

## **COUNCIL CORRESPONDENCE UPDATE TO JUNE 12, 2020 (8:30 a.m.)**

### **Referred for Action**

- (1) June 8, 2020, regarding “Resident input at District of West Vancouver Council Meetings” (Referred for consideration and response)**
- (2) June 9, 2020, regarding Lane Access Complaint (Referred for consideration and response)**

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

No items.

### **Received for Information**

- (3) June 4, 2020, regarding “West Vancouver police”**
- (4) 27 submissions, June 5-11, 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 June 23, 2020 public hearing)**
- (5) 17 submissions, June 5-9, 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)**
- (6) June 5, 2020, regarding “SeaBus Anniversary June 17th 1977”**
- (7) 2 submissions, June 6 and 9, 2020, regarding Pedestrian-Activated Walk Signals**
- (8) HUB Cycling (2 submissions), June 6 and 9, 2020, regarding Bicycling Events and Advocacy**
- (9) 3 submissions, June 8, 2020, regarding Preliminary Development Proposal for 2204 Bellevue Avenue and 177 22nd Street**
- (10) June 8, 2020, regarding “SAC - thank you” (COVID-19)**
- (11) June 8, 2020, regarding “Rethinking street traffic”**
- (12) My Sea to Sky, June 8, 2020, regarding “Woodfibre LNG's request to extend its EA certificate”**
- (13) June 9, 2020, regarding “Demolition of 675 Marine Drive”**
- (14) June 9, 2020, regarding Principles of Policing**
- (15) C. Peters, June 9, 2020, regarding “Thank you for last evening Council meeting” (June 8, 2020 Delegation to Council)**
- (16) June 11, 2020, regarding Property Tax Complaint**

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

- (17) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), June 11, 2020, regarding “Local Food Infrastructure Fund (LFIF) - Phase 2 Applications Launch”**

- (18) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country),  
June 11, 2020, regarding “Enabling Accessibility Fund - Application Process  
Now Open”**

**Responses to Correspondence**

- (19) Director of Legislative Services/Corporate Officer, June 12, 2020, response  
regarding “Resident input at District of West Vancouver Council Meetings”**

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**From:** s. 22(1) 0120-01  
**Sent:** Monday, June 8, 2020 9:24 AM  
**To:** MayorandCouncil; Peter Lambur; Sharon Thompson; Craig Cameron; Mary-Ann Booth; Nora Gambioli; Bill Soprovich; Marcus Wong; LGgovernance@gov.bc.ca  
**Subject:** Resident input at District of West Vancouver Council Meetings

Hello everyone

Regarding the challenges of holding Council Meetings during the COVID pandemic, recent Council meetings have been held with the Mayor and Council members being in their personal homes with all participating by conference call (Webex).

But any member of the public wanting to speak and ask questions, have had to physically attend at Council Chambers in Municipal Hall. With physical distancing I wonder how many members of the public can safely attend and also with COVID how many will feel it is safe to attend?

This seems very un-democratic. Zoom has been used around the world with over 100 attendees. There are video conference systems ( Zoom being one) that would make it easy for all members of the public to attend by video or phone conference. This is the only fair and equitable way to hold such meetings on a level playing field.

For the Mayor and Councillors to attend from their homes while expecting members of the public to attend in person is just clearly wrong.

The District has access to municipal spaces that can easily hold 75+ people at 6 foot intervals, but has not done so with no explanation.

I wonder what other municipal governments have done under the COVID restrictions to ensure a level meeting environment?

I look forward to hearing back from Council

s. 22(1)  
s. 22(1), West Vancouver, BC s. 22(1)

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**From:** [REDACTED] s. 22(1) 2410-01  
**Sent:** Tuesday, June 9, 2020 12:52 AM  
**To:** MayorandCouncil; Nina Leemhuis; Jenn Moller  
**Subject:** Fwd: Unopened Lane [REDACTED] s. 22(1)

On May 26 I wrote to you expressing concerns about what has taken place in the lane [REDACTED] s. 22(1). On May 29th I received a reply from Ms. Moller in the Engineering Department. Ms. Moller does not address my concerns. I simply would like to know.

1) Why has a hedge planted in the middle of the lane [REDACTED] s. 22(1) restricting public access to the back [REDACTED] s. 22(1).

2) Why has the open water course which crosses the lane been covered up by the District.

3) Why has fill been placed on the lane by the owner of [REDACTED] s. 22(1).

All of these actions have a deleterious effort [REDACTED] s. 22(1) limiting any changes [REDACTED] s. 22(1)

I therefore respectfully ask that the hedges to be moved back and on to the property of [REDACTED] s. 22(1) and the lane be returned to public land for public use.

I understand that the District plan on paving the lane [REDACTED] s. 22(1) and I ask my concerns be addressed by Council before any paving take place.

Meanwhile enclosed the Letter from Ms Miller with my question and comments in RED, I am looking forward for the explanation.

Respectfully  
[REDACTED] s. 22(1)

1. The existing lane terminates to the [REDACTED] s. 22(1) and does not connect through [REDACTED] s. 22(1), this is due to the presence of an open watercourse within the unopened lane. Vehicular access formalized through the construction of a lane would not be permitted as it does not comply with Watercourse Protection Bylaw 4364, 2005 Section 6.1 which states: *“Open Watercourses and ditches shall remain above ground and may only be enclosed where no alternatives exist, as determined by the District.”*

*As per photo, please indicate where is the OPEN watercourse? If no open watercourse on the site where does the Bylaw 4364, 2005 Section 6.1 fit into?*

s. 22(1)

s. 22(1)

2. Access for emergency services for and to s. 22(1) exists currently and will be maintained from the road allowance on s. 22(1) to the s. 22(1) not from the rear of the property due to spatial constraints and for the reasons I have outlined above.

Same questions as above. since there is NO open watercourse, there should have no more issue on spatial constrains. s. 22(1) should have same laneway access as rest s. 22(1) houses on the same block.

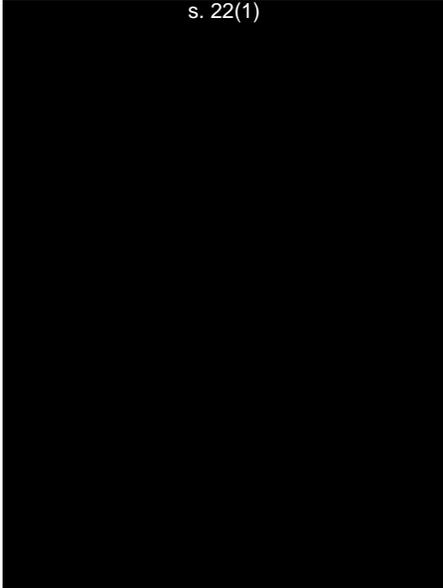
3. District crews completed works on the s. 22(1) culvert crossing to the north of the development site at s. 22(1), this work was coordinated with the development activity following structural deficiencies in the culvert crossing being identified. The construction works associated with s. 22(1) consisted of realignment of an existing piped section of the storm network on the property and some open channel works including an outfall located in the unopened laneway s. 22(1) where the watercourse daylight; this work was authorized by the Province, the regulatory body in this instance and was carried out with the oversight of qualified professional.

This is the photo show the view of outfall from the [REDACTED] s. 22(1) . Looks like and feels like the regulatory body decided all the storm water should just gushing or dumping into

[REDACTED] s. 22(1)

or any open space along lower part of [REDACTED] s. 22(1) which the grade in lower then

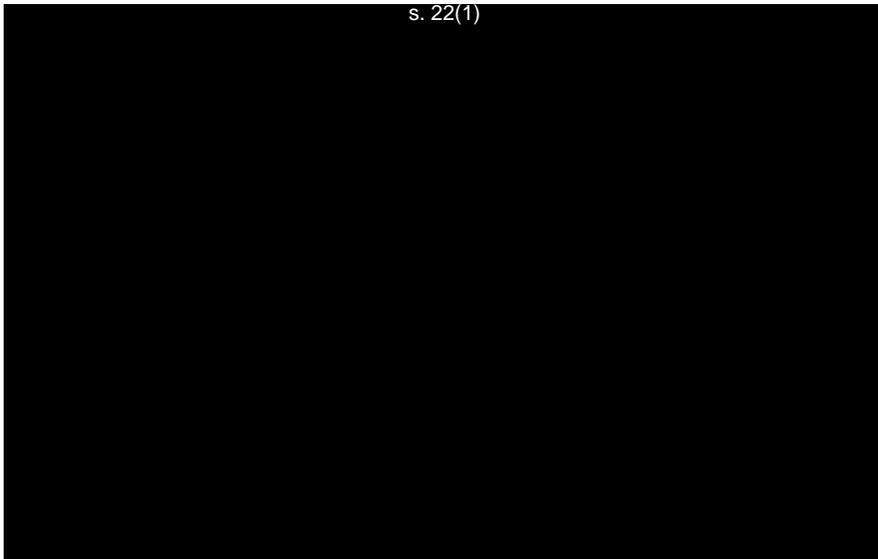
[REDACTED] s. 22(1)



4. Per Part 7.1.10 of the District's Traffic and Parking Bylaw, No. 4370, 2004, parking within a lane is prohibited.

Totally agree the bylaw regarding the car parking is prohibited

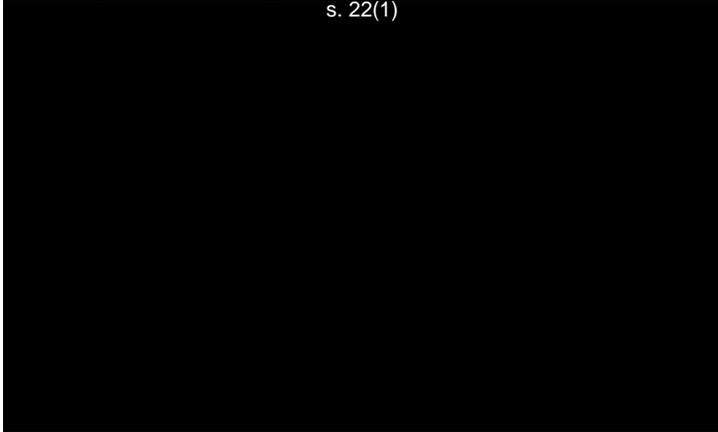
Question: if car park is illegal, how about plant a solid row of permanent cedar hedge a legal??



The portion of the lane that is open runs in part along the [REDACTED] s. 22(1) [REDACTED], with vehicular access required consistent with RS5 zoning, so in other words from the lane. The below captures before and after the development activity was carried out, restoration of the area is generally consistent with the

previously existing lane access for the property. Were the cedar hedge to located on the property line of [REDACTED] s. 22(1) rather than within the lane, vehicular egress would not be possible from a forward facing direction as the open area allows for a two point turn for a vehicle parked within the driveway.

In order for the owner's car to have a "two point turn for a vehicle parked with the driveway".this issue should be addressed during the approved drawing stage ? What is the reason to allow the impeachment into public land to accommodate personal usage?



On Fri, May 29, 2020 at 2:17 PM Jenn Moller <[jmoller@westvancouver.ca](mailto:jmoller@westvancouver.ca)> wrote:

[REDACTED] s. 22(1) :

I am in receipt of your email addressed to Mayor and Council dated May 26, 2020, enclosed.

In my capacity as Manager of Land Development Engineering I have followed up with Staff and provide the following response:

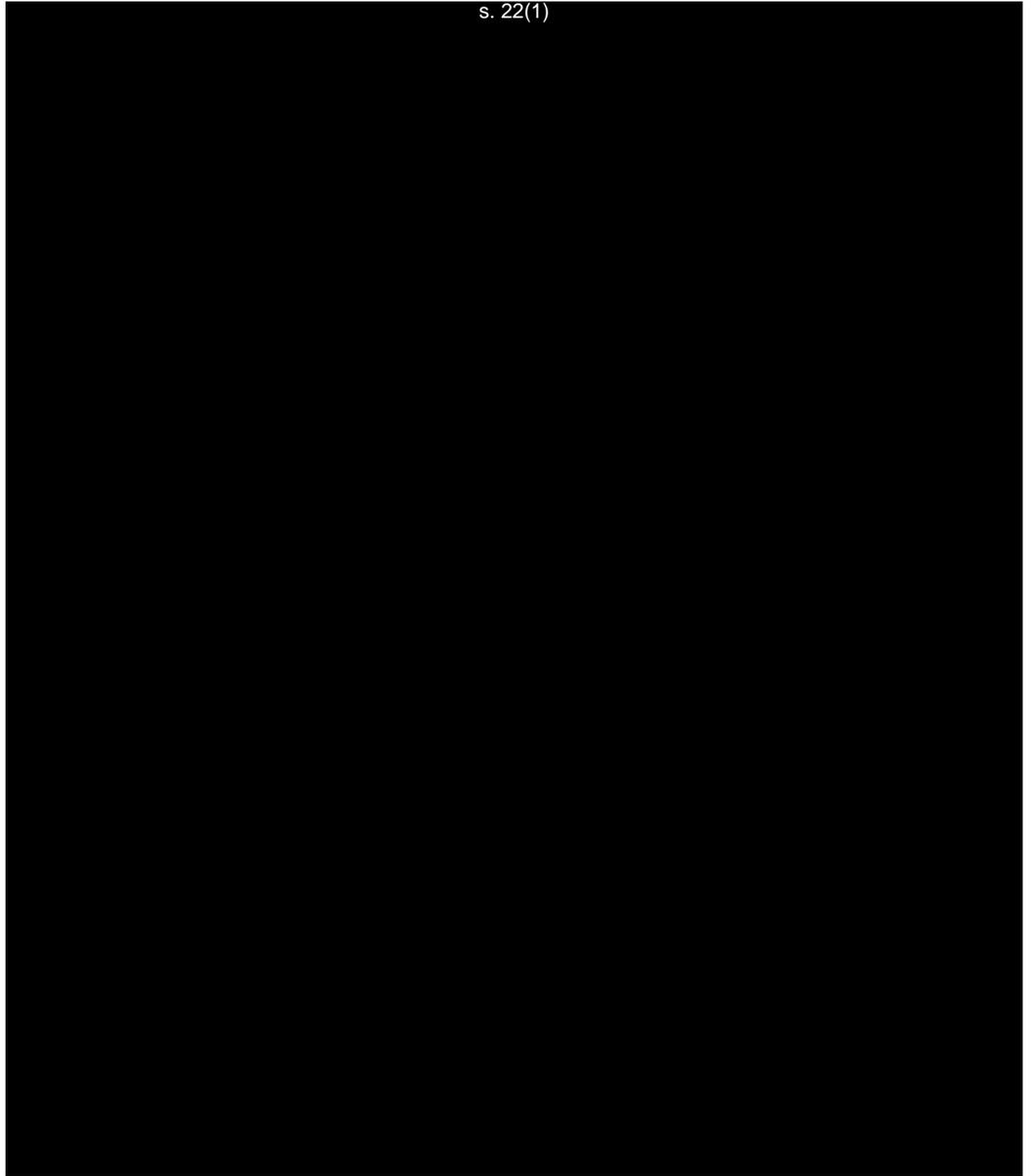
1. The existing lane terminates to the [REDACTED] s. 22(1) and does not connect through [REDACTED] s. 22(1), this is due to the presence of an open watercourse within the unopened lane. Vehicular access formalized through the construction of a lane would not be permitted as it does not comply with Watercourse Protection Bylaw 4364, 2005 Section 6.1 which states: *"Open Watercourses and ditches shall remain above ground and may only be enclosed where no alternatives exist, as determined by the District."*

2. Access for emergency services for and to [REDACTED] s. 22(1) exists currently and will be maintained from the road allowance on [REDACTED] s. 22(1) to the [REDACTED] s. 22(1) not from the rear of the property due to spatial constraints and for the reasons I have outlined above.

3. District crews completed works on the [REDACTED] s. 22(1) culvert crossing to the north of the development site at [REDACTED] s. 22(1), this work was coordinated with the development activity following structural deficiencies in the culvert crossing being identified. The construction works associated with [REDACTED] s. 22(1) consisted of realignment of an existing piped section of the storm network on the property and some open channel works including an outfall located in the unopened laneway [REDACTED] s. 22(1) where the watercourse daylights; this work was authorized by the Province, the regulatory body in this instance and was carried out with the oversight of qualified professional.

4. Per Part 7.1.10 of the District's Traffic and Parking Bylaw, No. 4370, 2004, parking within a lane is prohibited.

The portion of the lane that is open runs in part along the [REDACTED] s. 22(1), with vehicular access required consistent with RS5 zoning, so in other words from the lane. The below captures before and after the development activity was carried out, restoration of the area is generally consistent with the previously existing lane access for the property. Were the cedar hedge to located on the property line of [REDACTED] s. 22(1) rather than within the lane, vehicular egress would not be possible from a forward facing direction as the open area allows for a two point turn for a vehicle parked within the driveway.



I hope this information clarifies your identified concerns.

Thank you,

Jenn

**Jenn Moller, P.Eng**

Manager, Land Development Engineering | District of West Vancouver

604-925-7171 | [westvancouver.ca](http://westvancouver.ca)

**IMPORTANT NOTICE:** Beginning Monday March 30th, all staff in the Land Development and Building Permits & Inspections departments will be working remotely. We continue to serve the public by phone and email.

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 4, 2020 5:52 PM  
**To:** MayorandCouncil  
**Subject:** West Vancouver police

2900-01

I must send along a note of deep appreciation for the work of Sergeant Faris of the W.V.P.D. My truck died suddenly on [REDACTED] s. 22(1) and I was totally helpless. Sgt. Faris came by on his way to another call, placed his SUV behind my truck with lights flashing to warn the large number of oncoming drivers. He was knowledgeable, professional and courteous and most likely stopped a major incident from happening. He deserves recognition for his service.

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

*Success consists of going from failure to failure without loss of enthusiasm.*  
**Winston Churchill**

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

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Friday, June 5, 2020 3:07 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Stop the 5 storey expansion of Twin Towers at Park Royal South

Dear Mayor and Council,

I have written to, and spoken with members of Council on this topic several months ago.

What Council is proposing sends a weak and conflicting message to the real estate development community, and it questions the entire integrity of the municipal system.

The District of West Vancouver has a planning/zoning framework in place for a reason. It is supposed to provide a set of rules and consistency for people who wish to do business in the community.

If Council allows an increase in density to the already approved development permit for Park Royal Twin Towers, it will send a conflicting message to the business world. Clearly if council approves additional density after the fact, the current rules and regulations count for nothing. Council can provide whatever rationale they like.

Though Council may think this approach is clever, it will Diminish trust and respect.

What is to stop every other developer, large or small, coming back to the table after the fact with their hand out? Council will be setting precedents which cannot be reversed. What does council hope to gain from such an inconsistent and damaging approach ?

Quite apart from Council's obligation to protect zoning regulations, there is the issue of the negative impact on our environment and horrific traffic congestion caused by the massing and increased density of these towers.

Council is following its own agenda, but at what cost to the community ?

Please carefully consider the the community's wishes and the future ramifications of this decision.

Yours truly,

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Saturday, June 6, 2020 12:57 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil; Mary-Ann Booth; Peter Lambur; Craig Cameron; Nora Gambioli;  
Sharon Thompson  
**Subject:** Gateway application for additional units and increase building hights

Dear Madam/sir:

I am writing this letter to you to express my concern regarding adding more floors to Gateway project that is already under construction for 14 , 11 floors.

I live in [REDACTED] s. 22(1) ,

[REDACTED] s. 22(1) the chaos on intersection of Marine Dr. and Taylor way every day from 3 o'clock to 7 o'clock caused by traffic jam.

, which cause for more frustration ,waste of time of west Vancouver residences and most important waste of clean air which burns and adds to CO2 ( toxic gas ) by just sitting ideal in the car and not moving which we all know it is danger to health of people .

If you are for the people of West Vancouver and you care for their health and their comfort you do not want more congestion and you do not more populated for park royal area then you do not want more floors added to under construction Gate way .

Please think twice and use your visdom and your conscious .

Yours truly,

[REDACTED] s. 22(1)

[REDACTED] ,West Vancouver

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**From:** s. 22(1) 1010-20-19-112 /  
**Sent:** Saturday, June 6, 2020 3:49 PM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Cc:** Marcus Wong; Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson  
**Subject:** Objection to new application for an Additional 10 floors at Gateway Residences at Park Royal at 707 and 723 Main Street

s. 22(1) I are residents at s. 22(1). We have owned this property for about s. 22(1) years and other than the significant issue of often having extreme traffic congestion, we have enjoyed living here very much and are proud residents of West Vancouver! Our s. 22(1) buildings are on a very large piece of property and are well set back from the roadways; even though they are s. 22(1) years old they fit in very well visually and physically at one of the s. 22(1) West Vancouver.

We walk by the partially constructed new Gateway Residences regularly and notice right away how imposing they will be when completed, as approved. Adding an extra five stories to each tower will significantly add to how they impose on the street and surrounding areas. This definitely will not make this gateway to and from West Vancouver more attractive or welcoming. It will also diminish the amount of light and views of properties to the north and east of the new buildings. We are not opposed to progress and have reluctantly accepted the approval and development of the complex although we and others did press for additional planning to improve traffic issues. We were also very aware that although the developers had initially asked for higher buildings, for very good reasons this was not approved by the West Vancouver Council.

Another issue which was discussed at length but not in our view properly addressed, is the increased impact of the new complexes on traffic at this intersection and the proposed additional ten floors will only make it worse, in fact for those of us using this key gateway intersection perhaps untenable. This is not acceptable!

Lastly, allowing an increased density and height approval after construction just because the developer was willing to take a gamble is just plain WRONG and will establish a very, very, bad precedent. Developers of all future projects will well understand that using this tactic will allow them to bypass almost everything the application process is in place for, which is insuring everyone involved has the appropriate opportunity to provide their input on a proposed development. If this is approved, what a mockery this will make of development approval applications in the future.

For these reasons and just good honest common sense, we oppose this new application.

Sincerely,

s. 22(1)

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**From:** s. 22(1) 1010-20-19-047 /  
**Sent:** Sunday, June 7, 2020 1:36 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Marcus Wong; Craig Cameron; Sharon Thompson; Nora Gambioli  
**Subject:** Park Royal Gateway Residences

I am resending this as I received a undeliverable message response. It appears that I had the mayorandcouncil email address incorrect. My apologies if you have received this message for a second time.

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Dear Mayor and Council,

I am writing another letter to the Mayor and Council Of West Vancouver  
I did write one last year when Park Royal asked to build the original proposed buildings.

I would like to Thank All Of You For Everything You Do For The residents of  
West Vancouver.

My concern is that once again, Park Royal is trying to CHANGE WHAT WAS PASSED  
For the Development at Marine Drive and Taylor Way

The Residents of s. 22(1) are being treated By Park Royal, as if the only thing that should be approved, is **WHAT  
PARK ROYAL GATEWAY WANT**

We should have not been surprised when they ask NOW to Build An Additional Five Stories to the Project without approval. If another Developer went ahead without approval, to change the foundation of their Project, to be able to add the five additional Stories, and this would cause a problem that affect theirs and other Development in that area, Park Royal would have tried to stop it.

Many Charts show that around 72% of Residents in this Area  
**OPPOSE THIS ADDITION.**

I and others, want The Mayor and Council, to understand the Problems that many people have to this Project.

Thank You For understanding our Concern.

s. 22(1)

West Vancouver, BC

s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Sunday, June 7, 2020 5:45 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil; Marcus Wong; Peter Lambur; Craig Cameron; Nora Gambioli; Sharon  
Thompson; Mary-Ann Booth; [REDACTED] s. 22(1)  
**Subject:** Gateway residence application for additional units

DearMadam/Sir

I like to express my concern for this application that you are about to vote to go ahead with it or turn it down .

I [REDACTED] s. 22(1) and I see people try to go home after 8 hard working hours and they can not get out of this intersection just because of too much congestion of traffic ,sometimes it take one hour to get out of this place and by the time they get home ,these people are so tierd and frustrated that they do not have any energy to look after their family and life become misrable for them .

Please make a brave desision and reject this motion , try to ease the pain of these people and do something about traffice and not to add more problem by adding more units and bring more people to this place.

Regards

[REDACTED] s. 22(1)

[REDACTED] , West Vancouver

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Monday, June 8, 2020 9:42 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** PR. expansion

Please do not approve the Park Royal Gateway expansion.

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

Get [Outlook for Android](#)

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

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**From:** s. 22(1) 1010-20-19-047 /  
**Sent:** Monday, June 8, 2020 11:39 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Marcus Wong; Peter Lambur; Bill Soprovich; Craig Cameron; Nora Gambioli; Mary-Ann Booth; Sharon Thompson  
**Subject:** Park Royal Towers

Dear Mayor and Council,

I am following up on an email sent last summer regarding adding 5 additional floors to the Park Royal Towers. At that time, the vote had not yet occurred and the council was looking for feedback regarding the expansion. I expressed my concerns. Since that time, it has been brought to my attention that the vote....which appears to have had a result of 72% opposed, has made no impact. And I am further disappointed to read that Larco Investments not only ignored the results of the vote, but went ahead and laid the foundational structure to support the additional height of the additional floors. These two buildings now have the foundational support to add the additional floors, adding 95 new units and NO additional parking spaces. With 72% of the people being in opposition, why can't city council take a hint and listen to the residents?

I am a resident of s. 22(1). After residing here for s. 22(1) years I can tell you the traffic is already at its max. Trying to navigate around this area during different parts of the day is impossible. Trying to get your car s. 22(1) can be impossible. Traffic is always backed up. Parking around this area is also impossible.

I feel strongly, that adding 5 additional floors to the two towers, will mean more residents which means more visitors and more congestion.

I strongly oppose a decision that will grant permission to the committee to add the extra 5 floors and hope that both the mayor and council will take these comments into consideration.

Thank you for your time,

s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Monday, June 8, 2020 2:00 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Support for Gateway Rental unit expansion by 95

Dear Mayor and Council,

I am writing you for a second time on this issue of approving the additional rental units at Park Royal.

I am very concerned with the very negative and dishonest campaign by a very small group of people who are spreading rumours and false data regarding the application. This group is anti everything in West Van. This application makes a lot of sense, and common sense. Our demographics are such that many lifetime WV residents (like my self, a [REDACTED] s. 22(1) resident of West Van and was born here) who will be selling single family homes and downsizing to accessible apartment living will need these rentals. [REDACTED] s. 22(1) was a good example of this, selling the family home and moving into a rental in WV. This demographic and younger families are big users of transit and at most have 1 car per family for personal use vs. commuting.

I have supported most of what council has done over the years and strongly suggest that you support this much needed rental program.

On a final note, of the few letters I have written over the years I have never has a response (other than auto reply) from any council member except Councillor Wong, who has replied personally. I would suggest it would be a good to respond to the citizens who take the time and effort to give you their opinions and support.

Cheers

[REDACTED] s. 22(1)  
West Vancouver

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Monday, June 8, 2020 2:16 PM 1610-20-5064/5065/5066  
**To:** [REDACTED] s. 22(1)  
**Cc:** MayorandCouncil  
**Subject:** Re: Support for Gateway Rental unit expansion by 95

Very good [REDACTED] s. 22(1), you certainly covered the issues head on, I fully support and agree with your letter to Council.. [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

On Jun 8, 2020, at 2:00 PM, [REDACTED] s. 22(1) > wrote:

Dear Mayor and Council,

I am writing you for a second time on this issue of approving the additional rental units at Park Royal.

I am very concerned with the very negative and dishonest campaign by a very small group of people who are spreading rumours and false data regarding the application. This group is anti everything in West Van. This application makes a lot of sense, and common sense. Our demographics are such that many lifetime WV residents (like my self, a [REDACTED] s. 22(1) resident of West Van and was born here) who will be selling single family homes and downsizing to accessible apartment living will need these rentals. [REDACTED] s. 22(1) was a good example of this, selling the family home and moving into a rental in WV. This demographic and younger families are big users of transit and at most have 1 car per family for personal use vs. commuting.

I have supported most of what council has done over the years and strongly suggest that you support this much needed rental program.

On a final note, of the few letters I have written over the years I have never has a response (other than auto reply) from any council member except Councillor Wong, who has replied personally. I would suggest it would be a good to respond to the citizens who take the time and effort to give you their opinions and support.

Cheers

[REDACTED] s. 22(1)  
West Vancouver

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Monday, June 8, 2020 3:58 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Gateway Residence Development Proposal

Dear Mayor and Council,

I am writing in support of the proposal for an additional 95 units of rental housing at the Gateway Residence development. The additional rental units will provide more housing diversity in a setting where residents have easy access to transit, groceries, cafes, theaters etc. The additional CAC - which would result from the addition of floors to an approved development project, rather than a new development on a new site - would be timely given the impacts of COVID and the community amenity needs of West Vancouver (an arts centre to replace existing aging infrastructure; a youth center to replace the one we lost to fire; updates to the aging seniors centre and this community's track and field which urgently need replacing).

In addition, this proposal is coming from a developer that has a long history in the community and one that is actively engaged in this community's well-being - in a way that many developers are not.

I urge Council's positive consideration with a recommendation for a Public Hearing on June 23.

[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Tuesday, June 9, 2020 10:32 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Marcus Wong; Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson  
**Subject:** Objection to new application for an Additional 10 floors at Gateway Residences at Park Royal at 707 and 723 Main Street

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Dear Mayor,

My wife and I are residents at [REDACTED] s. 22(1). We have owned this property for about [REDACTED] s. 22(1) years and other than the significant issue of often having extreme traffic congestion, we have enjoyed living here very much and are proud residents of West Vancouver! Our [REDACTED] s. 22(1) buildings are on a very large piece of property and are well set back from the roadways; even though they are [REDACTED] s. 22(1) years old they fit in very well visually and physically at one of [REDACTED] s. 22(1) West Vancouver.

We walk by the partially constructed new Gateway Residences regularly and notice right away how imposing they will be when completed, as approved. Adding an extra five stories to each tower will significantly add to how they impose on the street and surrounding areas. This definitely will not make this gateway to and from West Vancouver more attractive or welcoming. It will also diminish the amount of light and views of properties to the north and east of the new buildings. We are not opposed to progress and have reluctantly accepted the approval and development of the complex although we and others did press for additional planning to improve traffic issues. We were also very aware that although the developers had initially asked for higher buildings, for very good reasons this was not approved by the West Vancouver Council.

Another issue which was discussed at length but not in our view properly addressed, is the increased impact of the new complexes on traffic at this intersection and the proposed additional ten floors will only make it worse, in fact [REDACTED] s. 22(1) using this key gateway intersection perhaps untenable. This is not acceptable!

Lastly, allowing an increased density and height approval after construction just because the developer was willing to take a gamble is just plain WRONG and will establish a very, very, bad precedent. Developers of all future projects will well understand that using this tactic will allow them to bypass almost everything the application process is in place for, which is ensuring everyone involved has the appropriate opportunity to provide their input on a proposed development. If this is approved, what a mockery this will make of development approval applications in the future.

For these reasons and just good honest common sense, we oppose this new application.

*Sincerely yours,*

s. 22(1)

[Redacted signature block]

[Redacted signature block]

---

**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Tuesday, June 9, 2020 10:48 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil; Mary-Ann Booth; Peter Lambur; Craig Cameron; Nora Gambioli;  
Sharon Thompson  
**Subject:** Adding more floors to Gateway project

---

Dear Sir/Madam

I am writing this letter to you to express my concern regarding adding more floors to the Gateway project that is already under construction for 14 , 11 floors.

[REDACTED] s. 22(1) chaos on the intersection of Marine Dr. and Taylor way every day from 3 o'clock to 7 o'clock caused by traffic jams which causes more frustration, waste of time of west Vancouver residences and most important waste of clean air which burns and adds to CO2 ( toxic gas ) by just sitting ideal in the car and not moving which we all know is dangerous to the health of people .

If you are for the people of West Vancouver and you care for their health and their comfort, you do not want more congestion and you do not want more populated for park royal area, then you do not want more floors added to the under construction Gateway.

Please think twice and use your wisdom and your conscience to prevent this floor addition to this Gateway. Thanks.

Regards,

[REDACTED] s. 22(1)

[REDACTED], West Vancouver

---

**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Tuesday, June 9, 2020 11:09 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Fwd: Lalji Park Royal Apartment Expansion

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Subject:** Lalji Park Royal Apartment Expansion  
**Date:** June 9, 2020 at 11:06:13 AM PDT  
**To:** [mayorandcouncil@westvancouver.ca](mailto:mayorandcouncil@westvancouver.ca)

While certain councillors ramble on about the supply of rental accommodations in West Vancouver, they are missing the entire point of this issue. This is about principal and adhering to the rules that govern our municipality. After many heated discussions on this issue, Council approved two apartment buildings of a fixed height. For Lalji to pour, at great expense, a foundation for higher buildings shows his total disdain for Council. He knows that for a bribery of money, Council will forsake all the principals of due process and acquiesce to his demands. If you approve this application for additional floors, you will be advertising that this Council is willing to ignore all community input and Council decisions made with due process. Offer us enough money and we will roll over. If you approve Lalji's request, how can you refuse any other developer? What a sham!

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver, B.C.

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Wednesday, June 10, 2020 10:27 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Mary-Ann Booth; [REDACTED] s. 22(1); Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong  
**Subject:** Gateway Residences

Dear Mayor and Council,

As a private citizen of West Vancouver, and one who participated in the OCP discussions, I fully support Council's approval of 95 rental apartments to the Gateway project.

We need to make more rental apartments available to people that are within walking distance to public transit and shopping. Clearly these rentals will enable people who don't necessarily own a car to live in this community. The additional 95 rentals will have minimal impact on traffic which I know is a concern in the community. It will bring younger people here, the missing generation, and provide opportunities for seniors to live here with very convenient access to services. These are seniors who can't afford to own or prefer to rent at their age and stage of life.

If the OCP is a real policy document for Council decision making, then approving this project is a no brainer.

Regards,

[REDACTED] s. 22(1)

West Vancouver

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Wednesday, June 10, 2020 11:54 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Park Royal Gateway Residences

To the Mayor and Council,

I understand that Council has reopened the decision on the height of the building at Marine and Taylor Way on the old White Spot site and is now considering an extra five floors. The developer has apparently laid foundations to accommodate these extra five floors. Why would the Council and the citizens of West Vancouver have gone through a lengthy public consultation for the resulting decision to be revisited because of what seems to be underhanded methods of the developer? I believe that, if this building is allowed to go higher, this would seriously erode public confidence in the Council and in the validity of the public consultation process. I very much hope that the Council will not be seen to give way to pressure tactics from the developers, that they will stand by their decision, and that they will respect the consultation process.

Sincerely,

[REDACTED] s. 22(1)

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

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**From:** David Hutniak <davidh@landlordbc.ca> 1010-20-19-047 /  
**Sent:** Wednesday, June 10, 2020 12:27 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; [REDACTED] s. 22(1); David Hutniak  
**Subject:** Gateway Residences  
**Attachments:** Gateway Residences DWV June 10 2020.pdf

Mayor Booth and Council:

LandlordBC has been following the progress of this important project since June, 2018, when Council approved the current development permit for Gateway Residences. We believe the amendment before you as presented by staff improves the project significantly and respectfully request that you move the application to public hearing. Please see the attached formal letter.

Respectfully

David Hutniak  
Chief Executive Officer  
LandlordBC - BC's top resource for owners and managers of rental housing  
Phone: 604.733.9440 ext. 202 | Fax: 604.733.9420 | Mobile: 604.644.6838  
Email: [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)  
Website: [www.landlordbc.ca](http://www.landlordbc.ca)



#areyouregistered Go To Landlordregistry.ca

LANDLORDBC

BC's top resource for owners and managers of rental housing

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June 10, 2020

Mayor Booth and Council  
District of West Vancouver

Sent via email to: [MayorandCouncil@westvancouver.ca](mailto:MayorandCouncil@westvancouver.ca)

Subject: Gateway Residences

Mayor Booth and Council:

LandlordBC is a non-profit industry association and the leading voice for owners and managers of rental housing in British Columbia. I am writing you on behalf of our 3300 members in support of the above-captioned proposal which includes critically important secure purpose-built rental housing for the community.

LandlordBC has been following the progress of this important project since June 2018 when Council approved the current development permit for Gateway Residences. We have since met with the applicant on the original proposal including updates for our review on the proposed amendment. We supported the original proposal because it brought needed density to an appropriate location in West Vancouver.

We believe the amendment before you significantly enhances the project. The Executive Summary in the staff report recently presented to you provides the essential improvements: the provision of significantly more rental housing which West Vancouver badly needs; proximity to important transit and many amenities, improves pedestrian connections, and, critically, follows Smart Growth construction principles. And, overall, the project meets Council's priorities and OCP directions.

It is our opinion that this amendment should be approved, and the application move to public hearing, at which time LandlordBC hopes to be available to comment further in support.

Sincerely,

s. 22(1)

David Hutniak  
CEO  
LandlordBC

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Wednesday, June 10, 2020 3:00 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** In support of the Gateway Residences proposal

Dear Mayor and Council

I'd like to add my support to Park Royal's application to include 95 rental apartments to the Gateway project.

By now you're well-acquainted with the benefits not only of housing diversification, but also of the creation of a whole new and vibrant community that will breathe life into West Vancouver in terms of its economy, arts and culture, and demographic.

Besides the above benefits, the generous CACs could further enhance the greater community by supporting some of the other wonderful opportunities you have in your plans, such as the proposed new arts facility. Not to mention that they come at a time when the District's revenues have suffered due to the pandemic.

I see **only upside** in this development with the additional proposed 95 units.

Be courageous - make it happen!

Sincerely

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

--  
[REDACTED] s. 22(1)

[REDACTED]

[REDACTED] [REDACTED]

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**From:** s. 22(1) 1010-20-19-047 /  
**Sent:** Wednesday, June 10, 2020 7:11 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** Marcus Wong; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson  
**Subject:** Park Royal Gateway

City Council of West Vancouver

750 17th Street

West Vancouver, BC

V7V 3T3

Re: proposed additional floors/units for Gateway Towers.

Dear Mayor and Council of the city of West Vancouver,

It has been brought to my attention that the owners of Gateway Towers have requested the addition of 195 units by adding more floors to the tower. This area currently does not have the capacity for these additional units as the traffic is already very heavy for Lions Gate Bridge and will undoubtedly get significantly worse during the phase 1 of the project (particularly the intersection of Marine dr. and Taylor way). It is also imperative to note that the tower does not even have capacity for parking for these additional units.

My question to you and the council is if someone donates a large sum of money to the city, does that make them above the law and exempt from regulations? Does this implicate that any builder has the power, and is welcomed to, use financial leverage and influence to put personal interest before the wellness and safety of the community? I have lived in many countries and such quid pro quo belongs to third world countries and does not parallel the Canadian values of honesty, fairness, democracy, equality, and safety.

As an owner of s. 22(1), I am strongly against the proposed additional floors in Gateways Tower.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Wednesday, June 10, 2020 10:26 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Oppose to Gateway application for additional units and increase building heights

Dear Mayor,

My husband and I are residents at [REDACTED] s. 22(1). We have owned this property for [REDACTED] s. 22(1) years and other than the significant issue of often having extreme traffic congestion, we have enjoyed living here very much and are proud residents of West Vancouver! Our [REDACTED] s. 22(1) buildings are on a very large piece of property and are well set back from the roadways; even though they are [REDACTED] s. 22(1) years old they fit in very well visually and physically at one of [REDACTED] s. 22(1) West Vancouver.

We walk by the partially constructed new Gateway Residences regularly and notice right away how imposing they will be when completed, as approved. Adding an extra five stories to each tower will significantly add to how they impose on the street and surrounding areas. This definitely will not make this gateway to and from West Vancouver more attractive or welcoming. It will also diminish the amount of light and views of properties to the north and east of the new buildings. We are not opposed to progress and have reluctantly accepted the approval and development of the complex although we and others did press for additional planning to improve traffic issues. We were also very aware that although the developers had initially asked for higher buildings, for very good reasons this was not approved by the West Vancouver Council.

Another issue which was discussed at length but not in our view properly addressed, is the increased impact of the new complexes on traffic at this intersection and the proposed additional ten floors will only make it worse, in fact [REDACTED] s. 22(1) using this key gateway intersection perhaps untenable. This is not acceptable!

Yours sincerely,

[REDACTED] s. 22(1)

Sent from my iPhone

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 9:33 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Stop the 5 storey expansion of Twin Towers at Park Royal South

Mayor and Council of West Vancouver

I am opposed to the additional 5 story additions to the Twin Towers. In this case a deal is a deal and the fact that the developer actually built the foundation for a taller builder without proper approvals and in anticipation of this exact situation is abhorrent.

I am in favour of more density in the appropriate areas of West Vancouver but not this time on a matter of principle.

[REDACTED] s. 22(1)

W. Vancouver

Sent from my iPad

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 10:08 AM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Cc:** [REDACTED] s. 22(1) Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong  
**Subject:** Gateway Proposal: My support

Dear Mayor and Council

I am writing to add my support for Park Royal's proposal for 95 additional rental units and 5 extra floors to the Gateway Residences.

We sorely need housing diversification in West Vancouver. We especially need affordable rental units for people who work here, young families and many others who cannot afford or do not need a single family home. The new community at Gateway will add vibrance to West Vancouver in general, without adding to our traffic challenges since no additional parking stalls will be built.

I applaud the environmental standards to which this complex is being built, and this is in line with West Vancouver's climate change strategy.

The generous CAC's can be used to support initiatives that enhance West Vancouver without an extra tax burden on residents.

I encourage you to support it.

Sincerely

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

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**From:** Harper Moll <hmoll@tractorfoods.com> 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 12:12 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:** Gateway Residences

*Sent on behalf of Steve Clarke*

Hello,

My name is Steve Clarke and I own Tractor Everyday Healthy Foods set to open this summer in Park Royal. As business owner serving the WV community I'm writing in support of the 95 additional rental apartments at Gateway Residences Park Royal. Providing more housing choices is good for business as it can lead to more employees living close to work and more customer support for business across West Vancouver. It is also important to consider better public transportation for communities that show growth. The better the public transportation, the easier for businesses like mine to attract employees.

Please think about benefits to business taxpayers not just residents when you are making your decision. The more that is done to support business the better, for the health and prosperity of West Vancouver business I support this proposal and Council should be open to more people moving to West Vancouver as opposed to watching them leave.

Sincerely,

Steve Clarke, President Tractor Everyday Healthy Foods

Tractor Foods - Park Royal  
784 Main Street  
West Vancouver BC V7T 0A5

Harper Moll  
Project Manager - Tractor Foods HQ  
604-715-5833  
[hmoll@tractorfoods.com](mailto:hmoll@tractorfoods.com)  
[www.tractorfoods.com](http://www.tractorfoods.com)

# Tractor

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**From:** Tim Yu [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 12:20 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:** Support of Gateway Residences Park Royal

Hi,

My name is Kuan Ting Yu and I own/operate ZUBU Ramen at Park Royal. As a business owner serving the West Vancouver community I'm writing in support of the 95 additional rental apartments at Gateway Residences Park Royal. Providing more housing choices is good for the business as it can lead to more employees living close to work and more customer support for businesses across West Vancouver. It is also important to consider better public transportation as a priority for the communities that show growth. Since the better the public transportation system, the easier and more attractive it'll be for the local businesses to obtain more customers and employees.

Please think about the benefits to the business taxpayers as part of your decision making process, not just the residents. The more that is done to support businesses, the better for the health and prosperity of West Vancouver. Therefore I support this proposal and Council should be open to more people moving to West Vancouver as opposed to watching them leave.

Sincerely yours,

Kuan Ting Yu,  
ZUBU Ramen  
788 Main st, West Vancouver

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 12:24 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Park Royal 'Gateway' expansion

Dear Mayor & Council

I have been a resident in West Van for [REDACTED] s. 22(1) years, and a homeowner for [REDACTED] s. 22(1) years. I do not agree that Gateway should be given approval of expanding their original plan.

The fact that they have already started construction on the larger footprint is outright bullying and flaunting the law. I believe the District should "shut down" construction immediately and apply the appropriate fines or at least use them in consultation with the developers. What they are doing is unacceptable and should be stopped immediately. Do they think that because our Mayor is a woman, they can 'walk all over her'? Good luck. Assert!

Regards

[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 1:03 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Additional floors at north east corner of Park Royal

This project should not be reopened for any reason. It had extensive staff and public input and a reasonable decision was made. If reopened there will never be an end to projects and decisions will continue to go around and around.

s. 22(1)



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**From:** [REDACTED] s. 22(1) 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 1:39 PM 1610-20-5064/5065/5066  
**To:** MayorandCouncil  
**Subject:** Gateway Residences - Public Hearing Input

Firstly I truly hope Council actually takes the time to read these submissions.

I object to the proposed Amendments sought by the Owner/Developer of the Gateway Residences.

It's time West Vancouver stopped the practice of allowing previously approved Development Applications coming back for increased density.

Clearly this was this Owner/Developer's intention in the first place given the structural upgrading made to handle a larger Tower/s.

The proponents compare the additional height sought with the West Royal Towers. Their respective sitings are however like comparing day to night. West Royal Towers are well set back and not obtrusive whereas the Gateway Residences as currently approved will already present massive structures overbearing the entrance to our "Seaside Community", granting additional height will only worsen the effect.

I also can't believe the Municipality is allowing the Development to be built without a proper Set-back from the Marine Drive sidewalk for their west Tower!

If approved it would appear that future OCP's can be Amended by simply throwing more money on the table. Let's stop allowing our Official Community Plans being comprised through pay-offs and pressure.

Do the right thing and deny the proposed Amendments.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

Sent from my iPad

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**From:** Rozemerie cuevas <rozemerie@jcstudio.ca> 1010-20-19-047 /  
**Sent:** Thursday, June 11, 2020 9:26 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 SOUTH - ADDITIONAL RENTAL APPARTMENTS  
**Attachments:** PARK ROYAL SOUTH.pdf

Thank you for the opportunity to voice our opinion.

Regards,  
RozeMerie Cuevas



**RozeMerie Cuevas**  
Designer | Co-Founder  
[rozemerie@jcstudio.ca](mailto:rozemerie@jcstudio.ca)



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

[Facebook](#) [Instagram](#)

**JAC Canada Apparel Inc**

Park Royal South,

972 – 2002 Park Royal South

West Vancouver, BC, V7T 2W4

778 996 5871

rozemerie@jcstudio.ca

www.jacbyjc.com



June 11, 2020<sup>th</sup>

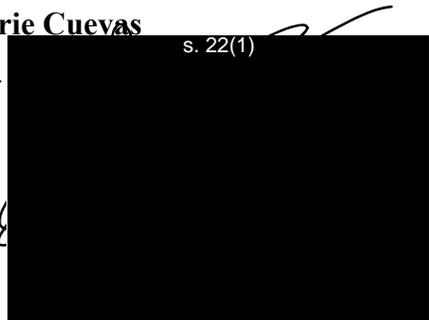
My name is RozeMerie Cuevas and I own/operate JAC CANADA APPAREL INC. As business owner serving the WV community I'm writing in support of the 95 additional rental apartments at Gateway Residences Park Royal. Providing more housing choices is good for business as it can lead to more employees living close to work and more customer support for business across West Vancouver. It is also important to consider better public transportation is a priority for communities that show growth and the better the public transportation the easier for businesses like mine to attract employees.

Please think about benefits to business taxpayers not just residents when you are making your decision. The more that is done to support business the better, for the health and prosperity of West Vancouver business I support this proposal and Council should be open to more people moving to West Vancouver as opposed to watching them leave.

Sincerely,

**RozeMerie Cuevas**

Designer



**JAC Canada Apparel Inc,**

Park Royal South, 972 – 2002 Park Royal South, West Vancouver, BC, V7T 2W4

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Friday, June 5, 2020 8:33 AM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** FW: 2195 Gordon Survey Results

Dear Mayor and Council ~ is there any part of this you don't get ?!?!?!?

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

Thank you for taking time to participate in our survey. We truly value the information you have provided. By participating in this survey, you made your voice heard and are helping shape the future of #westvan

The compiled results of the survey will be detailed in our next newsletter. Here is a sneak preview of the the results to date.

[https://dataca.surveygizmo.com/r/50008356\\_5ed83bd28e87b6.14344177](https://dataca.surveygizmo.com/r/50008356_5ed83bd28e87b6.14344177)

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Friday, June 5, 2020 9:04 AM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** NO to tax payer subsidized housing

I believe that the proposed use of the municipal property at Gordon and 22nd for quasi subsidized housing is a poor use of taxpayer's money and am strongly opposed. At those income levels people could readily find a place to rent in North Van or the West End - and not at the expense of the local ratepayers in those areas. I see no need to have municipal assets directed to subsidizing their living expenses.

[REDACTED] s. 22(1)

[REDACTED]  
West Vancouver.

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Friday, June 5, 2020 11:35 AM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** NO to tax payer subsidized housing

Dear Mayor and Council

I have been a West Vancouver resident for my entire life [REDACTED] s. 22(1) . I am now concerned with the focus on rental units and affordability. West Vancouver is not affordable and efforts by council to address this are misguided. Your goal should be to preserve the character of West Vancouver, not diminish it. Allowing growth of rentals is a bad idea. Building “for-sale” housing appropriate to the neighborhood character is the approach that should be taken. The Cressy building or the Grosvenor are good examples.

Subsidized rentals for 2100 block Gordon is a very bad and expensive idea. Service personnel can save to live here or live in North Vancouver. We do not need to subsidize them with our tax dollars. Better alternatives are “for-sale” housing or private market-rate senior rental housing like the Westerly.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Friday, June 5, 2020 1:24 PM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** NO to taxpayer subsidized housing

I am dead set against this proposal

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

---

**From:** Don Peters <don.peters@nscr.ca> 1010-20-19-112 /  
**Sent:** Friday, June 5, 2020 2:15 PM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** OCP Amendment and Rezoning: 2195 Gordon Avenue

Dear Mayor and Council:

We are writing in full support of the recommendations contained in the report of the Senior Community Planner, dated May 22, 2020, to be considered at First Reading on June 8, 2020.

It is our unanimous opinion that this proposal will create the most important development in West Vancouver in fifty years: it is designed to meet the significant shortfalls in rental, workforce, and supportive housing the municipality now faces. Based on solid data, it is forward-looking and will promote the well-being of the municipality.

As such, this proposal should move to the full and robust Public Hearing contemplated for July 14.

There, we will speak in more detail in support of this important plan.  
Respectfully,

Don Peters

*Please note that CHAC is a program of North Shore Community Resources; our offices are located at # 201, 935 Marine Drive, North Vancouver, BC, V7P 1S3. The District has our permission to circulate this correspondence.*

**Don Peters**

Housing Advocate  
Chair, Community Housing Action Committee  
604.982.3309

[don.peters@nscr.ca](mailto:don.peters@nscr.ca)

[www.nscr.ca](http://www.nscr.ca)



North Shore Community Resources acknowledges and honours that we live and work on the unceded territories of the Coastal Salish people. Including the St'at'imc, Skwxwú7mesh (Squamish), xʷməθkʷəy'əm (Musqueam) and səl' ilwətaʔɪ (Tseil-Waututh) Nations.

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Saturday, June 6, 2020 8:02 AM 1610-20-5068/5057  
**To:** Marcus Wong; Peter Lambur; Mary-Ann Booth; Bill Soprovich; Craig Cameron; Sharon  
Thompson; Nora Gambioli; MayorandCouncil  
**Subject:** subsidized housing at gordon

I have been residing in west vancouver for [REDACTED] s. 22(1) years.

I am against the subsidized housing at Gordon

--  
Sincerely,

[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Saturday, June 6, 2020 10:00 AM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** NO to tax payer subsidized housing

I am against the project on Gordon Street.

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

West Vancouver

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 6, 2020 11:52 AM  
**To:** MayorandCouncil  
**Subject:** 2195 Gordon Avenue

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%\*%\$!&\$!) \$\*, #) \$) +

Dear Mayor and Council

I am writing in support of the recommendation to hold a public hearing for the proposed development of 2195 Gordon Ave. lands coming to Council on June 8.

Mark Chan and the staff team have done a commendable job of bringing to the public their unique, transformational, proposal to use this municipal owned property to truly kick start an increase in the supply of available rental properties for our community.

This has initiated much needed discussion in our community about land use, and about how a Council can not just hope for action to occur to support its own OCP, but actually take concrete steps with its own lands to demonstrate what action is needed.

This proposal certainly does so, and will send a powerful signal not just to our community, but to all those who would be looking at future developments here.

It is now time to bring this discussion to the next step-and hold a public hearing, and hear directly from our community. I would urge your support for that important step.

Respectfully,

[REDACTED] s. 22(1)

[REDACTED]

West Vancouver.BC

[REDACTED] s. 22(1)

[REDACTED]

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 6, 2020 1:03 PM  
**To:** MayorandCouncil  
**Subject:** NO to tax payer subsidized housing

1010-20-19-112 /  
1610-20-5068/5057

Current proposal does not 'justify' \$64 million capital appreciation being squandered on a fragile argument to provide subsidized rentals for pretty well-paid Municipal staff. A better demographic would be for store clerks, domestic workers, full/part time caregivers, nurses, poorly paid hospital employees and long-term seniors' employees.

Proposal needs a more thorough set of options.

[REDACTED] s. 22(1)

West Vancouver.

---

**From:** [Redacted] s. 22(1) 1010-20-19-112 /  
1610-20-5068/5057  
**Sent:** Sunday, June 7, 2020 12:57 PM  
**To:** Marcus Wong; Peter Lambur; Mary-Ann Booth; [Redacted] s. 22(1) Craig  
Cameron; [Redacted] s. 22(1); Nora Gambioli; Mayor and Council  
**Subject:** Two question Survey: Are you in favour of subsidizing Municipal, School and other  
staff? 2195 Gordon rezoning at Council set for this Monday June 8

Dear Mayor and dear Council:

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

[Redacted] s. 22(1) of the same address and tel # [Redacted] s. 22(1)

are dead set against spending any taxpayers' money on subsidizing Housing for staff of the Municipality,  
School and other Staff by rezoning 2195 Gordon Ave and build subsidized housing for them there or  
anywhere else!

[Redacted] s. 22(1)

[Redacted]

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Sunday, June 7, 2020 6:05 PM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** 2195 Gordon Avenue

To: The Mayor and Council

I am writing to support the zoning bylaw and OCP amendment bylaw for 2195 Gordon Avenue.

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

Last year I wrote to you saying that I believe that affordable housing is not only a political issue, but a spiritual issue.

In the context of Covid19, I also believe that affordable housing to be an **ethical** issue,

We rightly celebrate and thank our essential workers every evening at 7:00pm.

We also need to give them (and their families) the opportunity to live in, and to be fully part of, our local community of West Vancouver.

Thank you,

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

**From:** [Redacted] s. 22(1) 1010-20-19-112 /  
**Sent:** Sunday, June 7, 2020 9:07 PM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** Survey: 2195 Gordon Ave. 90% of WV Taxpayers vote NO to development and subsidized housing  
**Attachments:** WVCS Gordon Ave Survey Subsidized Report poll report jun2020 .pdf

[Redacted] s. 22(1)

West Vancouver, BC

[Redacted] s. 22(1)

I am writing to tell you that I am one of the DWV taxpayers that recently voted in a survey about the wisdom of the Gordon Ave proposed development. Survey was sponsored by West Vancouver Community Stakeholders group (WVCS).

I voted both against the specific proposal for 2195 Gordon Avenue AND I voted that I DO NOT agree with using any DWV resources to pay for or contribute to subsidized housing. This is a Federal or Provincial responsibility — NOT a municipal responsibility.

I also wish to go on record that the staff report prepared by DWV staff is, at best, misleading and possibly deceptive in it lack of big picture information.

[https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/jun/08SpOpen20jun08-5-2.pdf?utm\\_source=chq\\_newsletter&utm\\_medium=email&utm\\_campaign=chq-2195-Gordon-Avenue--May-2020-Update&utm\\_source=chq&utm\\_medium=email&utm\\_campaign=website](https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/jun/08SpOpen20jun08-5-2.pdf?utm_source=chq_newsletter&utm_medium=email&utm_campaign=chq-2195-Gordon-Avenue--May-2020-Update&utm_source=chq&utm_medium=email&utm_campaign=website)

In spite of the omissions in this report — here, I believe, is a fair and accurate summary of this proposed transaction:

Value \$

\$80 million - Value of land assuming zoned for market value condos — value per DWV:

\$26 million - Less: sale of land associated with sale of land for 50 market valued condos per DWV

-----  
\$54 million - land value for proposed subsidized housing for 167 below market rental units  
value of land per subsidized housing unit = \$323,000 per unit (54MM/167)

=====

--- estimated ---

**Purpose**

**units people**

**vehicles**

subsidized 167 370

250

condo 50 110

75

-----  
Total 217 480

325 <<<< 1.5 cars per unit

=====

(and only 200 parking spaces provided for in new structure  
Where do you think the additional 125 vehicles will park?  
(Street or Community Centre?)

Hence, DWV using \$54 million in land value to provide 167 below market rental units at a subsidy of \$323,000 per rental unit. 480 additional people in WV and an additional 325 vehicles.

This is NOT a good deal for current DWV taxpayers in my opinion and 90% of DWV taxpayers who voted.

Consider leaving this land as a park and/or leave it for possible future expansion of the recreation centre. Even at \$80 million I would not support the sale of the land for a 100% marked condo development.

While it appears that by statute council is required to hold public consultations pursuant to section 475 of the *Local Government Act*; I guess, legally, mayor and council are not required to listen to the input from the legally mandated consultation process. Although what is the point of consultation with the community if Mayor and Council don't listen and proceed instead with their personal agendas?

Well, we plebeians have voted and expressed our wishes in clear and unequivocal manner that we do not want mayor and council to vote in favour of the development of 2195 Gordon Avenue.

I am informed that:

- Based on WVCS's survey of DWV property taxpayers, we are 95% confident that at least 81% of DWV taxpayers oppose DWV subsidizing housing at Gordon Avenue or in general. The actual vote against was 90% and statistically the sample size only supports the statement that at least 81% of DWV taxpayers oppose subsidized housing development for Gordon Avenue

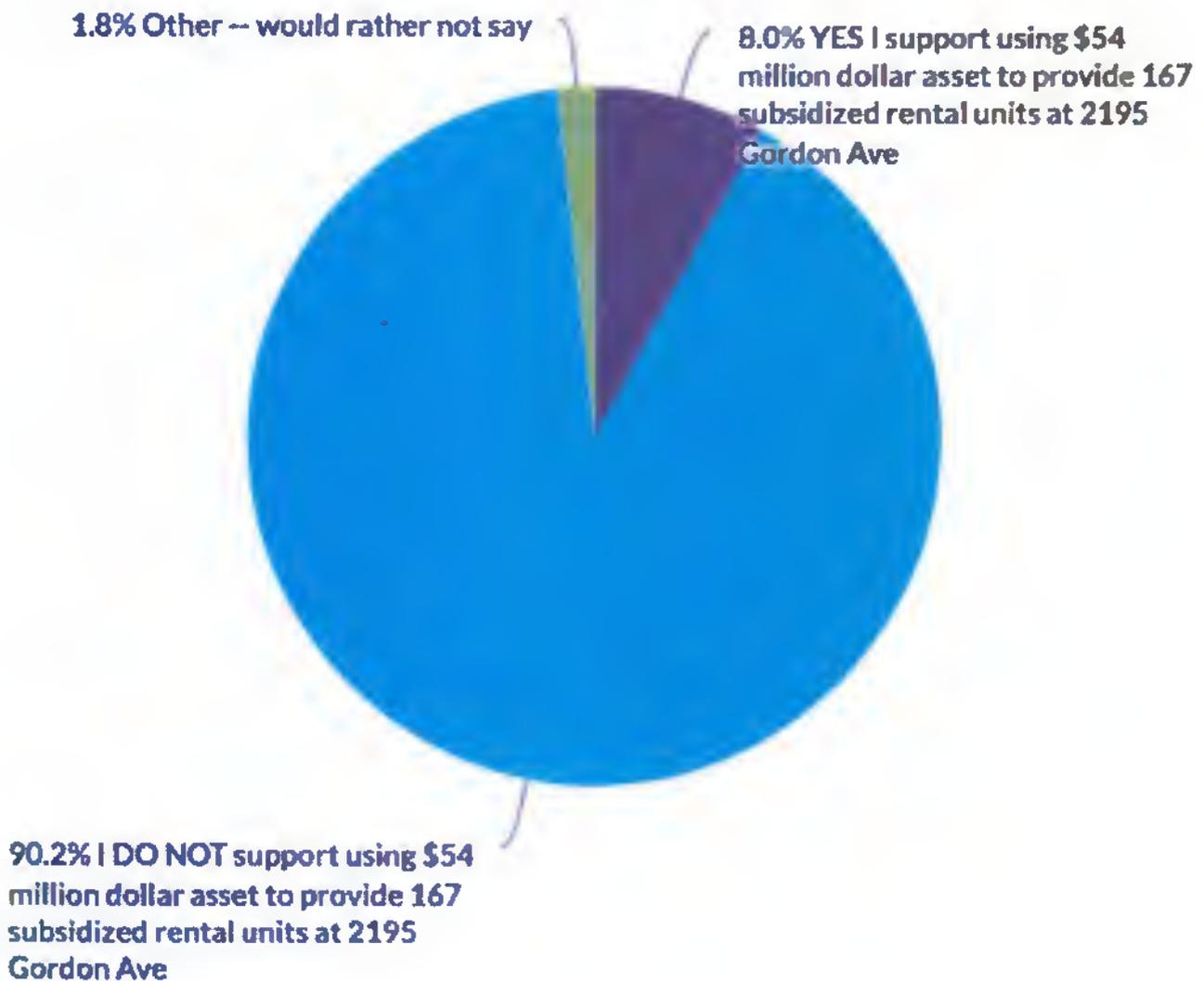
And no doubt you are thinking these plebeians don't understand the finesse of the Gordon Ave proposal; news flash: taxpayers were also asked a general question about using DWV assets for subsidized housing and at least 81% (with 95% statistical confidence level) of DWV taxpayers are opposed to any DWV assets being utilized for subsidized housing.

Thanks for listening

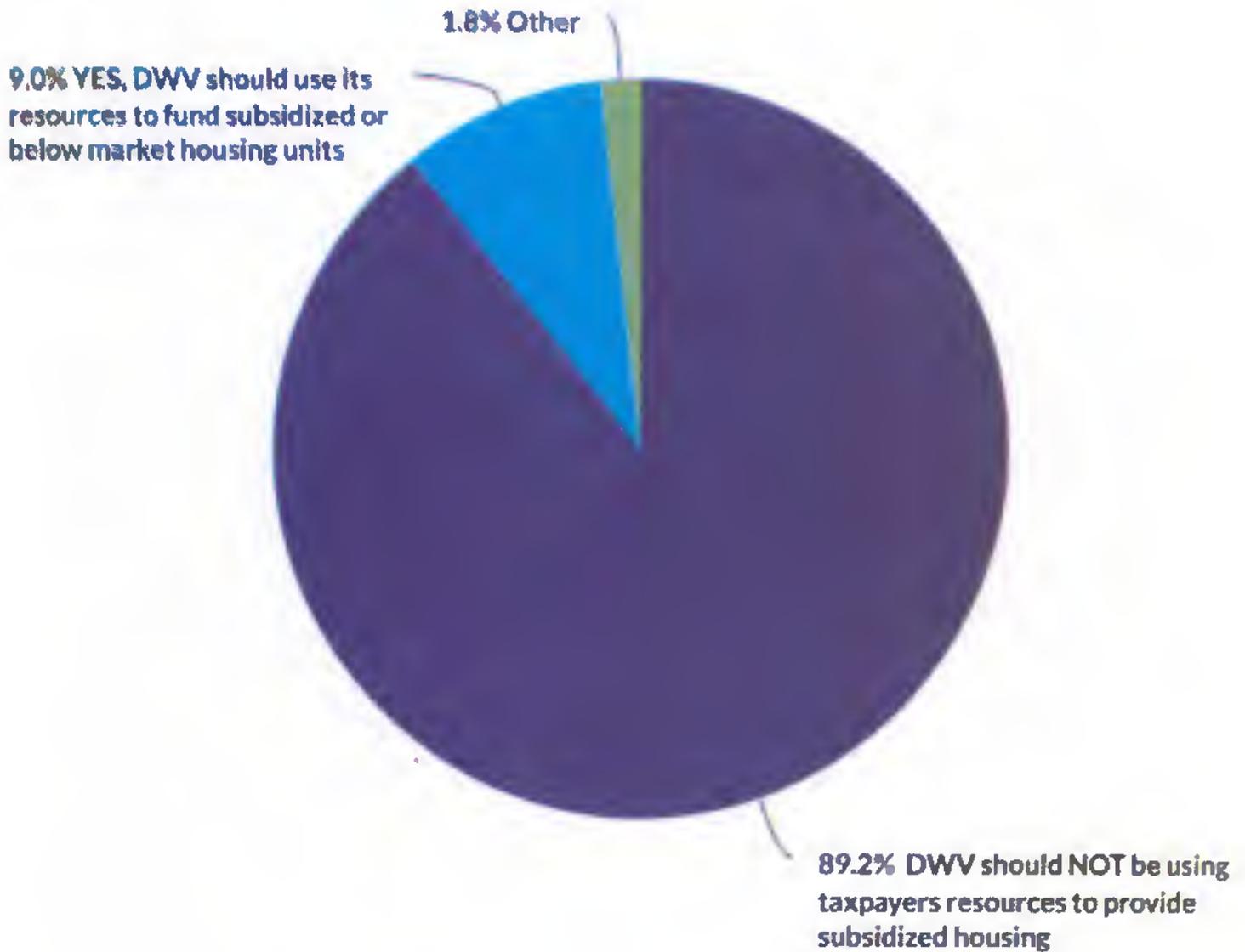
SEE THE ATTACHED SUMMARY GRAPH OF THE RESULTS.

•

1. Are you in favour or are you opposed to DWV council approving the partial sale of DWV land located at 2195 Gordon for \$26 million to be used to build for sale condos and dedicating the remaining \$54 million dollars worth of land to be used for subsidized or below market rental units?



**3. In general, are you in favour of DWV using taxpayers's resources to fund subsidized or below market rental housing units?**



---

**From:** Graham McIsaac [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Sunday, June 7, 2020 10:26 PM 1610-20-5068/5057  
**To:** MayorandCouncil; Mary-Ann Booth; Bill Soprovich; Peter Lambur; Sharon Thompson;  
Marcus Wong; Craig Cameron; Nora Gambioli  
**Subject:** Re 2195 Gordon Avenue and subsidized housing

>> I am aware that you are holding a key meeting on Monday June 8 to decide whether to take the Gordon Avenue subsidized housing proposal to public hearing in July. I will not attend Council Chambers in person as I understand you will all be at home attending by video conference. I would like to be able to address Council by video conference or failing that audio conference from my home - please advise how I will be able to do this?

>>

>> Assuming that I may not be able to do this I am writing to each of you to express my serious concerns with the decision making process that got us to this stage and the actual proposal itself. This is likely the most significant financial decision this Council has made in decades.

>>

>> We are at the moment all facing very challenging and difficult times , as is the District of West Vancouver (DWV). In 2020 the DWV budget is being stretched and money that should have been used from the asset levy for asset maintenance has already essentially been diverted to fund operations. Per DWV the District likely faces \$200 million of Capital Projects in the next decade that to my knowledge have no funding plan in place.

>>

>> This then brings us to 2195 Gordon Avenue and the report ( prepared by staff) that is before you on Monday night. The report outlines that an extensive public consultation has taken place and suggests the public supports this initiative to provide subsidized housing for the so called "missing middle".

>

>> The report also suggests that DWV will earn revenue of \$26 million from proceeding with this project.

>>

>> 2195 Gordon Avenue is, as I am sure you are aware, a very unique and valuable site. We have an instance here of proposing spot zoning of a site in advance of completing the Local Area Plan. Before proceeding should we not complete the Local Area Plan for Ambleside Town Centre ? Public dialogue around such a plan may result in proposals for the site other than for subsidized rental housing.

>>

>> The public consultation basically assumed that the site would be used for subsidized housing and was largely focused on the form, height and character of buildings for that site. The public was not advised of possible other uses for the site , pros and cons and financial consequences of each. They were not asked for their preferences re those possible uses. This was in my view a very flawed consultation process.

>>

>> The public, based on the report, will believe that DWV will earn revenue of \$26 million while providing subsidized housing in 167 units for those earning between \$50,000 and \$125,000. Sounds too good to be true and it is!!!

>

>> This however is grossly misleading and the public should be made aware of the following facts prior to any public meeting on this proposal:

>> A) The site was purchased in 2014 for \$16 million.

>> B) The value of the site zoned for strata condominiums was \$80 million in 2019 per DWV.

>> C) This proposal will earn a net gain to DWV of \$10 million ( \$26 million less cost of \$16 million).

>> D) However in developing the site for 167 subsidized rental units and 50 strata condominium units DWV will be foregoing \$54 Million dollars that could be earned if the site was sold to maximize monetary value- that is a subsidy of \$323,000 per subsidized rental unit!!!! ( \$80 million potential sales value less \$26 million).

>>

>> I doubt the public were aware of A) to D) above during the consultation process.

>>

>> These numbers were provided last year by DWV only in answers to questions from residents. Should you have updated appraisals, numbers etc please advise?

>

>> I personally believe, particularly during the current crisis, that DWV should focus on providing essential services to residents. I believe that the provision of subsidized housing is a Provincial and Federal responsibility and not a direct responsibility of DWV.

>

>> It seems that DWV residents agree with me. In a current survey being conducted by West Vancouver Community Stakeholders 81% of West Vancouver residents DO NOT support using taxpayers' resources to provide subsidized housing (95% confidence level). 82% DO NOT support using \$54 million asset to provide 167 subsidized rental units at 2195 Gordon Avenue. (95% confidence level). Should you decide to proceed with this project you will be doing so against the express wishes of residents

>>

>> If you plan to continue to pursue this project I suggest that you exercise patience and:

>> A) You complete the Local Area Plan for Ambleside Town Centre first as residents may have differing views on the use of the Gordon Avenue site.

>> B) Seriously evaluate other alternative uses for the site including maximizing monetary value with funds to be used elsewhere (eg to fund required future capital projects, to provide seniors housing , recreation centre expansion , lease as opposed to sale of land etc etc) - result should be a top 5 list with pros/ cons of each and financial implications.

>> C) Then open a thorough consultation with residents on their preferred usage of this site- residents need to understand in each alternative the foregone revenue from not maximizing monetary value of the site. They also needs to understand if monetary value was maximized possible uses for the funds and have input into same.

>>

>> DWV residents in providing their views also need some perspective to understand the future capital requirements of DWV over next decade and funding sources.

>

>> As highlighted above residents DO NOT support this project as currently envisaged.

>

>> Respectfully submitted,

>>

>> Graham McIsaac,

>> [REDACTED] s. 22(1)

>> West Vancouver

[REDACTED] s. 22(1)

There is no need to redact my name.

---

**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Monday, June 8, 2020 5:43 AM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** Opposed to the Proposed Official Community Plan Amendment and Rezoning – 2195 Gordon Avenue

I write in opposition to the *Proposed Official Community Plan Amendment and Rezoning – 2195 Gordon Avenue*, on Council's Agenda for June 8th.

The public consultation has been severely flawed for a number of reasons, not the least of which was the lack of any meaningful consideration of the alternative uses for the property and the true magnitude of the financial cost to the District (and its ratepayers) of the proposed development. It is hard not to think the public consultation process, such as it was, was not engineered to obtain consent for the plan to transfer significant wealth from the District to a select number of individuals privileged enough to win the lottery and obtain heavily subsidized housing in the proposed development. That many of the people who are targeted for this gift are also those who drafted the plan and conducted the public consultation has not gone unnoticed.

At the best of times, it is not clear that the District ought to be foregoing tens of millions of dollars to provide subsidized housing to those receiving salaries many times the Low-Income Cut Off, and this is hardly the best of times. It will take several years for the District and many of its residents to recover financially from the impact of the COVID-19 pandemic, a time when the District should not even be considering multi-million dollar gifts to people whose income is so high they cannot even qualify for BC Housing's generous subsidized housing programs.

Please vote against moving this proposal to Public Hearing and direct staff to prepare plans to lease the site to a developer in a manner so as to maximize the financial benefits to the District (including such rezoning as to enhance those benefits).

Yours truly,

[REDACTED] s. 22(1)

West Vancouver, BC

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**From:** [REDACTED] s. 22(1) 1010-20-19-112 /  
**Sent:** Monday, June 8, 2020 11:33 AM 1610-20-5068/5057  
**To:** MayorandCouncil  
**Subject:** NO to taxpayer subsidized housing

Dear Mayor and Council

As a concerned resident I ask you not spend \$54 million dollars of our money on this project without going to the residence and letting them vote on what should be done. The reason we are having a problem with rental units is because councils over the years have allowed ridiculous developments to force low income citizens out of West Vancouver and allowing rich people to reside here.

Regards

s. 22(1)  
[REDACTED]

---

**From:** ADRA Ambleside Dunderave Residents Association <adrawestvan@gmail.com>  
**Sent:** Monday, June 8, 2020 4:59 PM  
**To:** MayorandCouncil; Mary-Ann Booth; Marcus Wong; Bill Soprovich; Craig Cameron; Nora Gambioli; Sharon Thompson; Peter Lambur 1010-20-19-112 /  
**Subject:** JUNE 8TH COUNCIL MEETING - ITEM 5 - 2195 GORDON AVENUE 1610-20-5068/5057

Tonite Council will be meeting to consider setting a date for the 2195 Gordon Avenue Public Hearing.

As you know ADRA has worked with DWV Staff early in the process to support the undertaking of a formal consultant report and analysis of the 2195 Gordon Avenue site. Residents need to be aware of the best alternative uses for such a unique and highly valuable piece of property. While substantial staff time has been spent on developing options for buildings, residents have yet to hear the best options for use of this site and the overall community benefit.

It is important that time is taken to make the right decision. In fact, this is likely the most significant financial decision before a West Vancouver Council in the past few decades. A referendum should be a consideration, giving a voice to all West Vancouver citizens on 2195 Gordon Avenue.

Given the serious nature of discussions around the DWV 2020 budget and the deep concern with the post COVID 19 pandemic economy, it could be seen as a disservice to residents by NOT undertaking an in depth analysis of this site's best use as a community benefit. It is a step ADRA feels missed in the process.

The current proposal includes 167 units of below market rental housing for moderate income earners (\$50,000 - \$125,000). Does it make economic sense that DWV would build 167 units on a piece of highly valued real estate? We have heard 2195 Gordon could be worth at least \$54 million.

There is no guarantee that those fortunate enough to qualify for this highly desirable real estate will actually be residents of West Vancouver.

West Vancouver residents contribute annually to affordable housing through their Metro Vancouver tax assessment. While the average assessment is \$534 per household, WV residents would pay higher amounts based on assessed property values. Metro Vancouver operates 49 sites for 9000 people. Does it make economic sense that WV residents would shoulder another layer of below market housing? To quote the Mayor of North Vancouver City, "It is a slippery slope when we continually take on the responsibilities of other levels of government."

The 2195 Gordon land should be part of the Local Area Planning process AND it should also include the Emerging Vision Plan for the recreation centre lands. The Emerging Vision Plan Phase 1 has a price tag of \$50 million with substantial buildings on the site (some currently proposing three storeys). This all needs to be part of the bigger picture of land development and financial planning for the DWV.

In our view, it would be a disservice to residents to proceed to a public hearing as the next stage for 2195 Gordon Avenue. There needs to be a formal and comprehensive report done on best

uses for this site. This site needs to be part of the Local Area Planning processes in the best interests of all residents, along with the recreation center lands, just across the street.

ADRA will continue efforts to work with staff and Council to achieve the best outcome for our community.

Respectfully submitted,

Heather Mersey, President  
Ambleside & Dundarave Residents Association  
c/o 772 20th Street  
West Vancouver, B.C. V7V 3Y7

Please do not redact this information

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Visit our website: [ADRAwestvan.ca](http://ADRAwestvan.ca)

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**From:** s. 22(1) 1010-20-19-112 /  
**Sent:** Tuesday, June 9, 2020 12:27 AM 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,

While I support the need for affordable housing for West Vancouver's workforce, I submit that Council has chosen the wrong location for this development as it will cause unreasonable hardship for less affluent seniors in years to come. Council is well aware that the Kiwanis Lands were donated for the sole purpose of providing affordable housing and long-term care for low-income seniors and people with disabilities.

After listening to this evening's debate on Council, it is clear that the majority of council members have only one goal in mind and, as such, Council's failure to recognise the future housing needs of a fast-growing population of seniors is irresponsible and disturbing at best. What some council members fail to understand is, by rezoning this land for the benefit of moderate-income workers, future generations of less fortunate seniors in need of affordable housing are disadvantaged in the process. In other words, you can't have your cake and eat it to!

It is essential the current zoning remain in effect since this property contains the only affordable land in the whole of West Vancouver that is ideally suited and uniquely situated for the purpose of building affordable apartments for low to middle-income seniors. Affordable housing for working families, on the other hand, can be located pretty much anywhere on the North Shore that has access to public transportation. Not so for vulnerable seniors. They need to be housed within walking distance of supportive services, senior's centres, religious institutions and the like.

The following facts are presented in support of maintaining the status quo on subject property.

Currently, West Vancouver has a total of 8 buildings consisting of 534 subsidized, non-market rental units to serve a population of approximately 11,000 seniors, the majority of whom are over the age of 65. A list showing the number of residents per building is attached. All 8 buildings are filled to capacity with waitlists as long as your arm.

According to the district website, West Vancouver's population of pensionable seniors is going to double in the next thirty years. It stands to reason, therefore, that by the end of that era, another 8 buildings, at minimum, will have to be built in order to accommodate this unprecedented growth in population. In today's terms, that means there will be a need for 1 or 2 buildings within the next five years, 2 or 3 buildings within the next ten years, and so on. Since it can take anywhere from three to five years for a building to be completed, Council needs to jump-start the process now and not forsake its responsibility to preserve land that was donated for this specific purpose more than sixty years ago.

If Council is determined to proceed with the rezoning of this land for the benefit of moderate-income workers and wealthy strata owners, then Council owes the residents of West Vancouver a clear explanation as to where exactly future generations of less affluent seniors are supposed to live? No matter what the outcome, an adult day centre is an essential ingredient of any proposed development.

Before responding, Council might want to contemplate the following statement made by a council member during a symposium about land use in 2016, “*What about older people who have been in the community their whole life. Do you really want to send them somewhere else to live?*” It’s a fair question and, given its importance, I will be interested to know if the council member is still asking that same question today. Based on correspondence in my possession, apparently not! Unless Council changes its position with regard to the use of this land today, that question will be forefront on everybody's mind a few short years from now.

Respectfully,

s. 22(1)

West Vancouver, B.C.

DISTRICT OF WEST VANCOUVER  
NON-MARKET, SUBSIDIZED RENTAL HOUSING

Independent Living

Capilano Towers	72
Libby Lodge	45
Sunnyside Manor	60
Klahanee Lodge	56
Kiwanis Village	
Court	87
Terrace	77
Cypress	62
Manor	<u>42</u>
	<u>501</u>
Assisted Living	
Kiwanis Manor	<u>33</u>
TOTAL	534

**From:** [Redacted] s. 22(1) 3210-01  
**Sent:** Friday, June 5, 2020 3:41 PM  
**To:** mayor@dnv.org; mayor@cnv.org; MayorandCouncil; council@lionsbay.ca; bim@bimbc.ca; muril@dnv.org; [Redacted] s. 22(1); Don Bell. City NV; Brent Richter; [Redacted] s. 22(1); bowinnma.mla@leg.bc.ca; [Redacted] s. 22(1); [Redacted] s. 22(1); [Redacted] s. 22(1); cclerk@vancouver.ca; [Redacted] s. 22(1); [Redacted] s. 22(1); DailyHive; Force Of Nature Jake; [Redacted] s. 22(1); Tips@globaltvbc.com  
**Subject:** SeaBus Annivarsary June17th 1977

Dear Mayors/Councillor

Another year passed by without any progress on charging a one zone fare on the SeaBus.

In 2018 the previous Mayors Council told TransLink to change the unfair fare system that we had for almost 40 years.

After 18 months TransLink came back and said that they would need to upgrade the Compass Card System and that will not be done till 2022.

However the change to the SeaBus fare is a very simple compare to changing the fare system for the SkyTrain/W.C.E.

The change for SeBus could be implemented right away as it involves only two stations.

Back in the late 1940s the ridership was 7M per year and we came close to that figure in 2018/19 passengers like to ride the SeaBus but at a fair price.

When passengers are given a choice of taking a bus at one zone fare since Oct. 2015 vs SeaBus at two zone fare most use the BUS. If both Bus and SeaBus fares are the same SeaBus ridership will increase. It actually cheaper operating cost per passenger per trip on SeaBus (around\$1.5)than on the buses.( around \$2 plus depending on route)

I think the 2015 decision to reduce bus fares to a single zone was a mistake from day one. It costs millions of uncollected two/three zones fares every year.

The Compass Card System will cost at least \$1B over the 10 years contract.

The North Shore Municipalities together with the support of Vancouver/ Burnaby should have enough weighted vote at the Mayors Council to get It passed so we do not have to wait till 2022 or later, do it now.

With 4 SeaBuses we can expand the system as has been suggested many years ago to implement other water transit routes in the North Shore and other areas of MVRD. We should ask the Federal /Provincial. Governments to provide capital to build at least two more SeaBuses.

I hope all Councils will lend their support so we can carry more passengers on the SeaBus

Yours truly

s. 22(1)

Vancouver BC

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 6, 2020 8:13 AM  
**To:** MayorandCouncil  
**Subject:** Intersection Traffic Signal Pedestrian Buttons

1785-01

Mayor Booth, Members of Council:

Dear Mayor Booth: one benefit of the current pandemic has been the temporary deactivation of pedestrian buttons along Marine Drive. This technology is a holdover from the days when traffic engineers sought to move traffic along quickly. It's continued use is antithetical to current literature on urban placemaking as it prioritizes automobile use over pedestrians and, further, is dangerous because upon realization that the button has not been pressed, many pedestrians cross anyway, essentially "running out the clock" on a safe crossing.

I ask that you and your members of Council make this temporary move permanent in the continuing effort to make West Vancouver's Main Street pedestrian friendly.

Thank you.

Regards,

[REDACTED]  
s. 22(1)

[REDACTED]  
West Vancouver BC

[REDACTED]  
s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 9, 2020 1:19 PM  
**To:** MayorandCouncil  
**Subject:** pedestrian-activated walk signals

1785-01

Dear Mayor and Councillors,

**Re: pedestrian-activated walk signals**

Upon recently returning to the re-opening Ambleside business district, I was pleased to experience the ability to cross Marine Drive without needing activate the “beg buttons”, the pedestrian-activated cross signals. It gives the pedestrian a greater sense of priority in the village, reduces frustration at the crosswalks and does not unduly inconvenience drivers. It is also much safer.

Please consider making this a permanent feature.

Thank you and stay safe

[REDACTED] s. 22(1)

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

**From:** HUB Cycling <web@bikehub.ca>  
**Sent:** Saturday, June 6, 2020 11:00 AM  
**To:** MayorandCouncil  
**Subject:** June Bike Bulletin

0055-01

[View this email in your browser](#)



Your **Cycling** Connection

## UPDATES



### Go by Bike Week, A Virtual Success!

Last week (May 25th-31st), we saw Bike to Work Week transform to 'Go by Bike Week'! More than 3,000 people collectively cycled nearly 180,000 kilometres. Way to go, Metro Vancouver!

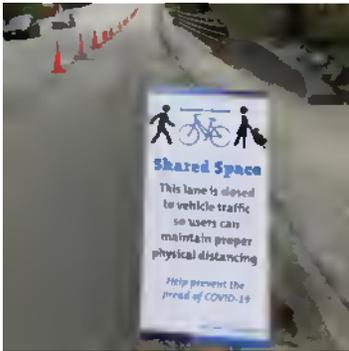
[Learn More](#)

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## Donate to HUB Cycling and make biking better.

*HUB Supporter, we need your help. Similar to many non-profits and small businesses, HUB's financial sustainability has been threatened by the COVID-19 pandemic. If you are able to, please consider donating to HUB Cycling so we can continue our work to get more people cycling more often. Thank you endlessly for your support!*

[DONATE NOW](#)



## Astounding response to reallocating under-utilized road space

Last month, HUB Cycling's petition to reallocate under-utilized road space **acquired over 2600 signatures** with support from every region across Metro Vancouver. Learn how Metro Vancouver municipalities are starting to take action.

[Read More](#)



## Pandemic Safety for Bike Racks and Amenities

Physical distancing measures are key to slowing the spread of COVID-19. Learn how you can reduce the risk of spreading COVID-19 through the shared use of bicycle storage facilities.

[Learn More](#)

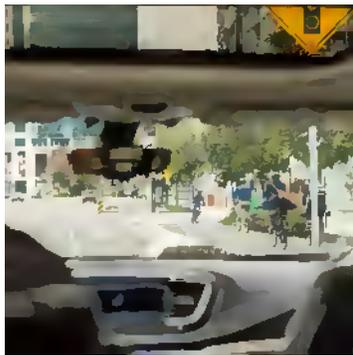
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## Tips for Getting Back on Your Bike

Biking remains an affordable, sustainable, and fun transportation option, and is a great way to get around during this pandemic (and beyond)! [Here](#) are 5 tips to help you get back into biking.

[Learn More](#)



## Comprehensive Commuter Cycling Insurance

We are especially pleased that Pedal Power is providing a 15% discount to confirmed HUB Cycling members. Indicate on the application that you are a current HUB Cycling member by entering the word 'HUB' where it asks for a member number. HUB Cycling will confirm your status with Pedal Power so you receive the discount.

[Learn More](#)



## Cycle City: Vancouver sets the North American standard for cycling

The growing number of protected bike lanes in Vancouver, including this one along Hornby Street, helped the city achieve the highest rate of commuter cycling in North America.

[Continue Reading](#)

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## EVENTS



## SIX SUNDAYS of BIKEnnale/WALKennale

HUB Cycling is excited to be joining forces with Vancouver Biennale as their in-kind presenting sponsor for this year's BIKEnnale/WALKennale! On a bicycle or with your own two feet, discover distinct and unique neighborhoods through multiple virtually guided tours. Highlighting historical, cultural, and architectural wonders anchored by Vancouver Biennale public art installations.

For more information, subscribe to Vancouver Biennale's e-newsletter by [clicking here!](#) You don't want to miss this June's edition, as it will keep you up to date with this exciting new virtual event. Discover our all NEW BIKEnnale/WALKennale routes with a multitude of giveaways and prizes, only accessible by registration.

Stay tuned to our [Facebook](#), [Instagram](#) and [Twitter](#) feeds for early-bird registration for this year's BIKEnnale/WALKennale "SIX SUNDAYS THIS SUMMER" Event!

[Subscribe to Newsletter](#)

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## Richmond - Cycling Art Tour Map

With the weather expecting to improve later this week, the City of Richmond is encouraging community members to stay active while enjoying public artworks around the city.

The city of Richmond has created a 12-kilometre Cycling Art Tour map to get residents outdoors and celebrate public artworks around the city.

[Continue Reading](#)

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# GET INVOLVED



## We are Hiring: Bike to School Week Coordinator

Bike to School Week Coordinator plans and implements all aspects of HUB's annual Bike to School Week event. They ensure that all aspects of the event are delivered successfully, effectively, within budget and on time.

[Apply Now](#)



## We are Hiring: Events Coordinator

The Events Coordinator will assist with the planning and logistics for HUB Cycling's events, including Bike to Shop Days and Bike to Work Week. More information about these events can be found at [bikehub.ca/events](https://bikehub.ca/events).

[Apply Now](#)



## Call for Board of Directors

HUB Cycling is looking for new board members who are passionate about making cycling better in Metro Vancouver. Think you're a good fit?

[Apply Now](#)



## Donate or Lend your Bike

Do you have an extra bike lying around that you're not using? We want to pair people up! Whether you're an essential worker, someone working from home, or a parent with a child who has outgrown their bike - the Bike Match Program is open to everyone! Currently we have about 10 people looking for bikes between 5 to 6 ft. in height. [Fill out this form](#) if you're in need of a bike or willing to lend your bike to someone in need.

---

## [Get Paired Up](#)



## Vancouver Biennale is Hiring

Our friends at the Vancouver Biennale are looking for a Special Project Manager Assistant for the annual BIKEennale/WALKennale this summer.

[Apply Now](#)

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## OUR SUPPORTERS



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[JOIN HUB AS A MEMBER](#)

HUB Cycling members create a strong, unified voice to ensure decision-makers know there is demand for safer, more connected bike routes for people of all ages and abilities

---

and better education for all road users.

[JOIN NOW](#)

---

\* Senior/Student/Fixed Income Membership - \$15/year

Individual Membership - \$30/year

Family Membership (up to four people in a household) - \$40/year



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You are receiving this email because you wished to stay up to date on Bike Events, Bike Advocacy, and Bike Education in Metro Vancouver.

**Our mailing address is:**

HUB Cycling

312 Main (2nd Floor)

Vancouver, BC V6A 2T2

Canada

[Add us to your address book](#)

This email was sent to mayorandcouncil@westvancouver.ca. Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

**From:** HUB Cycling <schools@bikehub.ca>  
**Sent:** Tuesday, June 9, 2020 9:40 AM  
**To:** MayorandCouncil  
**Subject:** Learn2Ride Online Course Registration Opens TODAY!

0055-01

[View this email in your browser](#)



## Learn2Ride Online Registration Now Open!

Hi HUB Supporter,

Summer is just around the corner and that means more bike riding!

Get your child or class prepared for a safe summer of riding by registering them for [Learn2Ride Online](#) - a free, cycling safety course designed for youths aged 9-12 years old.

Developed in collaboration with TransLink and the Ministry of Transportation and Infrastructure, [Learn2Ride Online](#) is a web-based version of HUB Cycling's popular in-person course that has been completed by over 25,000 Metro Vancouver students!

Through interactive games like a memory game for road signs, quizzes, and more, the online course aims to teach youth how to:

- identify parts of the bicycle,
- perform an ABC quick check,
- properly lock a bicycle,
- fit a helmet and use safety gear, and
- be aware, practice good behavior and communicate while riding a bike

To register your child, please [click here](#).

---

To register your class, please [click here](#) for group enrollment.

**Register Now**

---

## Support Cycling Education for Youth



With your help, we can continue to reach our goals of educating thousands of youth in 2020 through our free, online Learn 2 Ride curriculum.

While this **online course is provided for free for children to learn**, it costs us \$5 per youth to host the course.

**We're aiming to raise \$5,000 in June to reach our goal of educating 1000 children across Metro Vancouver!**

Will you help us?

**Yes! I want to fund a child to take Learn2Ride Online**

---



## Help us Spread the Word

Do you know someone who would benefit from taking our Learn2Ride online course? Check out our [partner social kit](#) for sample social media posts and graphics and help us spread the word about Learn2Ride Online!

Tag us at @WeAreHUB on [Twitter](#) and [Facebook](#), and @hubcycling on [Instagram](#).

Thank you for your support!

## Thank You to our Generous Sponsors!



Your **Cycling** Connection

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You are receiving this email because you wished to stay up to date on Bike Events, Bike Advocacy, and Bike Education in Metro Vancouver.

**Our mailing address is:**

#229 - 312 Main Street

Vancouver B.C. V6A 2T2

[schools@bikehub.ca](mailto:schools@bikehub.ca)

This email was sent to mayorandcouncil@westvancouver.ca. Want to change how you receive these emails?

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**From:** [REDACTED] s. 22(1) 1020-01  
**Sent:** Monday, June 8, 2020 7:31 AM  
**To:** MayorandCouncil  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Re: Strongly Opposed To Dvlpt Proposal - 2204 Bellevue + 177 22nd - 8JUN2020

Hello, please do NOT pass the above referenced building proposal as submitted for the corner of Bellevue and 22nd.

It is most upsetting for us who are [REDACTED] s. 22(1) to have to fathom how our [REDACTED] s. 22(1) severely impacted -

Not to mention:

The neighborhood now with its character and historical depth of beauty can only be reinforced by building a smaller (3-story at the most,) building there. Otherwise its genuine and authentic, distinctive nature, and atmosphere will be lost, wiped away, forever - for goners!! Such a behemoth of a structure will remove the pleasant country road/ cottage lane feel at the corner of 22<sup>nd</sup> and Bellevue Avenue and detract from the scenery along the seawall's entranceway – which is often used by visitors to the area, and for people visiting the West Vancouver Community Centre on the corner of Marine Drive and Bellevue a “go-to” place for mental well-being and relaxation.

Adding additional DENSITY to this area is not appropriate exactly for the same reason. 22nd and Bellevue Avenue area is a calmed, traffic zone area, sitting between the Dundareve area and the Ambleside area, with any further increases in construction here not taking into account and /or underestimating the importance of the leisurely strolling now available for all to enjoy, and much needed, in this beautiful and beneficial sightseeing corridor.

Sincerely,

[REDACTED] s. 22(1)

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

---

**From:** s. 22(1) 1020-01  
**Sent:** Monday, June 8, 2020 10:13 AM  
**To:** MayorandCouncil  
**Subject:** 2204 Bellevue- and general area <REZONING APPLICATIONS>

Dear Council -

please understand the density of population in this area appears to be at capacity already. The address in question is a zoned DUPLEX, has a small footprint, and as such, is not suited to a 7 story building to add to the density of this area. The bylaw amendment / OCP REZONING is not in the interest o the residents of the area in any way at all. The traffic, noise, and general atmosphere of this area has already been stressed enough.

Please take this into consideration when making your decisions.  
Would you like to live in the area knowing that the density of living space will be increasing constantly due to AMENDED local area plans ???  
Developers are in it for the money, and that should not be a surprise !!!

How about allowing similar zoning changes in Eagle Harbour, Caulfield, Lighthouse Park, Water Lane, ANY residential areas with mostly houses ??? The very last house in the area on Argyle has given way to a fourplex,  
Hollyburn Properties is building like crazy on their property at 21st and Bellevue to increase the already HUGE population of renters and owners.  
WE ARE FULL !

I invite you to come and spend a morning at the intersection on 22nd and Bellevue - and observe the traffic - pedestrians, bikes, cars, trucks, garage service vehicles, construction vehicles - It is VERY VERY busy here.  
Much too busy and too dangerous for the residents in the area.  
The pandemic has demonstrated how densely populated this area on Dundarave already is, because we are all home.

I am looking forward to numerous and well frequented public meetings to oppose ANY more development in this area, once the pandemic allows us to participate in person.

The West End of West Vancouver is to capacity now, thank you.  
Please understand the residents wish and expectation to continue to live a quiet and comfortable life.

Regards

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

## 2.0

### Legislation/Bylaw/Policy Zoning Bylaw No.466 2010

The purpose of this report is to seek council's direction regarding a preliminary development proposal at 2204 Bellevue Avenue/i 77 22nd Street, to allow for consideration of rezoning prior to the adoption of the Ambleside Municipal Town Centre Local Area Plan (Appendix A).

The subject site is zoned RD1 (Duplex Dwelling Zone 1), which regulates duplex and single-family development and associated uses.

### Interim Zoning Amendment Policy 02-80-3 70

Council's Interim Zoning Amendment Policy guides the timing of Council's consideration of rezoning applications prior to the completion of Local Area Plans (LAPs) for properties located within LAP boundaries (such as the subject site). It is staff's determination that no OCP amendment would be required for the proposed application as the current proposal is within the Ambleside Apartment Development Permit Area and the Official Community Plan (OCP) enables its consideration prior to the completion of the LAP (see Section 3.0 below).

---

**From:** s. 22(1) 1020-01  
**Sent:** Monday, June 8, 2020 11:16 AM  
**To:** MayorandCouncil  
**Subject:** Proposed building at 22nd and Bellevue

I am strongly against the proposed 8:story building at the southwest corner of 22 nd and Bellevue, and I also against the two properties on either side of the duplex and the proposed rebuilding of those buildings. I understand all three properties, turquoise building, the pink palace and the duplex are all owed by the same family.

I live at s. 22(1) e and have had to live with the construction, noise, inconvenience of the construction at s. 22(1).

This is a lovely area of West Vancouver, close to the Seawall and a friendly area. The area has become increasingly busy and noisy, not only the construction at 21 and.Bellevue but the noisy loud bike riders and vehicle traffic.

The proposed building gas and construction will mean the entire area is a mess. While the construction. Is taking place.

We do not need 8 story buildings or those with more than 8 floors in the area.

Please vote against the proposals.

s. 22(1)  
s. 22(1)

Sent from my iPad

---

**From:** [Redacted] s. 22(1)  
**Sent:** Monday, June 8, 2020 9:58 AM  
**To:** MayorandCouncil  
**Subject:** SAC - thank you

3070-01

To: Mayor and Council

I just want to thank you all for the amazing job the Seniors' Activity Centre (SAC) is doing during this pandemic.

500 meals a week being distributed to local people in need, and food on sale every day.

It is a wonderful operation during a challenging time.

Thank you Mayor and Councillors, SAC staff and volunteers.

I hope your funding will continue so that this food programme can continue for as long as it is needed.

How we look after our seniors and those who are vulnerable is a measure of the kind of caring community we are.

Thank you.

[Redacted] s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, June 8, 2020 10:08 AM  
**To:** MayorandCouncil  
**Subject:** Rethinking street traffic

1785-01

Dear Mayor and Council:

Since covid arrived we have slowed down and stayed closer to home. We've walked, jogged, or biked local streets and spent time talking about our gardens, dogs, kids, or friends. It has been a sudden transition to a more face-to-face existence and a lot of us like it. Is it possible to hold on to some of this new connectedness? Some cities--Vancouver, Toronto, and North Vancouver for instance--are trying by shifting car traffic from some streets to allow room for outdoor cafés, walking, bikes, and bench sitting.

This is not an attack on cars. We of course need them. But how much space do we want to allocate to them if their noise and pollution inhibit moving about quietly and interacting with our green spaces and each other? Few people have thought about the city more than Lewis Mumford who wrote "the assumed right of the private motor car to go to any place in the city and park anywhere is nothing less than a license to destroy the city" (*The City in History*, p. 408).

Consider Marine Dr. from Taylor Way to 25<sup>th</sup> St, a four lane highway with added parking spaces, a huge swath of pavement that cuts through people spaces. Then at 25<sup>th</sup> St. it narrows to two lanes. But why not begin two lanes at 17<sup>th</sup> or 19<sup>th</sup>? What benefit is it that four lanes of car traffic rush by Memorial Library and Memorial Park, the Community Centre, and on through the Dundarave shops between 24<sup>th</sup> and 25<sup>th</sup>? Is there a need for cars to race along these seven or eight blocks at 60, 70, 80 or more K/hour? What would be lost if cars had to slow down to 30 or 40? Marine Dr. should be a road on which cars meander. The scale of it is wrong. Instead of a raceway requiring a protective fence on the great lawn of the Community Centre it should resemble something closer to a Cotswold village than a Los Angeles freeway.

Arguably the zone between 19<sup>th</sup> and 22<sup>nd</sup> is the heart of West Vancouver. Clustered in this area are the library, the Community Centre, several churches, and two major senior centres. People of all ages go to these places every day. They facilitate association rather than isolation. From and to these places people should be able to easily radiate outward--on foot, bike, or chair--toward Ambleside and Dundarave shops and the galleries off the seawall at Ambleside. Yet Marine Drive as now constituted discourages such east-west movement at a human scale.

Some streets in this neighbourhood could be made slow streets. Esquimalt from 20<sup>th</sup> to 17<sup>th</sup> is already a slow street. 19<sup>th</sup> north of Marine Dr is already a slow street and 20<sup>th</sup> from Esquimalt to Marine could be one and it could be extended to Bellevue and even on to the seawalk. A walking bridge from Memorial Park could connect to the library. Marine Dr. should be more walkable. We need to distinguish between through streets and streets whose function is to access residences associational gathering places.

The point is just to ask council and planners to consider ways for us to hold on to the face-to-face existence we've begun to have. Projects could be tried to see how they work beginning with a few temporary slow streets. The block of shops between 24<sup>th</sup> and 25<sup>th</sup> could be made more like a village by setting aside much more space to walk, sit in front of cafés, or just cluster and chat with friends spontaneously as we run into each other. It's a quality of life issue, a way to encourage community and fight isolation. It is also a way to change habits and begin to come to grips with climate change.

Thank you all for your service to our community to make it a vital and attractive place to live.

Yours Sincerely,

s. 22(1)

s. 22(1)

**From:** Tracey Saxby <tracey@myseatosky.org>  
**Sent:** Monday, June 8, 2020 10:49 AM  
**To:** MayorandCouncil  
**Subject:** Woodfibre LNG's request to extend its EA certificate

0332-01

Dear Mayor and Council,

In follow up to our previous emails dated **30<sup>th</sup> April 2020** and **8<sup>th</sup> May 2020**, we wish to advise you of the following resolutions passed by other members of the Technical Working Group to date with regards to Woodfibre LNG's request to extend its EA Certificate.

**1) District of Squamish**

In a 4-3 vote, the District of Squamish ratified the following resolution on 19<sup>th</sup> May 2020 stating that:

*"...the District of Squamish does not support an extension of the Environmental Certificate for Woodfibre LNG unless the extension includes a condition that Woodfibre LNG must meet the IPCC targets for its operation within the District of Squamish to reduce its GHG emissions by 45% by 2030 and 100% by 2050."*

The DoS staff report to the BC EAO includes the complete resolution and can be accessed [here](#).

**2) Bowen Island Municipality**

In a 5-2 vote, Bowen Island Municipality has reiterated their opposition to Woodfibre LNG by passing the following resolution on 25<sup>th</sup> May 2020, stating:

*"That Council direct staff to communicate to the Provincial Environmental Assessment Office that Bowen Island Municipality continues to not support the Woodfibre LNG project."*

The BIM staff report to the BC EAO is very comprehensive, and can be accessed [here](#). The resolution can be accessed in the meeting minutes [here](#).

Please let me know if you or staff have any questions regarding the EA Certificate extension process. We hope that the extensive review of Woodfibre LNG's extension application that we sent to council on 8<sup>th</sup> May 2020 is helpful to inform your response to the BC EAO.

Best Regards,  
Tracey

**Tracey Saxby**  
**Executive Director**  
**My Sea to Sky**  
**PO Box 2668**  
**Squamish BC V8B 0B8**

s. 22(1)

Email: [tracey@myseatosky.org](mailto:tracey@myseatosky.org)

Web: <http://myseatosky.org>

*We proudly acknowledge that we work in the traditional, unceded territories of the Coast Salish peoples, including the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skwxwú7mesh (Squamish), and Selílwitlh (Tsleil-Waututh) Nations.*

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**From:** [REDACTED] s. 22(1) 1605-04  
**Sent:** Tuesday, June 9, 2020 10:45 AM  
**To:** MayorandCouncil  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Demolition of 675 Marine Drive

Dear Mayor and Council,

Demolition of 675 Marine Drive began recently and it did not do so in the manner that one would hope. It is the first on-site work on the Executive Parc project being proposed by Executive Properties Group (West Van File No. 16-035)

When I noticed that demolition was underway without any signage indicating the the required permits had been obtained and without any identification of the contractor I emailed a Councillor on May 21st to ask for comments on those aspects of the operation. I have yet to receive a reply.

On June 1st at 4:06PM I phoned the Bylaws Dept and expressed my concerns, including the lack of dust-suppression equipment. The person I spoke to could find no file on the matter and said she would open a file and that a Bylaw officer would attend.

On June 2nd I noticed a Bylaw vehicle in front of the site and I phoned Bylaws to ask them to contact the officer in that vehicle and ask him to call me. I had a good conversation with that officer. He told me that he had spoken to the site supervisor about dust-suppression and the supervisor had said that he would set up the required equipment. The officer said that he had spoken to the company, whose representative had confirmed that they did not have the required permits.

On June 3rd I noticed a garden hose was available for spraying water to suppress dust when loading drywall into a dumpster. The dumpster was left uncovered and dust could be seen blowing from the dumpster toward the apartment building at [REDACTED] s. 22(1). I have a suspicion that fugitive particle from the loading of drywall entered the apartment building via he make-up air intakes which are on the [REDACTED] s. 22(1) building, facing the demolition.

Very large piles of the products of demolition had built up since work began on or about May 21st.

On June 4th I called Bylaws in the hope that I could speak to the officer with whom I had spoken on June 2nd but I was told that he, as well as another officer who had attended the site, were off duty until June 6th. The Bylaws person gave me an update by looking at the file.

On June 8th I discussed with another resident of [REDACTED] s. 22(1) the lack of a lock on the perimeter fence and the absence of the formerly-present security guard. While we were talking, a person whose appearance suggested that he was homeless and whose wild flailing of his arms suggested possible mental illness approached the perimeter fence and looked with interest toward the partially demolished and unsecured building. At 8:57 that evening the police were observed at the site.

As of this morning there was still no lock on the fence and no signage indicating that permits had been obtained, etc.

All of the above demonstrate a lack of respect for the local community by the developer. His employing a clearly incompetent contractor is irresponsible and insulting, as is the decision to withdraw the security guard services, which were restored by this morning following the police intervention. I call upon you to make clear to the developer that such behaviour s unacceptable and will not be tolerated.

Yours truly,

s. 22(1)

West Vancouver

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 9, 2020 11:12 AM  
**To:** MayorandCouncil  
**Subject:** Corrceted version!! ignore previous

2900-01

WE are fortunate to have such as excellent Police Service in West Vancouver, but in discussing reform, please consider

### DO NOT RE-INVENT THE WHEEL with Police Reform

Sir Robert PEEL 1829 created the (London) Metropolitan Police with the revolutionary idea that police were citizens in uniform – “The police are the public and the public are the police.”

Return to his 9 Principles! – most of the current problems with the police are because these have been gradually abandoned, so the violence tearing apart the U.S.A.

1. To prevent crime and disorder, as an alternative to their repression by military force and severity of legal punishment.
2. To recognise always that the power of the police to fulfill their functions and duties is dependent on public approval of their existence, actions and behaviour, and on their ability to secure and maintain public respect.
3. To recognise always that to secure and maintain the respect and approval of the public means also the securing of the willing co-operation of the public in the task of securing observance of laws.
4. To recognise always that the extent to which the co-operation of the public can be secured diminishes proportionately the necessity of the use of physical force and compulsion for achieving police objectives.
5. To seek and preserve public favour, not by pandering to public opinion, but by constantly demonstrating absolutely impartial service to law, in complete independence of policy, and without regard to the justice or injustice of the substance of individual laws, by ready offering of individual service and friendship to all members of the public without regard to their wealth or social standing, by ready exercise of courtesy and friendly good humour, and by ready offering of individual sacrifice in protecting and preserving life.
6. To use physical force only when the exercise of persuasion, advice and warning is found to be insufficient to obtain public co-operation to an extent necessary to secure observance of law or to restore order, and to use only the minimum degree of physical force which is necessary on any particular occasion for achieving a police objective.
7. To maintain at all times a relationship with the public that gives reality to the historic tradition that the police are the public and that the public are the police, the police being only members of the public who are paid to give full-time attention to duties which are incumbent on every citizen in the interests of community welfare and existence.
8. To recognise always the need for strict adherence to police-executive functions, and to refrain from even seeming to usurp the powers of the judiciary, of avenging individuals or the State, and of authoritatively judging guilt and punishing the guilty.
9. To recognise always that the test of police efficiency is the absence of crime and disorder, and not the visible evidence of police action in dealing with them.

Police policy has strayed so far from these!

s. 22(1)

,  
West Vancouver BC Canada

s. 22(1)

---

**From:** Cathy Peters [s. 22(1)] 0120-01)  
**Sent:** Tuesday, June 9, 2020 8:11 PM  
**To:** MayorandCouncil  
**Subject:** Thank you for last evening Council meeting

Good evening Mayor Mary Ann Booth and District of West Vancouver Municipal Councillors,  
Thank you for the opportunity to speak to West Vancouver Council again, after 4 years.  
I appreciate your support, interest and feedback.  
I hope to present to the West Vancouver Police Board, as well as to City Hall staff when they return for their staff training day.

Please note, the issue is over 90% domestic; it is our local youth and children who are being lured, groomed and trafficked into the sex industry.

I graduated from [s. 22(1)] High School [s. 22(1)] years ago, and that was where I made my first presentation in 2014.

Please let me know if you have more suggestions on who I should reach out to.  
Prevention education in the schools is key.

Sincerely, Cathy Peters  
BC anti-human trafficking educator, speaker, advocate  
[s. 22(1)] North Vancouver, BC [s. 22(1)]  
[s. 22(1)]

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 11, 2020 3:58 PM  
**To:** MayorandCouncil  
**Subject:** 2020 Property Tax Increase - [REDACTED] s. 22(1)  
[REDACTED]

Dear Madame Mayor Booth and Council Members

It is with reluctance that I write to you with respect to my 2020 property taxes having never had to do so previously although being a West Vancouver taxpayer for [REDACTED] s. 22(1) years.

I find myself in the situation where my 2020 taxes have been increased by 11.1% [REDACTED] s. 22(1), an increase which appears disproportionate given your Spring 2020 Message to taxpayers regarding "Budget and Taxes".

Your Message indicates that in recognition of these extraordinary times Council adopted a 2020 revised budget reducing a proposed operations increase from 3.35% to 2%. I applaud Mayor and Council for taking this step as I recognize these are also difficult financial times for the municipal government as well as for property owners. The Message further indicates that the impact of this budget increase on the taxpayer of an average single-family detached home assessed at \$2,884 million in West Vancouver would be a tax increase of \$96. Given this example and the fact that the 2020 assessed value of my home is [REDACTED] s. 22(1) I assumed my tax increase would be minimal.

In the hope of receiving an explanation for this increase I spoke with two staff members from the West Vancouver Finance Department. I was told my tax increase is due to the application of a complex "formula" which distributes tax costs among individual properties and the fact that my property's assessed value declined by -4% against a West Vancouver average assessed value of -15%.

I simply don't understand this explanation nor was I aware of such a municipal formula to determine property taxes. There is no reference to this formula in your Message regarding the impact of your revised budget on the taxpayer which referenced the two key elements of the tax system, the budget increase and the assessed value of an average home. Finally, it is not reasonable in my view that my property taxes would be so significantly increased when you have taken such exceptional steps to protect the taxpayer from this happening.

Best regards,  
[REDACTED] s. 22(1)

---

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Thursday, June 11, 2020 4:14 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Local Food Infrastructure Fund (LFIF) - Phase 2 Applications Launch  
**Attachments:** Letter from MP Patrick Weiler - Local Food Infrastructure Fund (LFIF) Phase 2 Launch.pdf

Good afternoon,

Please find attached a letter from MP Weiler regarding the launch of the second phase of the Local Food Infrastructure Fund application process.

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 11, 2020

Dear Friends & Neighbours,

I am pleased to inform you that the **Local Food Infrastructure Fund (LFIF)** is now accepting proposal applications for the launch of the next phase of the program.

The LFIF is a five-year, \$50 million program under the Food Policy for Canada aimed at community-based, not-for-profit organizations. The program's goal is to reduce food insecurity by establishing and/or strengthening local food networks in the medium to longer term. Under the first phase of the program, 362 projects received funding of up to \$25,000 for a total of \$6.6 million.

The Fund supports small and large community-led projects such as urban gardens, community kitchens, food banks, and greenhouses. Applications will be accepted on a continuous basis until all funding has been allocated. Larger scale projects up to \$250,000 will be accepted. It could also support a cluster of organizations ready to enhance their regional food systems.

Priority will be given to projects that add to or build on local food systems that establish rich partnerships, that are sustainable, and that use a holistic approach to addressing food insecurity. Projects may include a teaching component that requires the purchase of infrastructure and complements the organization's current service; for example instruction on food preparation skills at a community kitchen or tools for teaching how to grow fresh fruits and vegetables.

Eligible activities include, but are not limited to:

- capital assets and equipment for the collective production of food such as community kitchens, community gardens, and urban farms
- equipment needed for the preparation, refrigeration, distribution and storage of food
- vehicles and transport equipment such as refrigerated trucks and trailers
- technology systems including digital, production and/or distribution platforms
- energy systems such as greenhouses and solar panels

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- water infrastructure including irrigation systems and rainwater capture
- modernizing facilities to accommodate new production and processing approaches
- exploring, testing and developing innovative solutions, best practices, and tools
- developing infrastructure to support learning opportunities that benefit local producers and consumers

Please note that no profits should be derived from the projects undertaken through this fund, and all benefits should return to the targeted community. Infrastructure should not be used for the commercial production or processing of food.

**For more information and to apply for the LFIF, [please visit this website](#).**

Please feel free to share this letter with your networks, and do not hesitate to reach out with any questions or concerns. Our office stands ready to support your application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Weiler', is positioned above the typed name.

Patrick Weiler, MP  
*West Vancouver-Sunshine Coast-Sea to Sky Country*

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**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Thursday, June 11, 2020 4:35 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Enabling Accessibility Fund - Application Process Now Open  
**Attachments:** Letter from MP Patrick Weiler - Enabling Accessibility Fund.pdf

Good afternoon,

Please find attached a letter from MP Weiler regarding the Government of Canada's Enabling Accessibility Fund.

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



*Patrick Weiler*

Member of Parliament

West Vancouver-Sunshine Coast-Sea to Sky Country

June 11, 2020

Dear Friends & Neighbours,

As our communities gradually emerge from the self-imposed lockdown of the pandemic, local service providers, businesses and municipalities will be looking to restart projects planned before the lockdown. You may be looking for financial support for the ongoing provision of accessible and inclusive spaces.

If you are planning a project that includes expenses related to accessibility, I would like to bring to your attention the federal government's **Enabling Accessibility Fund**. This fund provides financial support for projects that make communities and workplaces more accessible for persons with disabilities, including seniors. The aim of the program is to create more opportunities for persons with disabilities to participate in community activities, programs and services or to access employment.

Under the Small Projects Component of the Fund, up to \$100,000 can be available 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 at 3pm EDT.** To receive funding your organization must be a:

- Not-for-profit organization
- Business
- Small municipality
- Indigenous organization (including band councils, tribal councils and self-government entities)
- Territorial government

**To find out more about this opportunity and how to apply, [visit this website](#).**

Please let us know if you have any questions. My office remains here to help in any way that we can.

Sincerely,

A handwritten signature in blue ink, appearing to be "P. Weiler".

Patrick Weiler, MP

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

<i>Constituency</i>	<i>Ottawa</i>
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**From:** Mark Panneton <mpanneton@westvancouver.ca>  
**Sent:** Friday, June 12, 2020 8:21 AM  
**To:** [REDACTED] s. 22(1)  
**Cc:** MayorandCouncil <MayorandCouncil@westvancouver.ca>  
**Subject:** RE: Council Meeting June 8

Good morning [REDACTED] s. 22(1),

Thank you for your email, and for your feedback regarding the June 6, 2020 Council meeting.

With regard to your query as to whether members of the public physically attended the June 6, 2020 Council meeting, approximately 10 individuals attended.

With regard to your queries about electronic participation by members of the public, municipalities are required to comply with provincial legislation. In this instance, ministerial order m139 provides for electronic participation by members of the public at a public hearing. However, it does not provide for electronic participation by members of the public at either Council or committee meetings. It is worth noting that West Vancouver allows the public to speak to most items on Council and committee agendas, whereas most municipalities do not. The province may therefore have not felt it necessary to expand the public electronic participation provisions to include Council and committee meetings.

With regard to your comments pertaining to public participation, I note that ministerial order m139 states that “the threat of COVID-19 to the health and safety of people has resulted in the requirement that local governments and related bodies implement necessary limitations on [...] public participation”. To that end, ministerial order m139 allows municipalities to conduct open Council meetings which members of the public are not allowed to attend. Despite being afforded this option, the District of West Vancouver remains committed to allowing members of the public to attend meetings and provide their input to Council and committees via a webcam in the Council Chamber. I note that this consideration has not been afforded to residents of other Metro Vancouver municipalities, the vast majority of which have closed their Council Chambers to the public as provided for in the ministerial order.

The purpose of Council and committee meetings is to transact Council or committee business. With the ministerial order, the provincial government has provided a modified legislative framework that allows for Council and committee business to continue during the COVID-19 pandemic. The District of West Vancouver will continue to operate within that legislative framework, and will continue to provide public input opportunities as permitted by that legislative framework. In addition, staff will continue to explore the feasibility of public participation via other methods (such as video conferencing).

Sincerely,

-Mark

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**From:** s. 22(1) 0120-01  
**Sent:** Monday, June 8, 2020 9:24 AM  
**To:** MayorandCouncil; Peter Lambur; Sharon Thompson; Craig Cameron; Mary-Ann Booth; Nora Gambioli; Bill Soprovich; Marcus Wong; LGgovernance@gov.bc.ca  
**Subject:** Resident input at District of West Vancouver Council Meetings

Hello everyone

Regarding the challenges of holding Council Meetings during the COVID pandemic, recent Council meetings have been held with the Mayor and Council members being in their personal homes with all participating by conference call (Webex).

But any member of the public wanting to speak and ask questions, have had to physically attend at Council Chambers in Municipal Hall. With physical distancing I wonder how many members of the public can safely attend and also with COVID how many will feel it is safe to attend?

This seems very un-democratic. Zoom has been used around the world with over 100 attendees. There are video conference systems ( Zoom being one) that would make it easy for all members of the public to attend by video or phone conference. This is the only fair and equitable way to hold such meetings on a level playing field.

For the Mayor and Councillors to attend from their homes while expecting members of the public to attend in person is just clearly wrong.

The District has access to municipal spaces that can easily hold 75+ people at 6 foot intervals, but has not done so with no explanation.

I wonder what other municipal governments have done under the COVID restrictions to ensure a level meeting environment?

I look forward to hearing back from Council

s. 22(1)  
s. 22(1), West Vancouver, BC s. 22(1)