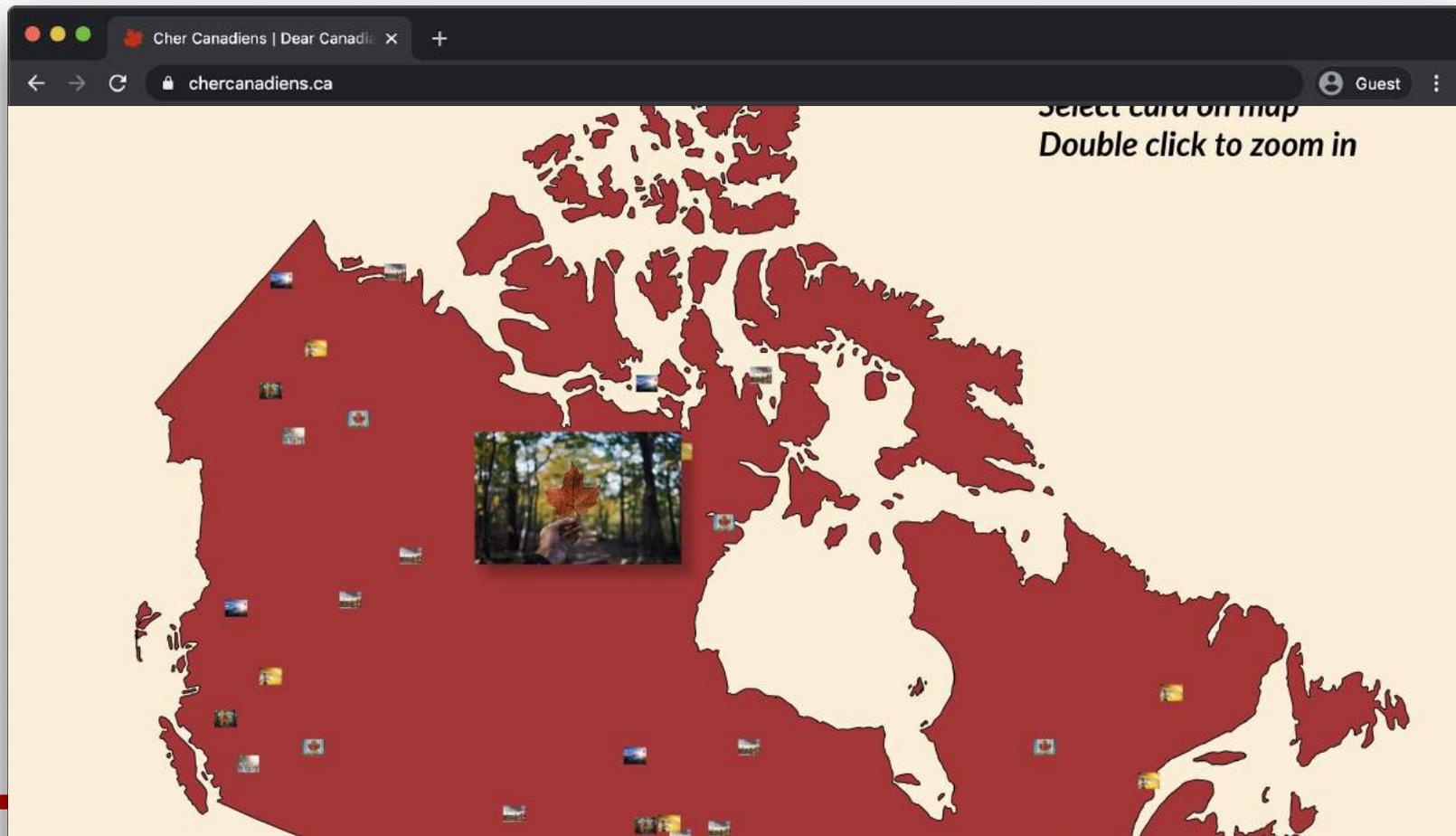
Prev Random Next

Search card #, tags, or location

#Alberta,  
#parent,  
#nurse



*From:  
Sarah Park  
Calgary, Alberta  
June, 2020*



# Canada Day 2020

# History in Motion

From economic recession and COVID-19 to BLM protests, Canadians are keenly aware that we are living through a historic time. We intend to build a time capsule that commemorates every Canadian's unique experience of it.

For many, challenging circumstances have given rise to new visions for the future and commitments to personal change. Once we've settled into the new normal, how will we stay accountable to these current aspirations?

Canada will be 153 years old this July 1st. Let us not forget where we've been as a country, and how far we still have to go.

# Canada Day

This Canada Day is an opportunity to reflect on our shared future.

*Canadians of all ages* can respond to any of the following prompts:

- Hopes for the future of Canada
- Words of gratitude to all who keep Canada working
- A lesson learned over the past six months
- Message to future generations, or future self

COVID-19 has impacted how we connect as people, and as a nation, and will impact *this year's Canada Day celebrations*. The platform will in part be used used to promote alternatives to physical mass gatherings.

# Contact Us

Web: [togetherinnovations.org](https://togetherinnovations.org)

Email: [hello@togetherinnovations.org](mailto:hello@togetherinnovations.org)

## Personal emails

Aysha Emmerson: [ayshaemmerson@college.harvard.edu](mailto:ayshaemmerson@college.harvard.edu)

Jasper Johnston: [johnstonj@college.harvard.edu](mailto:johnstonj@college.harvard.edu)

Katherine Lou: [blou@college.harvard.edu](mailto:blou@college.harvard.edu)

Bios and more information about our entire team: <https://togetherinnovations.org/about>

From one, for all.

**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Friday, June 26, 2020 4:59 PM  
**To:** MayorandCouncil  
**Subject:** Bringing Back Your Staff - Legal & Financial Tips (Teleconference) 0055-01



West Vancouver Chamber of Commerce

[View this email in your browser](#)



## **Bringing Back Your Staff - Legal & Financial Tips (Teleconference)**

**Date: Monday June 29th, 2020**

**Time: 10:00 AM - 11:00 AM PDT**

*\*This event is hosted by the North Vancouver Chamber. West Vancouver*

Chamber Members are invited to attend. Please send us an email with your contact information [HERE](#). Conference number and code will be provided after registration.

Event Description:

Join us to learn about your legal obligations in the Return-to-Work plan for your business and workforce. Also, learn how to tap into local financial supports available to you right now; including wage subsidies, skills training, and office PPE funding. Bring your questions so you can get your team working for you ASAP.

PRESENTING SPONSOR: The Vancouver Fraser Port Authority



**James D. Kondopulos** is a founding member and partner of Roper Greyell LLP, a Vancouver-based employment and labour law boutique with over 40 lawyers who practise exclusively in the area of workplace law.

James has represented employers and senior employees before all levels of court and a wide range of workplace-related administrative tribunals in BC. He has been recognized by his peers as a leading lawyer in employment and labour law, and is listed in *Best Lawyers International, Canada*, and in both the *Canadian Legal Lexpert Directory* and the international, *Who's Who Legal, Labour, Employment and Benefits*.

**Wendy Harris** is the Senior Manager of the WorkBC Centre North Vancouver and an employee of the YWCA Metro Vancouver. She has a 20-year background in employment services with specific experience in management, building teams, human resources and an expertise in supporting inclusive workplaces.

Wendy is a co-chair of the North Shore Immigrant Inclusion Partnership (NSIIP) Working Group on employment. She holds a CPHR designation (Chartered Professional Human Resources) and a CCDP designation (Certified Career Development Practitioner).

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[Membership pays for itself...](#)



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**Promote your business and help support the Chamber. Sponsor an event!**

The West Vancouver Chamber of Commerce offers a variety of sponsorship opportunities that provide your business with the chance to be front and center in our community. Sponsors are an important part of our events! For further info: [SPONSORSHIP](#)

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West Vancouver, Bc V7V 1K5  
Canada

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**From:** [REDACTED] s. 22(1) 1785-19  
**Sent:** Monday, June 29, 2020 9:10 AM  
**To:** West Vancouver Parks (westvanparks); MayorandCouncil  
**Subject:** Bike and Pedestrian Pathway URGENT issue

Good day,

On Sunday, June 28th, 2020 after a walk along the pedestrian path (Capilano Pacific Trail) from the entrance road behind winners through to the railway and onto the dog park area. I had a brief conversation with a cyclist and his family who chose the route as a raceway....

This area has become a pedestrian safety risk due to the increased number of bike users, the speed at which the cyclists motor through this area, and the numerous cycling groups that use it as a speedway especially on the weekend mornings. It has become extremely dangerous for us pedestrians not only that they come speeding up behind us ringing their bells to alert us (frightening pedestrians) and then zoom past at a galloping pace. It seems that cyclists think they have right of way and it is a raceway path for them alone!!!!

Numerous occasions the E-Bike users speed down the pathways at a pace faster than 30km.

I was able to meet two of your team members on Sunday to address a situation that I had with a cyclist whose children were racing through a high pedestrian area swerving out of the way of oncoming speeding cyclists, swerving between pedestrians. A catastrophe or altercation waiting to happen if not addressed ASAP!!

There needs to be something done to SLOW these cyclists down and painting speed limits I think will not be enough.

SUGGESTION: Painting and posting speed limits, placing dismounting areas and/or the metal staggered gates as well as having the community police on hand to give warnings and slow cyclists down. I think if this is area is monitored by the community police on an ongoing basis during busier times it will certainly send a message.

I have had to yell at cyclists many times to slow down - and am not the only one and as your team members mentioned this is a major issue we are facing.

Please can we address this sooner than later as it is getting worse by the day and there is an increased amount of people out and about due to COVID lockdown and those working from home and the warmer weather?

Thank you for your time

[REDACTED] s. 22(1)

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

**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Monday, June 29, 2020 10:29 AM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** letter to mayor and council, West Vancouver re 2195 Gordon( Revised )  
**Attachments:** letter to mayor and council, West Vancouver.pdf

Revised letter attached dated 29th June 2020 Please DISREGARD my first letter of 26th June about the same topic which had factual error

Thank you

[REDACTED] s. 22(1)

, West Vancouver

[REDACTED] s. 22(1)

Attention Mayor and Council:

Revised letter 29<sup>th</sup> June 2020

Re: Proposed development at 2195 Gordon

I oppose this proposed development due to concerns as follows:

- \* Increase in traffic during and especially after completion on 21st Street and 22nd Street which already are busy streets. There have been at least two major accidents with at least one fatality on 22nd Street.
- \* I have concerns about setting a precedent for the District of West Vancouver providing subsidized staff housing. Although well meaning this notion needs to be thought through. What happens if a tenant/employee retires or is laid off and doesn't want to leave the subsidized housing ?. The pay of West Vancouver employees is above the average BC wage. There are ample public options to get to work including the Blue bus for those that do not wish to drive.
- \* As far as the argument in support of the proposal that by having staff living in West Vancouver that this would help in the event say of a major earthquake... I would question this as in the event of a major disaster the Canadian Armed forces would move in as they have done for disaster assistance all over Canada and overseas. I believe that advanced planning has already occurred for Armed Forces involvement in the event of a major disaster such as a mega thrust earthquake in Vancouver. Other options include preferentially hiring individuals who already reside on the North Shore.
- \* Issues such as housing and social matters are for Provincial and Federal agencies and the District of West Vancouver should not be involved.

. There is an argument often used that the population of West Vancouver is aging and decreasing and that more density is needed presumably to raise more revenue through more taxes thus the need for more development. Instead the District of West Vancouver needs to contain its expenses proportionate to the current population in targeted ways involving efficiencies including reducing staffing levels and not by fundamentally changing the character of West Vancouver in return for "community contributions" from greedy developers. I and many others do not want to see the District of West Vancouver change to the (big) "City" of West Vancouver.

s. 22(1)

West Vancouver

( s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Monday, June 29, 2020 7:15 PM 1610-20-5068/5057  
**To:** MayorandCouncil; Marcus Wong; Peter Lambur; Mary-Ann Booth; Bill Soprovich; Craig  
Cameron; Sharon Thompson; Nora Gambioli  
**Subject:** 2195 Gordon Avenue

Dear Mayor and Council

Due to Covid19 and the unprecedented manner in which public meetings are now being conducted, coupled with restrictions on social contact, I respectfully suggest that Council ensure there is full public disclosure of all written statements to Council regarding the rezoning of subject property. Specifically, I refer to the recent online Comment Form and emails to Council in which residents were invited to express their views on this important matter. Thoughtful commentary regarding this highly contentious proposal is of interest to all residents, not just Council, so I believe that, if the process is to be open and fair, all written submissions pertaining to the rezoning of subject property should appear verbatim on the district's website well in advance of the upcoming public meeting.

As Council must be aware, until now, with this particular development, district staff has been exceedingly selective as to which public comments are paraphrased on the district's website, thereby raising the question as to whether or not some public statements have been overlooked, intentionally or otherwise. Posting residents comments verbatim on the district's website will dispose of any suspicion of prejudicial conduct. While doing so may seem a departure from normal practice, I submit that it is no different than posting correspondence to Mayor and Council on meeting agendas, with personal information redacted.

We live in extraordinary times, often requiring extraordinary measures. I urge Council to be guided accordingly.

Respectfully,

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver

**From:** noreply@surveygizmo.com 1010-20-19-112 /  
**Sent:** Tuesday, June 30, 2020 7:57 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, BC

[REDACTED] s. 22(1)

30 Jun 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used

We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here

I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85%

of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

I believe it is your moral duty to listen to ALL WV residents and not only the 15% of residents that voted for you. And holding insincere public meetings without asking and publishing responses may meet your statutory obligations to consult the community and does not in any way reflect, statistically, the views of the whole community

Thank you

s. 22(1)

[REDACTED]

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**From:** noreply@surveygizmo.com 1010-20-19-112 /  
**Sent:** Tuesday, June 30, 2020 8:17 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver

[REDACTED] s. 22(1)

30 Jun 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.

I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)

**From:** noreply@surveygizmo.com 1010-20-19-112 /  
**Sent:** Tuesday, June 30, 2020 9:04 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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

30 Jun 2020

Dear Councillors:

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I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used

Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.

I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

I am angry that some Councillors push their personal agendas rather than listening to residents. Over 80% of residents surveyed are against this project.

Thank you

s. 22(1)

[REDACTED]

**From:** noreply@surveygizmo.com 1010-20-19-112 /  
**Sent:** Tuesday, June 30, 2020 4:18 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED]  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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

30 Jun 2020

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s. 22(1)

[Redacted]

**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 10:03 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Van

[REDACTED] s. 22(1)

01 Jul 2020

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s. 22(1)

A large black rectangular redaction box covers the majority of the page content below the text 's. 22(1)'. The text 's. 22(1)' is visible at the top left of this redacted area.

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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 10:19 AM 1610-20-5068/5057  
**To:** s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)  
s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 10:30 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

01 Jul 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

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I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used  
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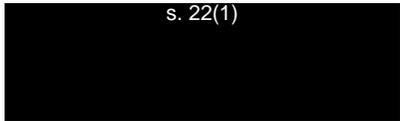
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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 10:31 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

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s. 22(1)



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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 10:41 AM 1610-20-5068/5057  
**To:** s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)  
s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

s. 22(1)

West Vancouver

s. 22(1)

01 Jul 2020

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I feel concerned when council is selling density in exchange for money from developers

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Subsidized housing is meant for people who earn less than \$40,000.00. Not someone who earns \$125,000.00.

We need large green spaces around the apartments we live by.  
COVID 19 should make us aware that the lack of open green spaces are a necessity especially when you are creating such dense communities.

Thank you

s. 22(1)



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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 11:05 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

01 Jul 2020

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s. 22(1)



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**Sent:** Wednesday, July 1, 2020 11:22 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Van

[REDACTED] s. 22(1)

01 Jul 2020

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s. 22(1)



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**Sent:** Wednesday, July 1, 2020 11:45 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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

01 Jul 2020

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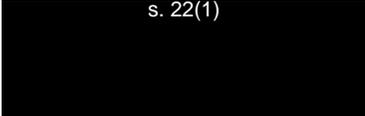
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Thank you

s. 22(1)



(11)(o)

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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 11:52 AM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

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

01 Jul 2020

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**Sent:** Wednesday, July 1, 2020 12:19 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
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[REDACTED] s. 22(1)

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Outrageous...how about elderly accommodation.

Thank you

s. 22(1)



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**From:** WVCS <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 12:23 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

01 Jul 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the use of District of West Vancouver funds or land in lieu of funds being used to provide below market rental housing for those earning between \$50,000 and \$125,000.

In a recent survey, 82% of current WV taxpayers who voted do not support, in general, the use of DWV resources to build / provide subsidized housing. And they specifically do not support using the DWV owned land at 2195 Gordon Avenue for subsidized housing. How can I trust that council will vote in my best interest? Has anyone on council even calculated the economic cost and benefits of using this unique piece of land for subsidized housing? I will be following the vote and will remember how each councillor voted on this issue when I cast my vote in the next election.

I therefore do not support the rezoning of this site for two 6 story towers and one 8 story tower with 66% of the land being dedicated to subsidized rental unit buildings. In addition this is yet another spot rezoning in advance of completion of a Local Area Plan. There are other reasons why I oppose using this land for subsidized housing.

I feel angry that council keeps selling the soul of West Vancouver to developers  
I feel concerned when council is selling density in exchange for money from developers  
I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used  
We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here  
Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.  
I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to \$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)



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**From:** WVCS Gordon Ave <noreply@surveygizmo.com> 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 1:31 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

01 Jul 2020

Dear Councillors:

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I feel angry that council keeps selling the soul of West Vancouver to developers

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

I am angry at our elected officials and their minions at WV city hall not listening to the people who pay their salaries - the residents and business owners of West Vancouver. This has been going on for the past two councils which are filled partially by the same council members.

I've lived in West Vancouver for s. 22(1). Only one council member has. All of you are destroying the charm and identity of West Vancouver. You are personally responsible for this. Have you no shame?

Vote against this development - and further developments. You are destroying the character of West Vancouver. It's easy to put up blocks of concrete, isn't it? TOO EASY. There should be a law against you doing so.

Thank you

s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 3:01 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West van  
[REDACTED] s. 22(1)

01 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

I support gentle densification of WVD but feel that Value of property owned by WV should not be transferred to renters without wide public endorsement.

Thank you

s. 22(1)



(11)(t)

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 3:27 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
**Subject:** [REDACTED] s. 22(1)  
2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

01 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

The current Mayor only won by 20 votes in the last election so almost 50% did not feel Mayor Booth had the best interests of our Community at heart! and it SHOWS.

Thank you

s. 22(1)



**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 3:29 PM 1610-20-5068/5057  
**To:** MayorandCouncil; plambur@westvacouver.ca; Sharon Thompson;  
bsoprovich@westvacouver.ca; ccameron@westvacouver.ca; Nora Gambioli;  
mwong@westvacouver.ca; Mary-Ann Booth; [REDACTED] s. 22(1);  
[REDACTED] s. 22(1)  
**Subject:** Fwd: 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning  
between \$50,000 and \$125,000

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

01 Jul 2020

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Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

Thank you

s. 22(1)



---

**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 4:23 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

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

01 Jul 2020

Dear Councillors:

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Having lived in West Vancouver since s. 22(1) I am disappointed in the way council seems to push their own agendas rather than listen to the community and adhering to the OCP. This is a valuable piece of land - what other usage has even been considered? There are many people like myself who chose to live here because of the nature of our location. We would love to downsize - but don't want (and can't afford) to live in an apartment. There are no townhouses that offer the same "walk to everything " location as our s. 22(1) home. What an opportunity was wasted when the south side of Fulton was changed to a higher density! Who knows what other opportunities might be lost in light of this possible land sale? Whistler has a scheme in place to allow locally employed residents to buy homes at "discounted " prices but have to sell them back to the municipality should they leave. Did West Van even consider this concept? And if they did, would the Klee Wyck property - also now at risk of inappropriate development - be a better location for such "affordable" housing? And Social Housing really the responsibility of our Municipal Council? How are we managing to make such a mess of what once was " Heaven on Earth" for so many of the long-time residents? Please do not allow this project to be pushed through at this difficult time - this topic needs more consideration, and a thorough explanation of the pros and cons of the current concept, as well as an exploratory look at other options.

Thank you

s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Wednesday, July 1, 2020 5:02 PM 1610-20-5068/5057  
**To:** [REDACTED] s. 22(1) Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich;  
Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning  
between \$50,000 and \$125,000

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

01 Jul 2020

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I am a businessman, there is a serious recession coming and a little fiscal conservatism will allow us - as a community - help those people in the coming years that are going to be suffering a lot. It is time to start saying no, being thrifty with taxpayer money, and prepare. As for this land deal, I am quite sure everyone knows this deal stinks like mackerel in the sun so admit it and pass on this.

Thank you

s. 22(1)



**From:** [Redacted] s. 22(1)  
**Sent:** Thursday, July 2, 2020 9:59 AM  
**To:** [Redacted] s. 22(1) Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [Redacted] s. 22(1)  
**Subject:** [Redacted] s. 22(1)  
 2195 Gordon Avenue, Rezoning for Subsidized Rental Housing for people earning between \$50,000 and \$125,000

[Redacted] s. 22(1)  
 west Vancouver, bc  
 [Redacted] s. 22(1)

02 Jul 2020

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 I have lived in WV a long time and I have to tell you that I do not approve of this development nor the process used  
 We have an Official Community Plan and it seems to me council is subverting the will of the people by changing the zoning and the official community plan. There is something wrong here  
 Generally, I do not support densification of West Vancouver. If I had wanted to live in the West End of Vancouver, or New York City then I would have moved there in the first place. I feel sad that I am losing my village to high rise towers that result in traffic congestion. I don't want to feel like I am living in downtown Seattle either.  
 I feel outraged, despair and anger when I read that council is planning on approving the use of DWV owned land on Gordon Ave to provide 167 below market rental units which I do not support. The estimated subsidy is \$54 million dollars or \$323,000 for each subsidized housing unit. And my personal share (as a WV taxpayer) of this would be about \$3,200. In short, council is asking me to, effectively, write a cheque for \$3,200 for the benefit of some future resident who must earn between \$50,000 to

\$125,000 per year to qualify. That sounds like a gift to high earners and not subsidized housing for people of limited means.

On average Mayor & Council was elected by about 15% of registered voters in the last election. This means that council must work EXTRA HARD to seek out and listen to the opinions of the rest of the 85% of voters. I believe that each of you have a moral obligation to vote for big picture projects in harmony with what most WV taxpayers want and are telling you.

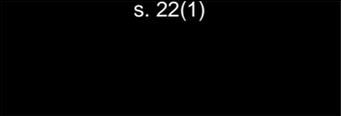
The public consultation only ever considered the use of this unique and valuable property for subsidized rental housing. The public was also not made clearly aware of the value of this site if zoned for strata of \$80 million and that effectively to create 167 housing units of below market rental housing DWV is spending \$54 million or \$323,000 per unit of DWV resources. Other possible options for the use of this land include making it a park, selling 100% of the land for market strata which would net the DWV about \$80 million which could be used to fund part of the \$200 million needed over the next 10 years to upgrade our infrastructure, or ??

Please turn down the rezoning as planned, complete the local area plan for Ambleside Town Centre and adequately consult the public on OTHER possible uses for this land being clear what the monetary value is zoned for strata condominiums. In short vote NO to this rezoning please. Thank you.

no one at between \$ 50,000 to \$ 125,000. annually needs to have subsidized housing! especially in West Vancouver????

Thank you

s. 22(1)



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**From:** s. 22(1) 1020-01  
**Sent:** Monday, June 29, 2020 10:50 AM  
**To:** MayorandCouncil  
**Subject:** Proposed Developments at 2190, Bellevue, 2204, Bellevue and 2222, Bellevue.

Your Worship and Members of Council.

I write to you today about my concerns with regard to the proposed developments at the subject addresses.

I have lived at s. 22(1) ) for s. 22(1) years and have always had s. 22(1) and complete privacy!

In addition to the proposed redevelopment of the two existing towers, I understand that the Lachmann Company wishes to erect two additional towers.

I have no objection to the existing towers being demolished if they are no longer viable but would suggest that their replacements could be taller rather than wider and, further, that there be no new towers built on the south-east and south-west corners of 22nd. and Bellevue. Rather, three-story condominiums on these sites would be more in keeping with the already existing units on Argyle Avenue, Marine Drive and 22nd. and those currently under construction at 21st. and Bellevue/Argyle.

s. 22(1) comes at a premium in that apartments s. 22(1) sell for double the price of comparable apartments in my building that face north and that has always been so.

In addition to the s. 22(1) two new towers s. 22(1) would severely impact the value of our apartments and I respectfully request that the Lachmann Company's proposal to build two additional towers be denied.

Best regards,

s. 22(1)

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**From:** Anitra Paris <Anitra.Paris@cleanenergybc.org> 0055-01  
**Sent:** Monday, June 29, 2020 11:31 AM  
**Cc:** Lauren Whyte  
**Subject:** Clean Energy BC - Bill 17 proposed amendments to Clean Energy Act  
**Attachments:** CEBC-media-backgrounder 6-29-2020.pdf

Hello,

We are reaching out to you regarding the introduction to the BC legislature last week of Bill 17. Of concern, is the proposal to repeal the self-sufficiency requirement of the Clean Energy Act, which would have significant detrimental effects on independent power production (IPP) in BC. The Bill proposes to enable BC Hydro to purchase imported electricity from the US, instead of continuing to rely mostly on renewable power projects in this province.

This will also impact Indigenous owned, partnered and participating IPPs.

Importantly as we begin to consider economic recovery from the Covid 19 pandemic, we believe this is a bad time to stop the clean, sustainable economic development – jobs, local purchase, and taxes - throughout BC that the IPP industry provides.

Please find attached a backgrounder explaining the issues we believe are important. We want to ensure that communities throughout the province are aware of the potential impacts.

Please contact our Executive Director Lauren Whyte ([laureen.whyte@cleanenergybc.org](mailto:laureen.whyte@cleanenergybc.org)) or myself if you would like to discuss this issue.

Thank you,  
Anitra Paris  
Operations & Policy Manager



354-409 Granville Street | Vancouver, BC V6C 1T2, Canada  
Mobile: 778.228.4711 | Office: 604.568.4778 | Toll Free: 1.855.568.4778 | Fax: 604.568.4724  
Located on the unceded traditional territories of the Squamish (Skwxwú7mesh Úxwumixw),  
Tseil-Waututh (Səlilwətaʔ/Səlilwitulh), and Musqueam (xʷməθkʷəy̓əm) First Nations  
[anitra.paris@cleanenergybc.org](mailto:anitra.paris@cleanenergybc.org)  
[www.cleanenergybc.org](http://www.cleanenergybc.org)

## MEDIA BACKGROUNDER

### Bill 17 - 2020 Clean Energy Amendment Act, 2020

Created in 1961, BC Hydro (BCH) has enjoyed a near monopoly of the generation and distribution of power in the province. Like crown corporation utilities in other provinces, BCH takes seriously its mandate to deliver inexpensive, reliable electricity to ratepayers. Historically, that has meant big hydro megaprojects. Those legacy assets are considered the crown jewel of BC's power system and hydropower is BCH's preferred method of generating power.

The provincial government decided in 2007 to support the wind and solar in addition to small hydro. The new guiding principle was "self-sufficiency," the requirement that there always be enough power generated within BC to meet provincial needs, at a predictable cost. Imported electricity prices were very high, and at 18% of its portfolio, BCH deemed import levels were too high. BCH created the Standing Offer Program and entered into energy purchase agreements (EPAs) with Clean Energy BC members, the independent power producers. The utility was forecasting steady demand growth and welcomed the new supply, even though its pricing reflected the earlier phase of technology development.

Then the global financial system collapsed in 2008. The subsequent Great Recession reduced demand for electricity and consumption did not return to former levels until 2017. Suddenly, BCH had too much electricity.

Two years ago, BCH began terminating "mom and pop" small hydro projects that had supplied clean electricity for decades. Last year the Standing Offer Program was suspended. Then, the 2019 *Zapped* report alleged that BCH had bought too much electricity at excessive prices, leading to suspicions that the contracts were "sweetheart deals" for friends of the government. Although Clean Energy BC used BCH and BC Utilities Commission data to credibly refute *Zapped's* data and conclusions shortly after it was published, the public relations damage was done.

Now the BC government wants to end self-sufficiency, effectively putting independent power producers out of business even if that means stranded assets and in some cases, bankruptcy. Without self-sufficiency, if BCH needs extra electricity, it would revert back to buying it on the Mid C spot market.

Clean Energy BC applauds the government for requiring that power to be certified as clean. That's the part the government got right. The rest of the strategy that underpins Bill 17 is a poorly conceived mess.

By trying to fix problems created by previous governments, Victoria is instead making a bad situation much, much worse.

## Where BC went wrong

The problem started with the government's 2007 decision to shift the cost of developing a renewable energy sector to BCH, essentially hiding that cost on the utility's balance sheet rather than the Province's.

This is not how other jurisdictions have stimulated renewables development. The most common tool is some form of a feed-in tariff. These are long-term contracts based upon the cost to produce power from nascent energy technologies. They often include the option to lower the price paid as those technologies mature and produce ever cheaper electricity.

Texas, for example, implemented renewable energy portfolios under Gov. George W. Bush in the late 1990s and now gets 17 per cent of its electricity from wind and a growing percentage from solar. Germany, Denmark, California, Ontario - the list is a long one of national and sub-national governments that paid more for renewable energy in order to kick start the technology and the industry.

One of the advantages of feed-in tariffs is that the financial support is provided by governments - not directly by ratepayers - and acknowledged as a subsidy. And reporting in public budgets is transparent. Had the BC government taken this approach and not shifted financial responsibility for EPAs to BCH, the British Columbia IPP narrative would likely be very different.

As it stands now, in part because of the disputed analysis in *Zapped*, IPPs are viewed by the government as a costly and unnecessary burden, contracts that must be shed to help BCH reduce costs and repair its damaged balance sheet. In fact, this is probably the dominant narrative within the province.

Judging by Friday's story in *Victoria Now*, this is already Minister Bruce Ralston's narrative: "It will give a certain flexibility to the utility so that it will be able to import, particularly from jurisdictions where there is a 100-per-cent clean standard, rather than the self-sufficiency requirement, which was basically designed to make sure that private power companies were able to prosper," Ralston said.

Another wrinkle to the existing narrative is the preference for public ownership by many members of the BC NDP caucus.

From Clean Energy BC's point of view, Bill 17 damages far more than it repairs. Below are four arguments for scrapping the legislation and embracing IPPs as partners, not adversaries.

## **Undermining BC's energy security**

Minister Ralston argues that BC can import power any time it needs to. Will that always be true in the future?

British Columbia isn't the only jurisdiction electrifying its economy in order to reduce greenhouse gas emissions. US states like Washington and California, from which Powerex imports electricity, are preparing to aggressively shift transportation, industry, and buildings off fossil fuels. Just like BC.

Will those jurisdictions have enough inexpensive, clean power generation to electrify their economies and surplus for British Columbia? The BC government is gambling that they will and that cheap power will continue for decades, conveniently forgetting other times - such as the early 2000s - when prices spiked as high as \$250/MWh.

What if electricity demand in those states outstrips supply and prices rise? What if climate change continues to exacerbate California wildfires, increasing the threat of taking the state's power supply offline? What about when drought inevitably returns to the Western United States, reducing hydro generation and raising prices?

Increasing dependence upon the Mid C spot market just as regional jurisdictions begin to electrify their economies in response to the climate crisis is a short-sighted strategy that could easily backfire, leading to decreased energy security and higher rates for BC ratepayers.

## **Wind and solar are lowest cost power generation options**

Feed-in tariffs in other jurisdictions provided important support that allowed wind costs to decline from \$101/MWh in 2009 to \$28/MWh in 2019; the drop in costs is even more dramatic for solar, which fell from \$323/MWh to \$32/MWh, according to Lazard's levelized cost of energy study. Compare those numbers to new natural gas combined cycle at \$44 and new coal at \$66.

Last year, an Alberta government renewables auction saw a record low price of \$37/MWh for wind power.

Please note that these costs are unsubsidized and do not include the effect of carbon taxes, which would further favour wind and solar. Furthermore, a recent Wood Mackenzie study estimates that wind costs will fall another 17% by 2025. Factor in the rapidly falling cost of battery storage and there is no doubt renewables are the least cost option for British Columbia.

British Columbia's approach to building out IPPs may not have been as effective as other jurisdictions, but the province now boasts a robust IPP industry just as wind and solar have

become the world's lowest-cost form of power generation. By comparison, power from Site C is estimated to cost as much as \$83/MWh - or even higher if billion dollar cost overruns continue.

The BC government is sabotaging the potential for abundant cheap electricity in favour of some of the highest cost power in the world. It doesn't have to be like this.

Clean Energy BC members are ready and willing to help the BC Government and BCH achieve the ambitious electrification strategy set out in CleanBC while keeping electricity prices low for ratepayers.

In fact, IPPs are the BC government's only chance of producing enough power to electrify the provincial economy over the next 30 years.

### **Meeting CleanBC targets impossible without wind, solar**

*"Will BC have enough electricity to support electric vehicles? The answer was no. Mungall asserted BC will need the equivalent of five Site C dams to power the transition from fossil fuels that is envisioned in CleanBC. Heyman said BC has enough electricity for 5-10 years but will need to work now to develop offshore wind power, geothermal and solar resources as well as developing better battery storage technology." - Kathy Hartman, The Valley Voice, November 21, 2019.*

The ministers may be optimistic about needing just five Site C dams. Site C will produce 5,100 GWh of electricity per year, roughly 10 per cent of BC's current requirements. In a 2017 submission to the BC Utilities Commission, energy consultant Davis Swan estimated that converting provincial consumption of gasoline (diesel was not included) and natural gas would require just over 90,000 GWh of generation capacity, or roughly 18 Site C dams.

Whether it's the equivalent of five or 18 Site C dams, CEBC agrees with Minister Heyman that BC has a very short runway to begin building a tremendous amount of renewable energy capacity if CleanBC goals are to be achieved.

To the best of CEBC's knowledge, an actual plan to electrify the BC economy as called for by CleanBC has never been developed. But the comments from Ministers Mungall and Heyman suggest the BC government has done at least some preliminary analysis that concluded non-BCH power generation of renewable energy will be required.

There are only two ways to acquire the necessary amount of electricity: import risky electricity from the United States as contemplated by Bill 17 or build the generating capacity in BC.

Clean Energy BC members have already invested \$9 billion and are ideally positioned to further invest in new capacity. In fact, the culmination of the IPP program begun in 2007 has perfectly

positioned British Columbia to create a strong working partnership between the provincial crown utility and the small private power producers.

If the BC government chooses not to take this route, how will the CleanBC electrification objectives be met? The only sensible answer is that they most likely will not be achieved.

### **First Nation and community economic development opportunities**

First Nations are leading developers of renewable energy in British Columbia. Feedback in 2017 from 102 BC First Nations and three tribal councils identified 78 operational projects with a total generation of 1,836 MW, while two-thirds of respondents had 48 projects in planning or construction. Overall, 98% of respondents indicated existing involvement or a desire to be involved with the renewable energy industry.

The business and job opportunities in First Nations and remote communities are invaluable. Local power generation displaces expensive, polluting diesel generators.

Clean power is aligned with Indigenous ways and the desire to live in harmony with fragile ecosystems. Now that British Columbia has formally adopted the United Nations Declaration on the Rights of Indigenous Peoples, enabling First Nations to continue investing in renewable energy projects is an important component of reconciliation. The BC Utilities Commission recently recommended that BC amend the Utilities Commission Act to align with UNDRIP.

First Nations investment in renewable energy is an opportunity that British Columbia cannot afford to miss.

### **Conclusion**

Last year, highly respected Canadian think tank Pembina Institute convened a forum of key stakeholders to discuss how CleanBC should be implemented. The subsequent report contains three key recommendations. The third recognizes “the need for a diversity of clean energy solutions to reduce fossil fuel dependence across B.C.’s economy.”

Ministers Heyman and Mungall publicly acknowledge BC needs renewable energy equivalent to at least five Site C dams to meet CleanBC goals. At the same time, Minister Ralston is pushing Bill 17 to kneecap independent power producers, the only sector that has the capacity to build the required renewable capacity. The government’s own cabinet ministers are sending mixed messages to British Columbians.

That confusion is reflected in the interim report of the Phase 2 review of BC Hydro. The review was expected to provide a roadmap for implementing CleanBC, especially addressing how electrification goals would be achieved. Instead, it “bogs down in vague discussions of secondary issues, makes several oddball proposals and invites a further round of public input

on a list of largely rhetorical questions,” as the BC Sustainable Energy Association aptly describes the report.

The government’s strategy for power generation and distribution is a mess. One thing, however, is clear: Clean Energy BC members represent the future of the global energy system. Across the planet, hundreds of billions are being invested in wind and solar farms. Wind/solar + storage + legacy systems like natural gas and hydro = the 21st century electricity model.

The low cost of renewable energy tells the story: BCH is building Site C at a cost of \$83/MWh while ignoring wind at \$28/MWh and solar at \$32/MWh.

Why are the BC government and BCH stuck in the 20th century?

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 29, 2020 5:29 PM  
**To:** MayorandCouncil  
**Subject:** FW: Live or work in Horseshoe Bay? My Response

Hi,

We just had a picnic lunch from Troll's in the park across the street. How can the business community survive the summer with you closing off traffic in the Bay area for well over another month according to staff turning cars around at Sewell's massive project? Two way Concrete truck traffic along the waterfront.

I feel very sorry for the businesses and employees in these key summer months.

The majority of current council doesn't listen to any LAPs so why waste the money.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

**From:** District of West Vancouver [mailto:notifications@engagementhq.com]

**Sent:** Monday, June 29, 2020 3:02 PM

[REDACTED] s. 22(1)

**Subject:** Live or work in Horseshoe Bay?



## Live or work in Horseshoe Bay? Help shape your Local Area Plan.

This District would like to take this opportunity to thank the hundreds of people who participated in Phases 1 and 2 of the Horseshoe Bay LAP process. We are pleased to let you know that this community planning process will be moving to Phase 3, *RefineHSB*. We have adjusted our approach to public engagement so that it takes precautions to protect the health and safety of public and staff, while allowing the community to continue to shape the future of their village.

The Horseshoe Bay LAP remains a top priority for Council. Over the coming weeks, District staff will be inviting you to participate using online engagement tools, and asking you to reach out to us through various means of communication. We want to maintain the positive momentum of this community planning process to date and ensure your voices are still heard.

In the interest of participant safety and comfort, we are offering alternatives to in-person engagement. Rest assured that staff are available and wanting to connect with all who wish to participate—either virtually, by email, or by telephone.

***RefineHSB*** Survey

A **RefineHSB** survey will be available online from **Monday, June 29 to Sunday, August 16**. We are asking you to use this survey to provide your input on the foundations of the LAP. Visit the project page to take the survey:

- [westvancouverite.ca/plan-hsb](http://westvancouverite.ca/plan-hsb)

### **RefineHSB VirtualChat**

We will also be offering video conferences, called *RefineHSB VirtualChat*, for the community to discuss their ideas with staff and each other about the online survey and the proposed LAP foundations.

- [Learn more about joining a RefineHSB VirtualChat](#)

### **Connect with us**

Alternatively, if you have any questions or ideas to share, you can continue to reach staff by email at [hsb@westvancouver.ca](mailto:hsb@westvancouver.ca) or by calling 604-921-2173.

**We want to thank you for your meaningful participation to date and we look forward to continuing this important conversation with you!**

### **Visit the project page for more information:**

This page includes all information about the Horseshoe Bay LAP process to date.

- [westvancouverite.ca/plan-hsb](http://westvancouverite.ca/plan-hsb)

You're receiving this email because you are a registered participant on westvancouverite.  
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**From:** Penny Walter on behalf of Info 1020-01  
**Sent:** Monday, June 29, 2020 4:23 PM  
**To:** MayorandCouncil  
**Subject:** FW: Municipal council meeting, Monday, June 22, 2020

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

From: [REDACTED] s. 22(1)  
Sent: Monday, June 29, 2020 4:08 PM  
To: Info <info@westvancouver.ca>  
Subject: Municipal council meeting, Monday, June 22, 2020

Re: redevelopment of Shoreland, 2190 Bellevue

I was appalled at the mayors very vehement comment of the residents of this building hating it. [REDACTED] s. 22(1)  
[REDACTED]. It is a wonderful building, and if [REDACTED] s. 22(1) I am sure the residents also feel this way, or they wouldn't be living there. For the mayor saying this, it can be planting a seed to those who may be giving their concerns when a public hearing is held.

[REDACTED] s. 22(1)

Sent from my iPad

[REDACTED] s. 22(1)

west Vancouver

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**From:** [REDACTED] s. 22(1) 1603-12  
**Sent:** Wednesday, July 1, 2020 10:47 AM  
**To:** MayorandCouncil  
**Subject:** Property care

Dear Mayor and council,

During this pandemic, with all of us stuck in our homes, it has become apparent that we need governing over the use of gas leaf blowers.

Many municipalities that care for their environment only allow them one month in Autumn and one in Spring. Electric blowers are efficient. And emit less noise pollution-a dire problem in our idyllic neighbourhood. As we move forward with more construction, we need to consider that we are destroying the peace and quiet for which we all pay dearly.

With Regards,

[REDACTED] s. 22(1)

Sent from my iPhone

[REDACTED] s. 22(1)

West Vancouver



July 2, 2020

Mayor Mary-Ann Booth and Members of Council  
 District of West Vancouver  
 750 17th Street West  
 Vancouver BC V7V 3T3

Dear Mayor Booth and Members of Council

**Re: Right to Charge - Access to Electric Vehicle charging in multiple unit residential buildings (MURBs)**

- **Meeting Municipal GHG reduction targets**

At the 2019 meeting of UBCM, Resolution B144 entitled “Electric Vehicle Right to Charge Rules” was endorsed by the UBCM membership. Access to EV charging infrastructure in multiple unit residential buildings is an essential requirement for higher EV sales as demand for EVs is reported to be reduced by as much as 40%<sup>1</sup> without access to home charging.

Attached please find a copy of correspondence dated June 26, 2020 to the Minister of Municipal Affairs & Housing regarding a request for “Right to Charge” electric vehicle regulations for British Columbia. The correspondence includes an extensive brief on this subject entitled – “Electric Vehicle Right to Charge Backgrounder”.

**Without Strata Property and Residential Tenancy electric vehicle “Right to Charge” regulations, British Columbia, and its municipalities will not meet their climate action targets that are dependent upon increasing electric vehicle adoption rates.**

We are therefore seeking the support of your municipality in any suitable form, to encourage the passage of the necessary regulations to expeditiously facilitate access to EV charging in multiple unit residential buildings.

Respectfully

s. 22(1)

David Grove, President,  
 The Victoria Electric Vehicle Association  
[info@VictoriaEVclub.com](mailto:info@VictoriaEVclub.com)

<sup>1</sup> SFU Simon Fraser University - The Canadian Plug in Electric Vehicle Study 2015 <https://sustainabletransport.ca/the-canadian-plug-in-electric-vehicle-study-cpevs/>



**VICTORIA EV ASSOCIATION**

June 26, 2020

The Honorable Selina Robinson  
Minister of Municipal Affairs & Housing  
PO Box 9056 Stn. Prov Govt  
Victoria, BC V8W 9E2  
[MAH.Minister@gov.bc.ca](mailto:MAH.Minister@gov.bc.ca)

Dear Minister Robinson

**Re: - Access to Electric Vehicle charging in multiple unit residential buildings (MURBs) –**  
***A zero taxpayer cost solution to remove an obstacle that will prevent BC from meeting its ZEV sales targets.***

British Columbia is a world leader in municipal electric vehicle infrastructure regulations that facilitate the adoption of electric vehicles to address the climate emergency. In 2011 Vancouver was the first City in the world to require EV infrastructure in new residential construction followed by Richmond being first to require 100% residential coverage in 2018. The District of Saanich is on track to become first in the world to tailor EV infrastructure requirements by property use in their zoning bylaw (2020). It would be beneficial if all municipalities amended their zoning bylaws to provide for EV infrastructure in, at least, new residential construction.

BC is also home to the state-of-the-art technology that enables multiple EVs to optimize the sharing of power between EVs and reduce peak building power requirements. Further, BC is also home to the professionals that successfully drafted the changes to the Electrical Codes that were necessary to enable this state-of-the-art EV charging technology. This technology, for the first time, has made large-scale EV charging in MURBs affordable.

However, in BC, there is no requirement for Strata Corporations or apartment landlords to approve access for EV owners to EV charging outlets, either for buildings that already have partial or complete base EV infrastructure<sup>1</sup>, or for older buildings that require retrofitting.

With more than 60 percent of the BC urban population in the larger cities living in MURBs, lack of a requirement to enable access to EV charging is a major impediment to EV adoption rates, reducing EV purchasing demand by as much as 40%<sup>2</sup>.

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<sup>1</sup> There are a reported 50,000 residential units in Vancouver alone with various degrees of EV readiness

<sup>2</sup> Simon Fraser University - The Canadian Plug-in Electric Vehicle Study (CPEVS) 2015

Without the ability to charge at home, prospective owners or renters, that otherwise would have purchased an electric vehicle will continue to purchase conventional vehicles.

**There is no prospect of British Columbia meeting its ZEV sales targets of 10/30/100% by 2025/2030 and 2040 respectively unless this EV adoption obstacle is removed.**

The policy solution to this problem is often referred to as “Right to Charge”. As the Ministry is aware, this has the support of the UBCM that passed a resolution to this effect<sup>3</sup> in 2019.

We have many records in our case files of requests for EV charging access in MURBs being summarily rejected by Strata Councils, corporations or landlords. In the infrequent successful cases, approval can typically take years. (references are included in the attached “Backgrounder”)

Some jurisdictions<sup>4</sup> have addressed the Right to Charge issue with some success but we believe that BC has an opportunity to implement a “Right to Charge” policy that would be more effective and equitable. There would be no mandatory requirement for the Strata or landlords to contribute financially as the infrastructure could be financed entirely by the EV owners that benefit from access to charging outlets. Installations would still qualify for incentive programs depending on the conditions associated with such programs at the time.

The core principles of the suggested “Right to Charge” policy for Stratas<sup>5</sup> are as follows:

- 1) A Strata Corporation would be required to enter into an agreement with Electric Vehicle owner(s) on the request of an owner or owners provided that:
  - a. The electrical capacity of the building be determined and a long-range strategy for providing as many EV charging spaces as feasible be presented to the Strata.
  - b. There is no requirement (it is optional) for the Strata to contribute financially to the provision of the EV infrastructure.
  - c. EV owner(s) agree to pay up to 100% of the cost of installation, operation, maintenance and all electricity fees.
  - d. Any amortization plan for the financing of the infrastructure be reviewed as to its viability and sustainability by a Professional Accountant
- 2) That there be expeditious approval requirements including time limits for entering into agreements, responding to requests, and final approvals.
- 3) A Strata Corporation would be permitted to levy supplementary Strata fees to individual strata units that agree to such fees in order to amortize the cost of EV infrastructure over a period of years and internal financing (with interest) would be permitted using capital reserve funds<sup>6</sup>. Subsequent additional EV owners would contribute to the original base infrastructure costs resulting in reduced payments for the initial contributors.
- 4) Strata Corporations may only turn down a request to enter into an agreement under the conditions that; the electrical capacity of the building would be exceeded, as certified by a

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<sup>3</sup> UBCM Resolution B144 (2019)

<sup>4</sup> Ontario, California, Hawaii

<sup>5</sup> The BC Strata Property Act and Regulations

<sup>6</sup> To reduce financing costs and simplify administration

qualified professional or if the installation would compromise the structural integrity of the building, as certified by a qualified professional.

The core principles of the suggested “Right to Charge” policy for Landlords<sup>7</sup> are as follows:

- 1) No lease agreement shall include provisions that prohibit, or unreasonably restrict, lessee access to EV charging infrastructure or outlets.
- 2) A requirement that the lessor approve a written request in accordance with specified requirements in a timely manner.
- 3) The specified requirements would include the lessee’s responsibilities for installation, operations, maintenance and electricity costs and the lessor’s conditions for making modifications to the property.

We would also suggest that the Ministry give consideration to issuing guidance that would encourage municipalities, that have not already done so, to amend their zoning bylaws to provide for EV infrastructure in new residential construction, thereby significantly reducing the cost of retro-fitting new builds in the future.

We are respectfully requesting the consideration of the above to remove this key obstacle to EV adoption rates in British Columbia, as without timely action, BC’s EV sales targets and municipal GHG reduction targets will not be met.

s. 22(1)

James Locke, President,  
The Victoria Electric Vehicle Association  
[info@VictoriaEVclub.com](mailto:info@VictoriaEVclub.com)

cc The Honorable John Horgan, Premier of British Columbia, [Premier@gov.bc.ca](mailto:Premier@gov.bc.ca)  
The Honorable George Heyman, Minister of Environment & Climate Change Strategies,  
[ENV.Minster@gov.bc.ca](mailto:ENV.Minster@gov.bc.ca)  
The Honorable Bruce Ralston, Minister of Energy, Mines & Petroleum Resources  
[EMPR.Minister@gov.bc.ca](mailto:EMPR.Minister@gov.bc.ca)  
Members of the Legislative Assembly of British Columbia  
BC Municipalities with populations of over 25,000  
Maja Tait, Chair, UBCM [mtait@sooke.ca](mailto:mtait@sooke.ca)  
Tony Gioventu, Executive Director, Condominium Home Owners' Association of BC [tony@choa.bc.ca](mailto:tony@choa.bc.ca)  
Wendy Wall, President, The Vancouver Island Strata Owners' Association [president@visoa.bc.ca](mailto:president@visoa.bc.ca)

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<sup>7</sup> The BC Residential Tenancy Act (RTA)

# Electric Vehicle “Right to Charge” Backgrounder

## [Overview](#)

[The importance of home charging](#)

[Having some EV infrastructure in place does not guarantee access to charging](#)

[The challenges of deploying electric vehicle charging in multi-unit residential buildings \(MURBs\)](#)

[Approval from Strata Council and Owners](#)

[Approval from Landlords](#)

[The solution: Right-to-charge legislation](#)

[Stories from British Columbia EV Owners and Prospective Owners](#)

[The List of BC municipalities with EV-ready requirements for multi-unit residential buildings](#)

## Overview

British Columbia is leading the way with electric vehicle (EV) adoption and under the provincial CleanBC plan, the sale of fossil-fueled light duty vehicles is set to be phased out such that all new vehicles sales will be zero emission by 2040.

For many, the deciding factor for buying an EV is whether they will be able to charge on a daily basis. Given that personal vehicles are typically parked at the place of residence for the longest portion of the day, access to charging at home is critical for widespread adoption, making EVs both convenient and affordable.

Access to charging in multi-unit residential buildings (MURBs) like stratas and apartments can be very difficult due to the nature and processes of strata governance and the use of common property and, in the case of apartments, landlord restrictions on EV charger installations. As many as 60% of larger municipality households in British Columbia live in MURBs, where a significant number of residents find it difficult to get access to EV charging infrastructure. This lack of access works directly against the province’s 2040 sales target of 100% zero-emission vehicles.

## The Importance of home charging

Given that over 70% of EV charging occurs at home<sup>1</sup>, having access to charging at home is critical to EV adoption and countless studies (e.g. [Electrifying Vehicles: SFU’s Canadian PEV Study](#) and [A Review of Consumer Preferences of and Interactions with Electric Vehicle Charging Infrastructure](#)) have demonstrated the linkage between access to home charging and EV sales.

**The Province’s light duty vehicle zero emission sales targets of 10/30/100% by 2025/2030/2040 respectively, will not be met without addressing the issue of right of access to EV charging in multi-unit residential buildings**

## Having some EV infrastructure in place does not guarantee access to charging

Although many progressive B.C. local governments are adopting EV-ready zoning bylaws for new construction (Table 1), the vast majority of the MURBs in BC require either complete retrofitting or various degrees of retrofitting<sup>2</sup> for EV infrastructure. In the cases of retrofitting, residents are frequently

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<sup>1</sup> Charge the North Study <https://www.fleetcarma.com/charge-the-north-summary/>

<sup>2</sup> There are a reported 50,000 parking spaces in various stages of EV readiness in Vancouver alone.

denied the installation of EV infrastructure by the Strata or landlords. Currently, a supermajority vote of Strata owners is required even if the EV owners are prepared to fully-finance the acquisition, installation, and operation of the EV charging infrastructure. In the case of apartments, landlords are under no obligation to accommodate any requests for access to EV charging even if the tenant is prepared to pay 100% of the cost.

## **The challenges of deploying electric vehicle charging in multi-unit residential buildings (MURBs)**

### ***Approval from strata council and owners***

- Under current rules for common property in stratas, a  $\frac{3}{4}$  strata majority is needed to pass a bylaw to allow the installation and use of EV infrastructure. Strata Councils and owners can, and with few exceptions, vote without cause, against strata resolutions for EV charging infrastructure and access.
- Strata owners prefer not to call Special General Meetings (SGMs) to vote to install EV infrastructure, and the inconvenience could bias owners into voting against such a motion. As a result, the few resolutions that get to this stage are generally limited to Annual General Meetings (AGMs). This leads to long delays (years) for EV charging infrastructure project decisions.
- Currently, it is the strata council and its owners who ultimately determine if a strata owner can install a charging station, even if the EV owner(s) are willing to pay 100% of the cost.
- Through the “tragedy of the commons” it can be difficult to gain the necessary votes to install infrastructure, when other strata owners do not own, or lack interest in, or do not understand, electric vehicles.

### ***Approval from Landlords***

- There are currently no requirements in the BC Residential Tenancy Act or Regulations that either prohibit landlords from including prohibitions of EV charging in standard leasing agreements, or require access if the lessee is prepared to pay the installation cost for the EV charging equipment.
- Although EV charging demand and associated market forces may eventually incentivize more landlords to provide EV infrastructure access, there is an immediate need to ensure that tenants who wish to purchase an electric vehicle can, at their option, and under reasonable conditions, gain access to EV charging infrastructure. Particularly if that all that is required is access to existing low-cost charging outlets<sup>3</sup>
- The California tenancy model<sup>4</sup> provides an example of the terms and conditions under which EV charging access can be structured to include the interests of both the landlord and the lessee.

### **Experience from provincial incentive programs**

- In the province's 2017 MURB incentive program, even with a rebate of 75% of costs (up to \$4,000) for the installation of EV chargers, the top reason for applicants to withdraw from the program was their inability to secure the necessary strata votes to proceed with projects.<sup>5</sup>
- The 2018 Charging Solutions and Incentives program application was updated to require project approval from the authorized body (e.g. strata or building owner) in advance of applying, to

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<sup>3</sup> Such as existing 120 Volt wall receptacles with dedicated circuit upgrades

<sup>4</sup> California Assembly Bill 2565 Chapter 529 (2014)

<sup>5</sup> Plugin BC MURB incentive program administrator

reduce the number of expected withdrawals. A number of would-be applicants had to withdraw from the program because they were unable to secure the necessary strata votes to proceed with their projects.<sup>6</sup>

- In both programs, Plugin BC, the program’s administrator, collected data on applicants who were initially approved for funding but withdrew their application. The reasons cited for withdrawn applications include (see Appendix A for testimonials from BC EV owners):
  - Nearer-term financial priorities (e.g. building repairs).
  - An unwillingness to subsidize, or be perceived to be subsidizing, a project that benefits one, or just a few, strata members.
  - Lack of clarity on who pays, and how costs are recovered.
  - Tendency to be risk adverse; uncertainty or lack of understanding makes it easiest to say “no”.
  - Strata council not seeing EV charging as a priority, and postponing or not bringing the resolution to a vote at the AGM.
  - The disposition of individual strata residents.
- In cases where applicants were successful, applicants clearly laid out how they would cover expenses and responsibility for the infrastructure installation. This may suggest that stratas may be agreeable to the installation of EV infrastructure, as long as all the costs are borne by the EV owner(s) and/or the terms and conditions are properly defined. Properly drafted right-to-charge could achieve this condition.<sup>7</sup>

### **The Solution: Right-to-charge legislation**

- Other jurisdictions have dealt with this issue by passing what is known as “Right-to-charge” amendments to their respective Strata/Condo and Residential/Tenancy Acts.
- This legislation outlines the conditions under which an installation and management of EV charging can occur and sets the rights and responsibilities of EV owners for EV charging infrastructure.
- Right-to-charge legislation exists in:
  - Ontario, Canada—O. Reg. 114/18, s. 8
  - California—CA Assembly Bill AB2565
  - Colorado—CO Senate Bill SB13-126
  - Oregon—2015 ORS 94.762
  - Hawaii—HRS 196-7.5
  - Florida—HB 841
- Some common elements for legislation include:
  - A process and requirements for Condo/ Homeowners’ Association/Strata owner(s)/Landlords to make an installation application.
  - An agreement between EV owners and the Condo/HOA/Strata/Landlord
  - Timelines in which building owners must respond to the EV owners’ request and completion of agreements.

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<sup>6</sup> Plugin BC MURB incentive program administrator

<sup>7</sup> Plugin BC MURB incentive program administrator

- Responsibility for installation and operational costs covered by the EV owner(s) and/or strata/landlord.
- Clear and consistent definitions of what constitutes a reasonable denial.
- Responsibility for maintenance, insurance, and removal.
- Process for dispute resolution.
- Ability for the property owner (Strata/Condo/HOA/Landlord) to propose reasonable modifications (e.g. to support energy management)

British Columbia has the opportunity to join these leading jurisdictions by updating the Strata Property Act and the Residential and Tenancy Acts and Regulations to address the barriers identified above and enable a fairer and faster process for EV owners living in MURBs to access EV charging. Effective Right-to-charge legislation will clear the way to removing this obstruction to meeting the Province's EV sales and GHG emission targets.

### **Stories from British Columbia EV Owners and Prospective Owners**

The following are excerpts of responses when current EV owners and prospective owners were asked what challenges they faced in trying to get access to EV charging in their MURB.

- "A strata council executive member dissuaded me from applying for a station at one of my three business parking spaces as there was no chance of it passing the council."
- "Property management is our main customer base and I have heard on numerous occasions that a strata's demographic is a hurdle in getting car chargers approved "
- "I tried a little more than a year ago, went through several things to get as accurate info as I could, arranged for a rep from [*a supplier*] to talk to strata, a second resident got a new EV, and her son paid to have her own install. Since then I have been told I have to charge off site."
- "Despite my offer to pay for electrical work and power consumption and a letter from [*a mayor of a municipality*] offering financial assistance as a pilot project for the city. They thought it was unfair to provide access to an outlet for one person, when they could not make that exception for everyone in the building They would rather say no, than discuss a solution."
- "They were confused about costs, and unaware of level 1 vs level 2, quoting \$50,000 costs, despite me only asking for access to a 110V outlet."
- "I had one property management company approve my use of an outlet, and then shut off power to the entire parkade, claiming their hydro bill went up by hundreds of dollars a month."
- "One claimed that my using an existing 110V outlet (I offered to pay to run a dedicated line to it) was a significant change in use and would require an SGM to vote on it."
- "...my Strata is against me plugging the car to any outlet, their main point is 'who is going to pay for the electricity and how'?"
- "I cannot even get a meeting with the (Strata) Council."

**Table 1: List of BC municipalities with EV-ready requirements for multi-unit residential buildings (MURBs)**

| <b>Municipality</b>     | <b>Residential Requirement</b>             | <b>Policy type</b>                 |
|-------------------------|--|------------------------------------|
| City of Burnaby         | 100% stalls energized                      | Zoning bylaw 13903, No 24          |
| City of Coquitlam       | 1 stall per dwelling unit                  | Zoning bylaw 4897                  |
| Township of Langley     | 100 % residential stalls                   | Zoning Bylaw 2500                  |
| City of New Westminster | 100% stalls energized                      | Zoning bylaw amendment 8040        |
| City of North Vancouver | 20% stalls L2; capacity for remaining 80%  | Sustainable Development Guidelines |
| City of Port Coquitlam  | 100% stalls “roughed in”                   | Zoning bylaw 3630, No. 4035        |
| City of Port Moody      | 100% residential stalls                    | Zoning Bylaw 2937                  |
| City of Richmond        | 100% stalls energized                      | Zoning bylaw 8500                  |
| City of Victoria        | 100% stalls energized<br>(pending 07/20)   | Bylaw 20-001 and 20-075            |
| City of Vancouver       | 100% stalls energized                      | Building bylaw 10908               |
| District of Saanich     | 100% dwelling energized<br>(pending 07/20) | Zoning Bylaw 8200                  |
| District of Squamish    | 30% off-street parking                     | Zoning bylaw 2200, No. 2569        |
| City of Surrey          | 100% residential stalls                    | Zoning Bylaw 12000                 |
| City of Port Moody      | 100% stalls energized                      | Zoning Bylaw 2937                  |

Compiled by:  
 The Victoria Electric Vehicle Association, Victoria, BC  
 June 11,2020

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca> 2620-01  
**Sent:** Friday, June 26, 2020 12:50 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** COVID-19 Emergency Support Fund for Cultural, Heritage and Sport Organizations - Phase 2  
**Attachments:** Letter from MP Patrick Weiler - COVID-19 Emergency Support Fund for Cultural^J Heritage and Sport Organizations - Phase 2.pdf

Good afternoon,

Please find attached a letter from MP Weiler regarding the launch of phase 2 of the COVID-19 Emergency Support Fund for Cultural, Heritage and Sport Organizations.

Sincerely,

**Kevin Hemmat**

**Communications & Correspondence Assistant**

Office of Patrick Weiler, M.P.

[West Vancouver-Sunshine Coast-Sea to Sky Country](#)

Constituency Office: | 6367 Bruce Street, West Vancouver, BC V7W 2G5

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[Kevin.Hemmat.842@parl.gc.ca](mailto:Kevin.Hemmat.842@parl.gc.ca)

 Before printing this e-mail, think about the Environment



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

Member of Parliament

West Vancouver-Sunshine Coast-Sea to Sky Country

June 26, 2020

Dear Friends & Neighbours,

The COVID-19 Emergency Support Fund for Cultural, Heritage and Sport Organizations is a \$500 million fund that provides additional temporary relief to support cultural, heritage and sport organizations and help them plan for the future. To expedite the funding distribution process, the government committed to implementing the Fund in two phases.

Phase 1 of the program, which is currently underway, included the timely provision of funding to existing recipients of Canadian Heritage assistance in response to the COVID-19 pandemic. Details on eligibility, application process and distribution of funds can be found on the [Department of Canadian Heritage website](#).

I am now pleased to highlight the **launch of the first component of Phase 2 of the COVID-19 Emergency Support Fund for Cultural, Heritage and Sport Organizations**. This component provides \$53 million in support to organizations with heritage collections through the emergency component of the Museums Assistance Program.

Not-for-profit organizations with heritage collections that require emergency assistance and meet all of the funding eligibility criteria can apply by September 1st, 2020. This may include museums, archives, and historic sites, Indigenous or official-language minority community organizations, as well as municipal and university museums with a distinct budget.

**For more information and to apply through our new online portal, [please visit this page](#).**

As always, our office stands ready to help, so please do not hesitate to reach out with any questions or concerns.

Sincerely,

Patrick Weiler, MP

*West Vancouver-Sunshine Coast-Sea to Sky Country*

*Constituency* *Ottawa*

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**From:** Patrick Weiler <Patrick.Weiler@parl.gc.ca>  
**Sent:** Friday, June 26, 2020 4:33 PM  
**To:** MayorandCouncil  
**Subject:** COVID-19 Update - June 26, 2020

2620-01



**PATRICK WEILER**  
Member of Parliament  
West Vancouver-Sunshine Coast-Sea to Sky Country

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For the latest updates on the Government's response to COVID-19, follow us on social media or visit [canada.ca/covid19](https://canada.ca/covid19)

Dear Mayor and Council,

As British Columbia moves into Phase 3 of our Restart Plan, and continues to open up, the Government of Canada is focused on ensuring that we are supported through the pandemic and are well positioned to recover from it through our Safe Restart Agreement with the provinces and territories.

The House of Commons recently concluded the meetings of the Special Committee on the COVID-19 Pandemic which had been meeting four days a week for the last two months to debate all matters related to COVID-19. This Committee pioneered “hybrid” meetings of the House of Commons, where for the first time in our country, parliamentarians participated both with up to 50 MPs in person and providing the opportunity for the remaining 288 MPs to participate virtually. I look forward to participating in the four more sittings of the House of Commons, as well as my committee meetings over the next two months before the regular schedule of parliamentary work resumes in September.

In the meantime, I continue to meet regularly with my caucus, our elected

officials, businesses, non-profits and constituents to understand and to advocate for the issues and priorities that matter to you.

In the last few weeks, there have been a number of important announcements and updates:

While more and more jobs continue to come back, many businesses and their workers are still unable to work as a result of COVID-19. We therefore announced an 8-week extension to the [Canada Emergency Response Benefit](#) so that those who are involuntarily without work due to COVID-19 have this critical means of support.

Last month, we announced new supports for seniors, and I am happy to relay that the [one-time top-ups to Old Age Security and the Guaranteed Income Supplement](#) will be delivered the week of July 6 to all seniors currently receiving OAS and GIS.

The [Canada Student Service Grant](#) was launched yesterday to provide post-secondary students and recent graduates with a grant of up to \$5,000 for volunteer work in their communities. I encourage our interested non-profits that are doing the vital work to support our community through the pandemic to register on the [I Want to Help](#) portal, and for young people to apply to join their teams. We are also [creating an additional 500 green jobs](#) in the natural resources and clean tech space through 6-12 month internships for Canadians 30 years and under.

As we work towards gradual re-opening, [our Government announced](#) that we stand ready to contribute \$14 billion to the provinces and territories to ensure they and their municipalities have the capacity for a safe and robust restart to our economy. This funding can be used for areas such as testing, childcare, and public transit and other municipal operational support.

Previously announced expansions to the eligibility for the [Canada Emergency](#)

[Business Account](#), which includes many owner-operated small businesses, such as sole proprietors, businesses that rely on contractors, and family-owned corporations that pay employees through dividends rather than payroll, [are now able to apply as of June 26](#).

In support of the federal government's [Canada Emergency Commercial Rent Assistance](#) (CECRA) program, the Government of British Columbia announced [additional steps to protect our small businesses](#). As of June 1, eligible businesses whose property owners choose not to apply for the CECRA program will be protected from evictions due to unpaid rent payments through to the end of June 2020.

Canadian Heritage launched last week the first component of Phase 2 of the [COVID-19 Emergency Fund for Heritage Organizations](#), providing \$53 million in support to organizations with heritage collections through the emergency component of the Museums Assistance Program. Eligible not-for-profit organizations such as museums, archives, historic sites, Indigenous organizations, official-language minority communities, or municipal and university museums with separate budgets can now apply [through our online portal](#).

In light of continuing public health risks, the Prime Minister announced that the Canada-US border agreement, closing the border to all non-essential travel, will be extended until July 21. We also [announced](#) that as of June 9, foreign nationals who are *immediate family members of Canadian citizens and permanent residents*, and who do not have or exhibit symptoms of COVID-19, will be allowed to enter Canada for the purpose of being with an immediate family member for 15 days.

Transport Minister Garneau announced [new safety measures](#) at airports to help prevent the spread of COVID-19. Temperature screenings will now be required for all passengers travelling into Canada or travellers leaving Canadian airports for either international or domestic destinations. Face coverings must also now

be worn for workers and others involved in the transportation system, with BC Ferries [announcing new measures](#) to ensure continued passenger safety during the pandemic. As of June 15th, all passengers on sailings longer than 30 minutes are mandated to wear a face covering.

Thanks to the dedication of our communities, the Government of British Columbia has been able to announce this week that the province is moving into [Phase 3 of our re-opening plan](#). We are not out of the woods yet, and we must remain vigilant to avoid a resurgence of cases. Phase 3 means that we can now travel within our province for our summer vacations. Please think of visiting one of the many amazing tourist destinations in our riding and province as part of your staycation. Your business will also help support the many SMEs that make these experiences special and who are going through an incredibly difficult time as a result of the pandemic.

My office remains here to help in any way that we can. Please do not hesitate to reach out by phone at 604-913-2660 or by email at [Patrick.Weiler@parl.gc.ca](mailto:Patrick.Weiler@parl.gc.ca).

Our Constituency Office is available by phone, virtual meetings and e-mail. For constituents who require face-to-face assistance with me, we are physically open by appointment, so please call to book a time.

Please visit my website at [www.patrickweiler.ca](http://www.patrickweiler.ca) and social media platforms for more immediate updates:



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**Government Support for Individuals**

Canada's COVID-19 Economic Response Plan provides direct support for Canadian workers and businesses. For more information on these measures please see <https://www.canada.ca/en/departement-finance/economic-response-plan.html>.

The package of measures includes:

- The **Canada Emergency Response Benefit (CERB)** - a \$2000/month benefit available between March 15-October 3, 2020 for up to 24 weeks to Canadians whose jobs have been impacted due to COVID-19 and meeting the following eligibility requirements:
  - live in Canada and are at least 15 years old
  - stopped working because of COVID-19 or are eligible for EI regular or sickness benefits
  - have not voluntarily quit their job
  - had income of at least \$5,000 in 2019 or in the 12 months prior to the date of their application.
  - For at least 14 days in a row during the 4-week payment period, you do not expect to receive more than \$1,000 (before taxes) from employment and self-employment income
- How to Apply for the CERB:
  - The application for the CERB was launched on April 6, and requires Canadians to attest that they meet the eligibility requirements.
  - Recipients need to re-attest every two weeks to re-confirm their eligibility.
  - In addition to applying through my CRA Account and My Service Canada, Canadians can also call an automated toll-free phone line (1-800-959-2019) to apply for CERB. Please see the CERB access portal for more details.
- **Enhancement of the GST credit** for low and modest income families - \$400 single adults, \$600 for couples [automatic – began April 9th]
- **Mortgage payment deferrals** for those facing financial difficulties for up to six months for both CHMC insured mortgages and mortgages through the six largest banks [available immediately - please contact your bank plan to access the benefit]
- **Income Tax payments deferred** from April to September 1, 2020. The deadline is June 1st, but there are no penalties for amounts owing until September 1st
- **Mortgage payment deferrals** for those facing financial difficulties for up to six months for both CHMC insured mortgages and mortgages through the six largest

banks [available immediately - please contact your bank plan to access the benefit]

### Supports for Seniors

- **Old Age Security (OAS) & Guaranteed Income Supplement one time top-ups** of \$300 for seniors eligible for OAS pension, with an additional \$200 for seniors eligible GIS [automatic – payments will be delivered the week of July 6]
- **Reducing required minimum withdrawals for Registered Retirement Income Funds (RRIFs) by 25%** for 2020 to provide flexibility for seniors [available immediately]

### Supports for Students

- Creating the **Canada Emergency Student Benefit (CESB)**, which provides \$1,250 per month from May through August for eligible students, and \$2,000 for students with dependents or permanent disabilities. The period covered by the Benefit starts on May 1st. You can apply for the CESB starting on May 15. Before you can apply, you must call 1-800-959-8281 to register your Social Insurance Number (SIN) with the CRA.
  - **Potential recipients:** Students of any age which are:
    - A Canadian citizen, including dual citizens;
    - A registered Indian under the *Indian Act*;
    - A permanent resident; or
    - A protected person.
  - **Criteria:** available for those that are:
    - Unable to work; or
    - Seeking work but are unable to find it; or
    - Working but unable to make more than \$1,000 (before taxes) over the four-week period for which they are applying.
  - **Benefit:** \$1,250 per month or \$2,000 for students with dependents or permanent disabilities for the months of May-August 2020.
  - **Application:** The application opened on May 15, 2020 through the Canada Revenue Agency. You can [apply for the CESB here](#).
- Creating the **Canada Student Service Grant (CSSG)**, an up to \$5,000 grant for a student's education in the fall for students who work in national service positions through organizations within their community.
  - **Potential recipients are:**

- 30 years of age or younger,
    - A Canadian citizen, permanent resident, or a student with a refugee status, and
    - **one of the following:**
      - Enrolled in and attending post-secondary education during the spring, summer, or fall 2020 semesters;
      - Recent post-secondary graduates (no earlier than December 2019); or
      - Studying abroad and currently residing in Canada
  - **Benefit:** a one-time payment is available at five levels, ranging from \$1,000 to \$5,000. The amount will vary based on the number of hours each volunteer completes, with \$1,000 provided for each 100 hours completed, up to a maximum of \$5,000 for 500 hours
  - **Application:** Non-profits can register and applicants can access the program through the **I Want to Help** platform
- **Expanding the Canada Service Corps**, which provides youth with community service grants of \$250-1,500 to serve their communities from 1,800 to 15,000 grants [application [available online](#)]
  - **Doubling the Canada Students Grants Program**, broadening the eligibility for Student Financial Assistance, and enhancing the Canada Student Loans Program.
  - **Increasing support for Indigenous Post-Secondary Education**, and extending expiring federal graduate research scholarships and postdoctoral fellowships as well as federal research grants.
  - Placing a **six-month interest-free moratorium on the repayment of Canada Student Loans** for all individuals currently in the process of repaying these loans [automatically available – from March 30-September 30, 2020]
  - **New funding for the Youth Employment and Skills Strategy (YESP):**
    - \$15.8 million to create green jobs and training opportunities for Canadian youth in the fields of science, technology, engineering and math (STEM) in the energy, forestry, mining, earth sciences and clean technology sectors. [to apply, visit [this page](#)]
    - \$9.2 million to fund up to 700 new positions for youth in the agriculture sector. Eligible applicants include producers, agri-businesses, industry associations, provincial and territorial governments, Indigenous organizations and research centers. Employers may apply for this funding

retroactive to April 1, 2020, with projects to be completed by March 31, 2021. [\[visit this page to apply\]](#)

### **Support for Parents**

- A **Canada Child Benefit top up** - \$300 per child added on top of what is presently received [automatic – May 2020]

### **Support for Indigenous Peoples & Communities**

- \$285 million to support the ongoing **public health response to COVID-19 in Indigenous communities**. The investment will fund community-led responses to the pandemic and provide targeted increases in primary health care resources for First Nations communities.
- \$270 million to supplement the **On-Reserve Income Assistance Program** to address increased demand on the program, which will help individuals and families meet their essential living expenses.
- \$44.8 million over five years to **build 12 new shelters**, which will help protect and support Indigenous women and girls experiencing and fleeing violence

### **BC Government Announcements**

- B.C. Emergency Benefit for Workers - a tax-free, one time \$1,000 payment for B.C. residents whose ability to work has been affected due to COVID-19. [application started May 1]
- Allow workers to take unpaid leave if they are unable to work for reasons relating to COVID-19 [retroactive to Jan 27, 2020]
- Allow workers to now have three days of unpaid, job-protected leave each year for people who cannot work due to illness or injury [permanent change]
- Extend the temporary layoff period to 16 weeks for COVID-19 related reasons
- Boost to BC Climate Action Tax Credit [automatic - July 2020]
- Provide a rent supplement of \$500 to be paid directly to landlords
- Rate reductions from BC Hydro, including:
  - Universal one per cent reduction in rates for all customers
  - A three-month bill credit for residential customers who have lost jobs or had wages reduced as a result of COVID-19
- The BC Ministry of Children and Family Development is establishing an Emergency Relief Support Fund for children and youth with special needs and their families,

providing a direct payment of \$225 per month to eligible families over the next three months (to June 30, 2020) Families are encouraged to reach out to their Children and Youth with Special Needs (CYSN) worker to see if they are eligible.

- Virtual mental health services to support seniors, adults, youth and frontline health care workers

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## Support for Canadian Businesses

Over the last two months, the Government of Canada announced a suite of measures to support businesses and their workers that have been impacted by COVID-19. Please see the [Canada Business App](#) for information on all federal government support for your business.

- Launching the **Business Resilience Service**. The BRS provides small to medium-sized businesses, not-for-profit organizations and charities direct access to a network of qualified business advisors to support them through the pandemic, providing advice free of charge until July 2<sup>nd</sup>, including:
  - Guidance on program options and eligibility
  - Rapidly directing businesses, including enterprises involving Indigenous peoples, women and diverse groups, to the most appropriate support organizations
  - Helping organizations make decisions to support recovery plans
  - Providing real time insights and feedback to policymakers
  - Organizations can access the BRS seven days a week by calling 1-866-989-1080 and through the [Canadian Business Resilience Network website](#).
- Creating the **Canada Emergency Wage Subsidy (CEWS)**. The CEWS is an up to 75% wage subsidy until August 29, 2020.
  - **Potential recipients:** Individuals, taxable corporations, partnerships, non-profit organizations and registered charities.
  - **Criteria:** The employer will need to show a drop in revenues of at least 15% as a result of COVID-19 in the month of March and 30% drop in revenues for the following months.
  - **Measuring Revenue Loss:** Relative to the same month in 2019, or to an average of their revenue earned in January and February 2020 by either cash or accrual methods. Non-profits have the option of considering government funding or not in their calculations for revenue loss.
  - **Benefit:** The subsidy will compensate up to 75% of an employee's pre-crisis compensation and 75% of salaries and wages paid to new employees for employers of all sizes and across all sectors. The subsidy will apply at a rate of 75 per cent of the first \$58,700 normally earned by employees, a benefit of up to \$847 per week, per employee, and will run between March 15 to July 6. Employers are expected to extend this subsidy to current and rehired employees, while also making their best efforts to provide the remaining 25% of wages to their employee.
  - Employers eligible for the subsidy are also entitled to receive a 100% refund for certain employer-paid contributions to Employment Insurance and the Canada Pension Plan. This refund would apply to the entire amount of employer-paid contributions in respect of remuneration paid to furloughed employees during the period where the employer is eligible for the subsidy.
  - **Application:** Application process is now open and available [through the Canada Revenue Agency](#) with the expectation that businesses will receive the subsidy in

about 3 business days.

- Launching the **Pandemic Pay Support**, providing a 4\$/hour wage top up for low-income essential workers. The Province of British Columbia, which is cost-sharing for this program, has identified certain workers in health, social and correctional services that will be eligible to automatically receive this benefit.
- **Establishing the Canada Emergency Commercial Rent Assistance (CECRA)**
  - **Eligible Recipients:** Qualifying commercial property owners and small businesses, including non-profits and charitable organizations
  - **Criteria:**
    - Tenants paying less than \$50,000 per month in rent and who have temporarily ceased operations or have experienced at least a 70 per cent drop in pre-COVID-19 revenues. This support will also be available to non-profit and charitable organizations.
    - Commercial property owners that agree to lower rent by at least 75% and not to evict their tenant while the agreement is in place.
  - **Benefit:**
    - Forgivable loans to commercial property owners to cover 50 per cent of three monthly gross rent payments that are payable by eligible tenants who are experiencing financial hardship during April, May (both retroactive), and June.
    - The small business tenant is responsible to cover the remainder of the rent (up to 25 per cent)
  - **Application:** Application process is now open.
- **Canada Emergency Business Account (CEBA)**
  - **Eligible recipients:** businesses and non-profit organizations
  - **Criteria:**
    - \$20,000-\$1,500,000 in payroll in 2019, or
    - If less than \$20,000 in payroll, the organization has:
      - a business operating account at a participating financial institution
      - a Canada Revenue Agency business number, and to have filed a 2018 or 2019 tax return, and
      - eligible non-deferrable expenses between \$40,000 and \$1.5 million. Eligible non-deferrable expenses could include costs such as rent, property taxes, utilities, and insurance
  - **Benefit:** up to \$40,000 interest free government-guaranteed loan which has a 25% loan forgiveness if repaid by the end of 2022.
  - **Application:** available through your financial institution
- Establishing the **Regional Relief and Recovery Fund: COVID-19** to support to small and medium-sized businesses that are unable to access the government's existing COVID-19 support measures, through Canada's Regional Development Agencies, including \$304.2 million through **Western Economic Diversification.**
  - **1) For SMEs facing financial pressure**
    - **Eligible recipients:** businesses that meet the following criteria
    - **Criteria:**
      - Incorporated to operate in Canada
      - Located in British Columbia, Alberta, Saskatchewan or Manitoba
      - Not in a location serviced by a Community Futures Office
      - Not eligible for the Community Futures Emergency Loan Program
      - Fewer than 500 full time employees
      - Not eligible for, or have been declined for the CEBA

- Operational as of March 1, 2020
  - Less than \$20,000 or more than \$1,500,000 in 2019 payroll expenses
  - Have suffered financially because of the COVID-19 pandemic; and,
  - Intend to continue operations in Western Canada.
- **Benefit:**
  - Applications can be submitted for:
    - Financial contributions (interest-free repayable contribution) to help support SMEs with operating costs, where business revenues have been negatively affected by the COVID-19 pandemic.
    - Fixed costs that will help mitigate impacts of COVID-19 on SME operations, such as but not limited to lease payments for existing equipment and machinery, property taxes and utilities.
  - Two funding options are available:
    - Option 1: Up to \$40,000 conditionally repayable contribution (interest-free repayable contribution with condition for partial repayment of contribution)
    - Option 2: Between \$40,001 to \$500,000 non-conditional repayable contribution (fully repayable interest-free repayable contribution)
  - **Application:** available from Western Economic Diversification RRRF page.
- **2) For rural businesses and communities served by Community Futures**
  - **Eligible recipients:** businesses that meet the following criteria
  - **Criteria:**
    - Operational as of March 1, 2020
    - Viable and not experiencing liquidity or other financial difficulties prior to March 1, 2020
    - Have suffered financially because of the COVID-19 pandemic
    - Have attempted to access other federal relief supports and were ineligible or rejected; and
    - Have not or will not apply for or accept other Government of Canada equivalent support.
  - **Benefit:** Loan of up to \$40,000
  - **Application:** Available by contacting Community Futures Sunshine Coast, or Community Futures Howe Sound.
- **Establishing the Large Employer Emergency Financing Facility (LEEFF)**
  - Bridge financing to Canada's largest employers, whose needs during the pandemic are not being met through conventional financing, in order to keep their operations going
  - Qualifying employers will need to sign on to a number of provisions to the protect taxpayers and workers, including respecting collective bargaining agreements and protect workers' pensions, and also require strict limits to dividends, share buy-backs, and executive pay.
  - Recipient companies must publish annual climate-related disclosure reports consistent with the Financial Stability Board's Task Force on Climate-related Financial Disclosures.
  - Further eligibility and application details will be shared in due course.
- **Other Credit:**

- \$10 billion of support to businesses was made available through the Business Credit Availability Program (BCAP) through the Business Development Bank of Canada (BDC) Business and Export Development Canada (EDC) [available immediately – contact [BDC](#) and [EDC](#)]
  - Expansion of BCAP to mid-sized companies, including loans of \$60 million per company and guarantees of up to \$80 million
- EDC will guarantee new operating and cash flow term loans that financial institutions extend to SMEs, providing up to \$6.25 million.
- BDC, together with financial institutions, will provide additional liquidity to businesses through a new Co-Lending Program providing up to \$6.25 million.
- **A deferral of taxes.** To support Canadian businesses during these unprecedented economic times, we are deferring the Goods and Services Tax remittances and customs duty payments until June 30, 2020 [available immediately – automatic]
- \$250 million to assist innovative, early-stage companies that are unable to access existing COVID-19 business support, through the **National Research Council of Canada's Industrial Research Assistance Program**.
- \$306.8 million in funding for short-term, interest-free loans with non-payable contributions through **Aboriginal Financial Institutions**
- The Prime Minister also announced additional investments totalling \$133 million to support Indigenous businesses, protect jobs, and help communities. \$117 million of this funding is destined to help small and community-owned Indigenous businesses get through these tough times. The other \$16 million will be there to support Indigenous businesses in the tourism industry, a sector that supports thousands of jobs across the country.
- **Canada Summer Jobs**
  - To support Canada Summer Jobs (CSJ) employers and youth, we adjusted the delivery of the program to better support our communities during the COVID-19 crisis. Changes to the program for this year include:
    - an increase to the wage subsidy, so that private and public sector employers can also receive up to 100 per cent of the provincial or territorial minimum hourly wage for each employee
    - an extension to the end date for employment to February 28, 2021
    - allowing employers to adapt their projects and job activities to support essential services
    - allowing employers to hire staff on a part-time basis
    - Employer applications for CSJ are now closed.
    - The first wave of CSJ employment opportunities are now available through [jobbank.gc.ca](http://jobbank.gc.ca) and the [Job Bank app](#).
- **Women Entrepreneurship Strategy (WES)** - \$15 million in additional funding to support women entrepreneurs through WES. Funding will go directly to select organizations that are currently in the WES Ecosystem Fund and recipients and will help women entrepreneurs through the COVID-19 pandemic

## Updates to Sector Specific Support

- **COVID-19 Emergency Support Fund for Cultural, Heritage and Sport Organizations**
  - **Potential Recipients:** Canadian not-for-profit cultural, heritage and arts organizations, sports organizations, book publishers, film and television production companies, music organizations, among others

- **Criteria:** organizations that do not qualify for the existing Wage Subsidy due to the irregular nature of their revenues, as well as to cover contract workers
  - **Benefit:** \$500 million for affected artistic and athletic organizations impacted by COVID-19. The Fund will provide advances on future grants and contributions to help maintain liquidity as well as small subsidies to cover some fixed costs.
  - **Application:** please visit [the Department of Canadian Heritage](#) for full details on the application process and this [Q&A](#).
    - [Museums Assistance Program applications are now being accepted](#)
- **Support for Fishers & Seafood Sector**
    - \$62.5 million investment for the new Canadian Seafood Stabilization Fund to help Canada's seafood sector safely and efficiently process, store, package, and distribute healthy, high-quality products, sourced from our fish harvesters and aquaculture operators. [Applications are now being accepted](#) as of Monday June 22.

## BC Government Announcements:

- **BC Hydro bill deferral & payment plans** available [Call 1-800-BC-HYDRO], including:
  - A three-month payment holiday for small businesses
  - 50-per-cent payment deferral for larger industrial customers
- **Deferral of the payment for the following BC business taxes** until after Sept 30: Employer health tax (EHT), provincial sales tax (PST), municipal and regional district tax, tobacco tax, motor fuel tax, carbon tax. Scheduled April 1 increases to provincial carbon tax and PST are delayed [automatic].
- **50% cut to the school for business and industry property classes, to be passed onto tenants on triple-net leases** [automatic]
- **Strengthening CECRA** - Eligible businesses whose landlords choose not to apply for the CECRA program will be protected from evictions due to unpaid rent payments through to the end of June 2020.

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## Support for Non-Profits

- **Emergency Community Support Fund**
  - **\$350 million to support community organizations helping vulnerable Canadians**, such as seniors, people with disabilities, veterans, newcomers, women, children and youth, LGBTQ2 people, Indigenous people and racialized people.
  - The Government will disburse funds through national partners, such as the [United Way Centraide Canada](#), the [Canadian Red Cross](#) and [Community Foundations of Canada](#)
  - The Fund's national partners will leverage existing community-based networks, including those in rural and remote communities to ensure a rapid and effective flow of funds in line with local community needs
  - Community organizations may use the funds to:
    - Expand home deliveries of groceries or medication
    - Transport seniors or people with disabilities to appointments

- Widen the reach of help lines that give information and link people to services
- Replace in-person, one-on-one contact with contact through phone calls, texts or the Internet; and
- Train volunteers on health and safety so that they can continue to make their invaluable contributions to the COVID-19 Response
- **Application now opened as of May 19, 2020 through our national partners**

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## Official Health Information on COVID-19

Be cautious of information you read about the virus online. Stick with reputable sites such as:

- [Public Health Agency of Canada](#)
- [Vancouver Coastal Health](#)
- [BC Centre for Disease Control](#)
- [Health Canada](#)
- [World Health Organization](#)

### Further:

- Call 8-1-1 for Health concerns or if you are sick.
- Call 1-888-268-4139 for COVID-19 related questions.
- Government of Canada COVID-19 mobile app, which provides up-to-date information about the COVID-19 pandemic. Available for [Apple iOS](#) and [Android](#) platforms.

### Mental Health and Emotional Supports

Our Government has invested \$240.5 million to develop, expand, and launch virtual care and mental health tools to support Canadians, including through [Wellness Together Canada](#) – an online portal to support Canadians dealing with increased mental health challenges and substance use, providing resources, tools, apps and connections to trained volunteers and qualified mental health professionals. These include modules for addressing low mood, worry, substance use, social isolation and relationship issues, among other supports.

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## Individual Actions We All Must Take

- Following good hygiene practices
  - Wash your hands frequently with soap and water for 20 seconds
  - Sneeze/cough into your elbow
  - Avoid touching your face
  - Stay home if you're feeling ill, even if it's not COVID-19
  - Avoid usual greetings like handshakes, hugs, kisses
- Physical distancing
  - Always maintain 2 metres distance from those outside your household

- do not gather in groups and stay home as much as possible. This does not mean you should not go outside to get fresh air, but you should ensure that you keep 2 metres distance from others when you do so.

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## COVID-19 Self Assessment Tool

To help reduce the burden on phone lines, there is an online [COVID-19 Self Assessment Tool](#) that you can use if you feel ill and do not know what to do.

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## Travel Advisories, Border Control, & Consular Assistance

### Travel Advisories, Border Control, & Consular Assistance

Travel advisories and border control directives are issued by the Government of Canada. Canada Border Services Agency (CBSA) has temporarily suspended service at 342 small vessel reporting sites and 126 small airports to redirect. All returning travellers must present federal and provincial authorities with a credible self-quarantine plan for 14 days. Failure to comply is now an offense under the *Quarantine Act*. Maximum penalties include a fine of up to \$750,000 and/or imprisonment for six months.

Consular services have been working around the clock to repatriate Canadians stuck abroad. Our office will continue to work with affected constituents to assist in repatriation efforts. The [\\$5,000 COVID-19 Emergency Loan](#) is available for Canadians abroad to temporarily cover costs while they work towards their return.

### **Changes to Travel Restrictions for Immediate Family Members of Canadian Citizens and Permanent Residents**

The Canada Border Services Agency is announcing that as of June 9, 2020, foreign nationals who are immediate family members of Canadian citizens and permanent residents, and who do not have COVID-19 or exhibit any signs or symptoms of COVID-19, or who do not have reason to believe they have COVID-19, will be exempt from the prohibition on entry to Canada if entering to be with an immediate family member for a period of at least 15 days. Foreign nationals who are admitted into Canada pursuant to this exemption must quarantine for 14 days.

An immediate family member refers to a person's:

- a) spouse or common-law partner;
- b) dependent child, as defined in section 2 of the Immigration and Refugee Protection Regulations, or a dependent child of the person's spouse or common-law partner;
- c) dependent child, as defined in section 2 of the Immigration and Refugee Protection Regulations, of a dependent child referred to in paragraph (b);
- d) parent or step-parent or the parent or step-parent of the person's spouse or common-law partner;
- e) guardian or tutor.

All foreign nationals who have COVID-19 or exhibit any signs or symptoms of COVID-19 continue to remain prohibited from entering Canada.

## **Ferry Regulations**

New measures are in effect to reduce the risk of spreading COVID-19 onboard commercial passenger vessels and ferries. Ferries and essential passenger vessel operators are now required to reduce by 50% the maximum number of passengers that may be carried on board (conduct half-load voyages) to support the two-metre physical distancing rule. Transport Canada is also recommending that travelers wear non-medical masks when they cannot maintain physical distance on their journey.

## **Policies from BC Ferries**

BC Ferries is now screening all customers for COVID-19 symptoms and restricting travel to any customer that does not meet the screening requirements for any route longer than 30 minutes.

As of June 15, all passengers on sailings longer than 30 minutes will be required to wear a face covering and agree to wear this covering in situations where you cannot maintain two metres of physical separation from fellow passengers.

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## **Official News Updates for BC**

There are regular updates coming from the BC Ministry of Health and Provincial Health Officer Dr. Bonnie Henry, that include advice for the public. Here's how you can stay up-to-date on the most recent news:

- **Official Government of Canada News Releases:** [Government of Canada News Releases](#)
- **Official BC Government News Releases:** [BC Government News Releases](#)
- **Official Twitter Accounts** can often be the fastest way to get the latest information:
  - Health Canada: [@GovCanHealth](#)
  - Canada's Minister of Health: [@pattyhadju](#)
  - BC Centre for Disease Control: [@CDCofBC](#)
  - Vancouver Coastal Health: [@VCHhealthcare](#)
  - BC Minister of Health Adrian Dix: [@adriandix](#)
- **Updates from your Provincial MLAs:**
  - Ralph Sultan (West Vancouver- Capilano) – [@SultanRalph](#)
  - Jordan Sturdy (West Vancouver Sea-to-Sky) – [@JordanWestVanSeatoSky](#)
  - Nicholas Simons (Powell River-Sunshine Coast) – <http://nicholassimonsmla.ca/covid-19>

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## **Municipality Closures:**

- [West Vancouver updates](#)
- [Squamish updates](#)
- [Whistler updates](#)
- [Pemberton updates](#)
- [Sunshine Coast updates](#)
- [Lions Bay updates](#)
- [Islands Trust updates](#)

- [Squamish-Lillooet Regional District updates](#)
- [Bowen Island updates](#)
- [Gibsons updates](#)
- [Sechelt updates](#)

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**OFFICE OF MP PATRICK WEILER**  
**CONSTITUENCY OFFICE: 6367 BRUCE ST., WEST VANCOUVER**

**OFFICE HOURS: WEEKDAYS**  
**9AM - 5PM**



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**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca> 0160-04  
**Sent:** Friday, June 26, 2020 1:24 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Canada Student Service Grant Launch & Computers for Schools Plus Program  
**Attachments:** News Release - Canada Student Service Grant Launch - 26 June 2020.pdf; Letter from MP Patrick Weiler - Computers for Schools Plus Program New Funding.pdf

Good afternoon,

Please find attached a news release from MP Patrick Weiler regarding the launch of the Canada Student Service Grant. In addition, please find a letter from MP Weiler on new funding for the Computers for Schools Plus Program.

Sincerely,

**Kevin Hemmat**

**Communications & Correspondence Assistant**

Office of Patrick Weiler, M.P.

[West Vancouver-Sunshine Coast-Sea to Sky Country](#)

Constituency Office: | 6367 Bruce Street, West Vancouver, BC V7W 2G5

Office: 604-913-2660 | Mobile: 604-353-2550

[Kevin.Hemmat.842@parl.gc.ca](mailto:Kevin.Hemmat.842@parl.gc.ca)

 Before printing this e-mail, think about the Environment



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

Member of Parliament

West Vancouver-Sunshine Coast-Sea to Sky Country

June 26, 2020

Dear Friends and Neighbours,

Since 1993, the Computers for Schools Plus (CFS+) program has helped extend the useful life of electronic equipment, reduce the environmental impact of electronic waste and offered practical work internships to young Canadians to help them develop advanced digital skills for the job market.

**This week, our Government announced new funding for CFS+** that will help Canadians access the digital world by providing computers and other digital devices, donated by public and private donors, to schools, libraries, not-for-profit organizations and Indigenous communities as well as low-income Canadians.

The CFS+ funding will also provide youth with paid, practical work internships where they can develop a variety of advanced digital skills and important soft-skills such as project management, teamwork, and communications.

With this new funding, the [Digital Skill for Youth program \(DS4Y\)](#) will increase support to youth who are underemployed but who may require a career-oriented employment experience through wage-subsidy opportunities that will help them develop digital and soft skills to enter and succeed in the labour market. This is a forward-looking initiative, designed to maintain Canada's talent pipeline and sustain our innovation capacity well into the future to help mitigate the negative impacts of COVID-19 on sectors across the economy.

**To learn more about the program and to donate or apply for equipment, [please visit this webpage](#).** If you have any questions or concerns about the CFS+ program, please do not hesitate to reach out.

Sincerely,

Patrick Weiler, MP

*West Vancouver-Sunshine Coast-Sea to Sky Country*

*Constituency* *Ottawa*

6367 Bruce Street

West Vancouver

British Columbia V7W 2G5

Tel.: 604-913-2660 | Fax.: 604-913-2664

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229 Wellington Street, Ottawa

Ontario K1A 0A6

Tel.: 613-947-4617 | Fax.: 613-847-4620

## News Release

For Immediate Release

# Support for students volunteering in West Vancouver–Sunshine Coast–Sea to Sky Country during COVID-19

June 26, 2020

West Vancouver, British Columbia

As part of the COVID-19 Economic Response Plan, the Government of Canada is supporting students seeking to make a difference in their communities while gaining the skills and experience they need to continue to pursue their studies and be successful in the job market.

Post-secondary students and recent graduates are facing unique and unprecedented challenges because of COVID-19, with fewer employment opportunities and disruptions to planned co-op, internship or community service placements. At the same time, many not-for-profits are struggling to provide services to their communities through the pandemic.

Today, Patrick Weiler, Member of Parliament for West Vancouver–Sunshine Coast–Sea to Sky Country on behalf of the Honourable Bardish Chagger, Minister of Diversity and Inclusion and Youth, highlighted the **Canada Student Service Grant (CSSG)**, which will provide a one-time payment between \$1,000 and \$5,000 to post-secondary students and recent graduates who participate in volunteer service with not-for-profit organizations.

The CSSG will allow local students and recent graduates to gain valuable skills while making positive contributions to their communities. Students enrolled in a post-secondary education program leading to a degree, diploma or certificate, or recent graduates who ended their studies no earlier than December 2019, can count volunteer service hours from June 25 to October 31, 2020 toward the CSSG. Participants must also be 30 years of age or younger, Canadian citizens, permanent residents, First Nations, Metis or Inuit, or have refugee status. The CSSG is also available to Canadian students studying abroad and currently residing in Canada.

Local not-for-profit organizations can also advertise and post eligible volunteer opportunities on the new *I Want to Help* platform ([Canada.ca/iwanttohelp](https://Canada.ca/iwanttohelp)), and students will be able to search and apply for volunteer opportunities on the platform.

The Canada Student Service Grant and *I Want to Help* platform are part of the Government of Canada's \$9-billion package of comprehensive supports for students announced by the Prime Minister on April 22, 2020.

## Quotes

*"I've been inspired by the many young people who are stepping up to volunteer and help our community get through this pandemic. The Canada Student Service Grant provides financial support for students to assist them in continuing their academic and career pursuits while they make vital contributions in our community. I encourage local non-profits to register with the program and for students and recent graduates to explore opportunities here in our community, which will help them gain valuable experience, while helping us all recover, rebuild and move forward."*

– Patrick Weiler, Member of Parliament for West Vancouver–Sunshine Coast–Sea to Sky Country

*"Young people are powerful leaders of change and during these difficult times we need them to help our communities. The Canada Student Service Grant is an innovative way to provide support, helping students gain valuable experience as they volunteer to serve and strengthen their communities. This will also ensure students are in a financial position to continue their studies or careers."*

– The Honourable Bardish Chagger, Minister of Diversity and Inclusion and Youth



Government of Canada  
Gouvernement du Canada

Canada

## Quick Facts

- To find not-for-profit organizations looking for help during the pandemic, students up to the age of 30 can use the new [I Want to Help](#) platform.
- The amount received will be based on the number of validated volunteer service hours completed by the participant between June 25 and October 31, 2020.
- Today's announcement is part of the Government of Canada's COVID-19 Economic Response Plan, which already commits more than \$153 billion in support to Canadians and businesses through these unprecedented times.

## Associated Links

[Coronavirus disease \(COVID-19\)](#)

[Canada's COVID-19 Economic Response Plan](#)

[Support for students and new grads affected by COVID-19](#)

[I Want to Help platform](#)

[Canada Summer Jobs](#)

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**From:** Cabaltera, Jewel EAO:EX <Jewel.Cabaltera@gov.bc.ca> 0175-01  
**Sent:** Monday, June 29, 2020 11:24 AM  
**To:** MayorandCouncil  
**Cc:** Hoyle, Meaghan EAO:EX; Farnsworth, Emily ENV:EX  
**Subject:** District of West Vancouver: Correspondence from the EAO  
**Attachments:** 358548\_District of West Vancouver\_Final.pdf

Dear Mayor and Council,

Please see the attached correspondence sent on behalf of Meaghan Hoyle, Project Assessment Director, Environmental Assessment Office.

Thank you,

**JEWEL CABALTERA**

Administrative Assistant  
Environmental Assessment Office  
Government of British Columbia  
OFFICE: 236 478-2813

 [Twitter.com/BC\\_EAO](https://twitter.com/BC_EAO)



***The EAO respectfully acknowledges that it carries out its work on the traditional territories of Indigenous nations throughout British Columbia.***

*This e-mail is confidential and is intended only for the person(s) to whom it is addressed. Any distribution, copying, or other use by anyone else is strictly prohibited. If you received this e-mail in error, please destroy this e-mail and contact me directly.*



File: 30050-25/TMEX-05-03

Reference: 358548

June 29, 2020

**SENT VIA EMAIL**

Mayor and Council  
District of West Vancouver  
750 - 17th Street  
West Vancouver BC V7V 3T3  
[MayorandCouncil@westvancouver.ca](mailto:MayorandCouncil@westvancouver.ca)

Dear Mayor and Council:

I am writing to you regarding the process in response to the August 2019 BC Court of Appeal (BCCA) decisions regarding the Trans Mountain Expansion Project's (TMX) British Columbia (B.C.) Environmental Assessment Certificate (EAC) (*Squamish Nation v. British Columbia (Environment)*, 2019 BCCA 321 and *Vancouver (City) v. British Columbia (Environment)*, 2019 BCCA 322). I am following up with local governments who were intervenors in the National Energy Board (NEB) reconsideration process, to make them aware of B.C.'s reconsideration process.

As you are aware, on January 10, 2017, B.C.'s Minister of Environment and Minister of Natural Gas Development issued EAC #E17-01 to Trans Mountain Pipeline ULC (Trans Mountain). On August 30, 2018, the federal Certificate of Public Convenience and Necessity (CPCN) OC-64 was quashed by the Federal Court of Appeal (FCA). In response to the FCA decision, the federal Governor-in-Council directed the NEB to undertake a 155-day process to reconsider the following factors:

- The environmental effects of project-related marine shipping in view of the requirements of the *Canadian Environmental Assessment Act (2012)*; and
- The adverse effects of project-related maritime shipping on species at risk, including the Northeast Pacific Southern Resident Killer Whale population, and their critical habitat, in view of any requirements of Section 79 of the *Species at Risk Act* that may apply to TMX.

...2

On June 21, 2019, the NEB issued a new CPCN, OC-065, for TMX. CPCN OC-065 includes the conditions from the 2019 Reconsideration Report, as well as conditions in response to additional federal consultation with Indigenous Nations.

The BCCA decisions upheld most aspects of the provincial process and decision but noted that the Ministers' 2017 decision relied on the initial NEB Panel Report as the assessment report to inform the EAC decision. The initial NEB Panel Report was amended, following the federal reconsideration process in 2019, resulting in the Reconsideration Report. The BCCA held that it should be this 2019 report that should be considered to be the assessment report for the provincial decision. The BCCA, therefore, concluded that provincial Ministers should have the opportunity to consider the portions of the Reconsideration Report that differ from the initial NEB Panel Report so that they may adjust the provincial conditions as they see appropriate, within the limits of provincial jurisdiction.

The Ministers of Environment and Climate Change Strategy and of Energy, Mines and Petroleum Resources (Ministers) have considered the direction of the BCCA and have provided direction to the Environmental Assessment Office (EAO) to undertake the provincial reconsideration process. Consistent with the direction of the BCCA, the scope of the Ministers' direction to the EAO is to:

1. Identify and consider the portions of the NEB's Reconsideration Report that differ from the initial NEB Panel Report; and
2. Provide recommendations regarding any new or amended EAC conditions in response to those portions, within the limits of provincial jurisdiction.

In this regard, Ministers directed that the EAO provide a report, including any recommendations for new or amended conditions, for their consideration by the end of October 2020. In developing this report and any recommendations, Ministers directed that the EAO should:

- Engage directly and closely with Squamish Nation, Tsleil-Waututh Nation and the City of Vancouver;
- Engage Trans Mountain to ensure it is fully consulted and its procedural rights are upheld;
- Consult all marine Indigenous Nations identified in the EAC; and
- Provide an opportunity for public comment and stakeholder engagement on the draft report of no less than 30 days.

The EAO is currently in the early stages of the process, and the public and other interested parties will be provided with the opportunity to comment on the draft report late summer or early fall. We will notify District of West Vancouver in advance of the public comment period. Further information is available on our website at:

<https://projects.eao.gov.bc.ca/p/5885121eaaecd9001b82b274/project-details;currentPage=1;pageSize=10;sortBy=-datePosted;ms=1592496338853>

It is worth noting that this reconsideration process will not require a new assessment or reassessment. The assessment component of the reconsideration process was undertaken by the NEB. The engagement process described above will help inform the EAO's review and reconsideration of the work already undertaken by the NEB, in order to appropriately advise provincial Ministers.

If you have any questions, please contact me at [Meaghan.Hoyle@gov.bc.ca](mailto:Meaghan.Hoyle@gov.bc.ca), or Beth-Anne Salzer, Project Assessment Officer at [BethAnne.Salzer@gov.bc.ca](mailto:BethAnne.Salzer@gov.bc.ca).

Yours truly,

s. 22(1)

Meaghan Hoyle  
Project Assessment Director  
Environmental Assessment Office

---

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca> 0160-04  
**Sent:** Tuesday, June 30, 2020 4:01 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Enabling Accessibility Fund - Youth Innovation Component  
**Attachments:** Letter from MP Patrick Weiler - Enabling Accessibility Fund - Youth Innovation Component.pdf

Good afternoon,

Please find attached a letter from MP Patrick Weiler regarding a call for applications for the Enabling Accessibility Fund's Youth Innovation Component.

Sincerely,

**Kevin Hemmat**

**Communications & Correspondence Assistant**

Office of Patrick Weiler, M.P.

[West Vancouver-Sunshine Coast-Sea to Sky Country](#)

Constituency Office: | 6367 Bruce Street, West Vancouver, BC V7W 2G5

Office: 604-913-2660 | Mobile: 604-353-2550

[Kevin.Hemmat.842@parl.gc.ca](mailto:Kevin.Hemmat.842@parl.gc.ca)

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HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

Member of Parliament

West Vancouver-Sunshine Coast-Sea to Sky Country

June 30, 2020

Dear Friends and Neighbours,

The Enabling Accessibility Fund (EAF) provides funding for projects that make Canadian communities and workplaces more accessible for persons with disabilities. Earlier this month, we launched two new funding opportunities through the EAF.

In a previous letter, we provided details on the **Small Projects Component of the Fund**, which makes available up to \$100,000 for small construction projects such as ramps, accessible doors and accessible washrooms. The application period is currently open from June 2, 2020 to July 13, 2020, closing at 12pm PDT. Organizations can apply by visiting [canada.ca/accessibility-fund](https://canada.ca/accessibility-fund).

I would also like to inform you of a secondary funding opportunity for young people in our community. The **EAF's Youth Innovation Component** engages and challenges youth leaders to volunteer and collaborate with local community based organizations, and apply for funding up to \$10,000 for accessibility projects. This is a great opportunity for our young people to put their innovative ideas into action and make an important difference in our community.

**For more information, interested youth accessibility advocates can visit this page and apply [online](#).** The call for expressions of interest for youth leaders will close on **October 30, 2020**.

As always, please do not hesitate to reach out with any questions or concerns. Our office is here to support you through the application process.

Sincerely,

Patrick Weiler, MP

*West Vancouver-Sunshine Coast-Sea to Sky Country*

*Constituency* *Ottawa*

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**From:** Lisa Berg 1010-20-19-047 /  
**Sent:** Tuesday, June 30, 2020 12:57 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1)  
**Cc:** MayorandCouncil; Jim Bailey; Michelle McGuire  
**Subject:** Council Correspondence  
**Attachments:** Action-[REDACTED] s. 22(1).pdf

Dear [REDACTED] s. 22(1)

Thank you for writing to Mayor and Council regarding the development proposal at Park Royal. Your correspondence has been forwarded to me for a reply.

You enquired about population data for West Vancouver. According to the Federal census, as can be seen via the web link below, the population of West Vancouver decreased by approximately 0.5% from 2011 to 2016 (compared to a 6.5% increase in the Vancouver metropolitan area overall in the same time period).

<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5915055&Geo2=PR&Code2=59&SearchText=West%20Vancouver&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=5915055&TABID=1&type=0>

The applicant made the decision regarding construction of the foundation structure at their own risk. It does not influence the process for conisation. Council has rescheduled the public hearing for July 16, 2020 at 6 p.m. Information about how to participate in the public hearing is posted online at <https://westvancouver.ca/government/mayor-council/public-hearing-procedure>.

Please let me know if you have any other questions.

Lisa Berg **MCIP RPP**  
Senior Community Planner | District of West Vancouver  
604-925-7237 | [westvancouver.ca](http://westvancouver.ca)  
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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Wednesday, May 20, 2020 11:05 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Additional density at Park Royal

As long-time residents of West Vancouver, [REDACTED] s. 22(1) and I are both strongly opposed to the increased number of units proposed for the towers on the south-west corner of Taylor Way and Marine Drive. I was in attendance at the original hearing for the buildings, and waited 2 hours to speak. I asked about increased density adding to already intolerable traffic issues, and was told that “in fact, our statistics show a decline in West Vancouver population”. I asked where I could see the statistics to support that statement, but was never provided with that information. Now, several years on – I cannot believe this to be true – even if it WAS true (statistically) 2 years ago. I would still like to know how the numbers were calculated then, and how it stands now, with the new construction in Horseshoe Bay and the British Properties, among others.

Something else that really concerns me – I have heard that the developers of the towers in question have already incorporated into the present structures the required reinforcements to make the increased height possible. If this is in fact true – it seems to me that the whole process of approvals is something of a mockery. I therefore want to formally ask – is this true? I do hope to get a response – although past experience is not encouraging.

This is not the first time requested information has not been received from the Municipality. MANY years ago – too many to remember the year but it must be on record – there was an incident that killed all the fish in the creek behind our house on Sinclair Street. At the time we were told there had been an “accidental spill” of something up the hill in whatever part of the British Properties was under construction at that time. At a council meeting, I – and others – asked what reparation was going to be made and what new rules would be put in place to ensure no further accidents. None of us heard anything further.

I am sure you get hundreds of emails and letters – it will be a pleasant surprise if I do in fact receive a response other than a form letter of acknowledgement. However – yours in hope,

[REDACTED] s. 22(1)

Sent from [Mail](#) for Windows 10

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

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**From:** Lisa Berg  
**Sent:** Tuesday, June 30, 2020 3:47 PM  
**To:** s. 22(1)  
**Cc:** MayorandCouncil; Jim Bailey; Michelle McGuire  
**Subject:** Council Correspondence  
**Attachments:** Action-s. 22(1).pdf

1010-20-19-047 /  
1610-20-5064/5065/5066

Dear s. 22(1),

Thank you for writing to Mayor and Council regarding the development proposal at Park Royal. Your correspondence has been forwarded to me for a reply.

In 2018, Council adopted one of the highest community-wide minimum BC Energy Step Code requirements in the Province. The approved project will be constructed in accordance with high environmental standards, including Step 3 of the BC Energy Code. In addition, the project is designed to meet LEED Gold, a green building standard that also considers site sustainability, water efficiency, materials and indoor environmental quality. If Council approves the proposed 5-storey addition, those additional storeys will also be required to meet these environmental standards. In terms of life safety considerations for building construction, the buildings are being constructed to meet all Provincial building code requirements including all relevant life-safety provisions in the Code, as will the additional 5 storeys, if approved.

Council has rescheduled the public hearing on the proposed development to July 16, 2020 at 6 p.m. Information on how to participate in the public hearing may be found on the District's website at <https://westvancouver.ca/government/mayor-council/public-hearing-procedure>.

Please let me know if you have any further questions.

Lisa Berg **MCIP RPP**  
Senior Community Planner | District of West Vancouver  
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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, May 21, 2020 11:30 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Climate Emergency and Pandemic Risk of 5 floor expansion at each of 2 Towers at Park Royal South

Mayor Booth Please thank Staff for their work during the Pandemic

**Council's Climate Emergency:** Council and Staff hypocritically are ignoring the high environmental impact as concrete creates high GHG emissions while new low-rise wood housing creates less GHQ, secondary suites create minimal GHG and of course no new housing creates ZERO. Why don't I see any commentary on Staff or Council's plans to mitigate this issue for this project?

**Pandemic Risk:** What modifications has Park Royal made to ensure its TALLER TOWERS are pandemic proof? Faulty plumbing, recycled air, increased hi-touch surface contact, & inability to engage in physical distancing increase infection risk. Will the new residents use their cars to avoid COVID-19? Why are we stuffing more people into tiny boxes when studies have proven increasing density increases the risk of COVID-19 infection?

I look forward to a response by early June

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

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**From:** Lisa Berg  
**Sent:** Tuesday, June 30, 2020 4:59 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** MayorandCouncil; Jim Bailey; Michelle McGuire  
**Subject:** Council Correspondence  
**Attachments:** Action-[REDACTED] s. 22(1).pdf

Dear [REDACTED] s. 22(1),

Thank you for writing to Mayor and Council regarding the development proposal at Park Royal. Your correspondence has been forwarded to me for a reply.

Residents at the Gateway Residences will not be permitted to park at the shopping mall. Park Royal has indicated that it regularly patrols the parking at the mall and has parking limits in place. A key attribute of the application is that it is located in a very convenient location that is close to amenities, shops and services and is within a transit-rich area so that residents will not need to own a personal vehicle. Additionally, a car share program will be put in place at the buildings and a covenant has been registered against the lands to secure parking spaces for those car-share vehicles. Residents would also have access to other car share and ride-hail programs in the area.

In 2018, Council adopted one of the highest community-wide minimum BC Energy Step Code requirements in the Province. The approved project will be constructed in accordance with high environmental standards, including Step 3 of the BC Energy Code. In addition, the project is designed to meet LEED Gold, a green building standard that also considers site sustainability, water efficiency, materials and indoor environmental quality. If Council approves the proposed 5-storey addition, the additional storeys would also be required to meet these environmental standards. Regarding the life safety concerns you have raised I would note that these buildings, like all other commercial construction in West Vancouver, are being constructed to meet all Provincial building code requirements including all relevant life-safety provisions in the Code, as will the additional 5 storeys, if approved.

Council has rescheduled the public hearing on the proposed development to July 16, 2020 at 6 p.m. Information on how to participate in the public hearing may be found on the District's website at <https://westvancouver.ca/government/mayor-council/public-hearing-procedure>.

Please let me know if you have any further questions.

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**From:** s. 22(1) 1010-20-19-047 /  
**Sent:** Sunday, May 24, 2020 6:21 PM 1610-20-5064/5065/5066  
**To:** s. 22(1)  
**Subject:** Increasing the population of West Vancouver by increasing accommodation.

Good afternoon,

I would like to state that I am against the building of high rise buildings (accommodation) in West Vancouver. I refer to, amongst other, the twin tower project at Park Royal (started building with the steel and concrete for 19 floors although only 14 floors were approved). It is my understanding that they are now seeking Council approval to increase the height by 5 floors (95 units, which results in nearly 190 more people for an overall total of nearly 600 people). I believe that most West Vancouver residents have chosen to live here as they value the lower density accommodation and the subsequent increased quality of living that accompanies lower density living.

Here are a few reasons why it makes sense not to increase accommodation (and especially high rise high density living) in West Vancouver:

- **Traffic Gridlock:** As we have all experienced, the traffic is already bad in the Park Royal area on any day of the week. When the following Towers are built for 1,000+ people, at least 500+ cars will be added to the Traffic Congestion at Marine Drive and Taylor Way:
  - a. SE corner: 203 units approved plus 95 more units in twin towers at Park Royal
  - b. NE corner: 89 unit tower at 660 Clyde Ave and 657-675 Marine Drive
  - c. NW corner behind Park Royal North - Onni to add 106 more units in 3 towers
  - d. 6 more Towers in Park Royal South mapped in Marine Dr Local Area Plan
  - e. Taylorwood above Park Royal proposed 390 units + 195 lockup suites in five 6 storey towers
  - f. Future multiple waterfront towers in Ambleside Park on Capilano River by Squamish Nation
  - g. Future multiple towers on the east side of the Park Royal North redevelopment
- **Taylor Way & Marine Drive intersection:** Provincial Ministry of Transportation has jurisdiction and influence over these developments.
- **Transit:** Park Royal has proposed the 95 additional apartments with ZERO additional parking, hoping new residents will use buses. With the demise of Car2Go, car sharing might not be an option. Since COVID-19, travelers/commuters are cautious to use buses and use cars instead.
- **Parking:** Will these new tenants park in the shopping centre's parking lots and thus reducing parking for shoppers? Currently the parking lots at that centre are full and congested already.
- **Residents not living in Ambleside:** Residents of West Vancouver outside of the Ambleside area, such as Caulfeild, Cerdardale, Taylor Way, Horseshoe Bay, etc. often drive through that area as well, worsening the situation further.
- It is my understanding that there was a poll taken, which indicated a 72% opposition to adding Five additional Floors to the Condo project at Park Royal (Angus Reid poll - The Mood of West Vancouver Sept 2019). An informal random poll this month had nearly 100% of respondents against this expansion. These results clearly indicate that the vast majority of the residents do not want an increase in density.
- **Council's Climate Emergency:** the high environmental impact of concrete, which creates high GHG emissions while new low-rise wood housing creates less GHQ, secondary suites create minimal GHG and of course no new housing creates ZERO.

- Pandemic Risk: Studies have proven that increasing density increases the risk of COVID-19 infection. Will detailed modifications be made by Park Royal to ensure its TALLER TOWERS are pandemic proof? Faulty plumbing, recycled air, increased hi-touch surface contact, & inability to engage in physical distancing increase infection risk. Will the new residents use their cars to avoid COVID-19?

Kind regards,

s. 22(1)

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s. 22(1)

West Vancouver

s. 22(1)