

COUNCIL CORRESPONDENCE UPDATE TO MAY 29, 2020 (8:30 a.m.)

Referred for Action

- (1) May 21, 2020, regarding “Question about car share + patio space” (Referred for consideration and response)**
- (2) May 22, 2020, regarding “suggestion for increasing resident safety by reducing speeding on side streets” (Referred for consideration and response)**
- (3) G. McIsaac, May 24, 2020, regarding “Re LARCO Gateway Residences (707/723 Main Street, was 751/752 Marine Drive) Meetings and Public Hearings” (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) (Referred for consideration and response)**
- (4) May 24, 2020, regarding “Increasing the population of West Vancouver by increasing accommodation.” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5064, 2020; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5065, 2020; and Development Permit 19-047 for Gateway Residences Development at 707 & 723 Main Street) (Referred to the June 23, 2020 public hearing) (Referred for consideration and response)**
- (5) May 25, 2020, regarding “Strategic Plan 2020-2021 Climate Change and Nature” (Referred for consideration and response)**

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (6) May 20, 2020, regarding Safety Concerns, Fire Hazards, and Good Neighbour Bylaw Contraventions**
- (7) 4 submissions, May 21-26, 2020, regarding COVID-19**
- (8) 33 submissions, May 20-28, 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)**
- (9) May 22, 2020, regarding “WorkSafeBC has lost billions of dollars of accumulated surplus invested in the 'stock market'”**
- (10) 4 submissions, May 23-25, 2020, regarding Environmental Assessment Certificate for Woodfibre LNG**
- (11) May 24, 2020, regarding “Walking and cycling space”**
- (12) HUB Cycling (3 submissions), May 25-29, 2020, regarding Bicycling Events and Advocacy**
- (13) 2 submissions, May 25 and 28, 2020, regarding Pre-Development Proposal for 2480 & 2510 Wentworth Avenue**

- (14) 4 submissions, May 25, 2020, regarding Strategic Plan 2020 – 2021**
- (15) 2 submissions, May 27 and 28, 2020, regarding North Shore News Newspaper Boxes**
- (16) G. Pajari, May 28, 2020, regarding “Public Participation in Council and Committee Meetings”**
- (17) May 28, 2020, regarding “BUTCHERING of hedge on the edge of the School Board parking lot”**
- (18) May 28, 2020, regarding “Property Tax Hike”**

Received for Information from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.

From: [REDACTED] s. 22(1)
Sent: Thursday, May 21, 2020 9:53 AM
To: MayorandCouncil
Subject: Question about car share + patio space

2580-01

Hi Mayor and Council,

I grew up in West Vancouver and my parents still reside here. After spending many years over town, we have moved back to Ambleside, which is lovely in many ways, but there is a distinct lack of energy that is missing here - but is very present in other parts of the north shore. I am wondering what the impediments are in west van for things like enabling Evo, craft breweries, more restaurant patio space and the various range of tactics to liven up business districts and attract the 30-40 age group to live here, or at least visit here and spend money. I think affordable housing is only part of the problem, the other aspect of it is the cultural (which includes food/drink) spaces that attract people to want to be. We don't regret moving here, but are often leaving the district to spend our money (both pre covid and now).

Perhaps council can look at Vancouver's Main street and the NV Shipyards area for ideas/policies etc. And, having Evo to at least Park Royal would be very helpful. I would love to hear back, thank you.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1785-01
Sent: Friday, May 22, 2020 11:45 AM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: suggestion for increasing resident safety by reducing speeding on side streets

To Mayor and Council,

As we slowly reopen our community, I ask that consideration be given to defining a 'new normal' for West Vancouver when it comes to speed limits on our side streets. In the past couple of months, we have been encouraged to get outdoors and walk in our neighbourhoods....which many of us have done. We have witnessed a huge surge in outdoor life - we can now clearly state that we are a community of active walkers and bikers. However, as businesses and schools reopen, we will be faced with a new challenge – that of keeping our residents safe as they continue their daily walk or ride. Recently as we were walking, a small car accelerated on our block – I waved them to please slow down– the driver stopped and told me that he was driving the speed limit.....he seemed confident in his right to race on our block where walkers and young children live.

It appears that the speed limit in our community is 50 km/hr except in school zones. I suggest this is far too fast on our side streets especially where there is no sidewalk. **Can West Vancouver set up a pilot project to reduce speed limits from 50 to 30 km/hr on our side streets...and then assess its success?** We don't need many close calls to know that this would be beneficial to our community. **Can West Vancouver also set up a media campaign to increase awareness for drivers and pedestrians to be more aware of walkers and bikers.....to slow down as they pass by? Can this be a North Shore initiative....so that we have one common message in our region?**

Thank you,

[REDACTED] s. 22(1)

[REDACTED], WV

From: Graham Mclsaac [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Sunday, May 24, 2020 5:01 PM 1610-20-5064/5065/5066
To: MayorandCouncil; Mary-Ann Booth; Peter Lambur; Marcus Wong; Sharon Thompson;
Bill Soprovich; Nora Gambioli; Craig Cameron
Subject: Re LARCO Gateway Residences (707/723 Main Street, was 751/752 Marine Drive)
Meetings and Public Hearings

I trust and hope you are all well. These are challenging times for yourselves, residents and businesses in our community. I thank all of you for your service to our Community.

I am writing to express my STRONG OPPOSITION to the additional five floors proposed by Larco at Park Royal.

This was an extremely controversial project when approved with huge community opposition at the time. Despite this opposition the Council of the day approved the project. This was then incorporated into the Local Area Plan for this area.

Shortly thereafter LARCO proposed that they be permitted to add 5 additional floors. This was opposed by Staff for many reasons- one being the adverse impact on the integrity of the Local Area Plan process. This in and of itself should be enough to make Council pause. (other reasons to pause are impacts re view corridors, shadow impact on adjacent buildings, traffic impact especially when you consider additional rentals and strata added east of Capilano River, optics of allowing developers to keep coming back for additional density to previously approved projects etc).

So now to the process- we know LARCO have reinforced the foundations to enable the five additional floors to be built- I assume that they are pretty sure that the Mayor and Council support the additional five floors in return for \$10 million in CAC's. What are the plans for the total cash CAC's of \$22 million? Given the impacts of COVID 2019 is the \$10 million of CAC in kind partially for a day care still appropriate as I understand that a private day care was going in on the north side of Park Royal?

Council voted earlier this year (with Bill Soprovich opposing) to take the additional LARCO five floors to a public hearing which I understand will now be in June.

I understand the challenges of holding both Council Meetings and Public Hearings during our COVID pandemic. Recent Council meetings have been held with the Mayor (other than for introductory remarks) being in her office and Council members being home all participating by conference call. Any member of the public that wish to speak have to physically attend at Council Chambers in Municipal Hall.

My understanding is that for the public hearing on 707/723 Main the plan is for the Mayor and Council to participate on a video conference call via Webx from home. Members of the public will have to physically attend at Municipal Hall to participate and ask questions- 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 patently undemocratic. I have personally used Zoom for international board meetings and for meetings with well over 50 attendees. I am not promoting Zoom per se but there are video conference systems (Zoom being one) that would make it easy for members of the public to attend by video or phone conference. With the inability to hold large public meetings this is the only fair and equitable way to hold such meetings- for you the Mayor and Councillors to attend from home while expecting members of the public to attend in person is just plain wrong.

Respectfully submitted,

Graham Mclsaac

s. 22(1)

West Vancouver, s. 22(1)

Please do not redact my name.

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

Good afternoon,

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

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

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

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

Kind regards,

s. 22(1)

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s. 22(1)

West Vancouver

s. 22(1)

From: s. 22(1)
Sent: Monday, May 25, 2020 9:40 AM
To: MayorandCouncil
Subject: Strategic Plan 2020-2021 Climate Change and Nature

0010-03

Dear Mayor and Council,

On 25th May 2020 agenda, the Council's 2020-2021 Strategic Plan is to be discussed. With particular regard to the category "Climate Change and Nature", item 3.3 "Develop an Urban Forest Management Plan and decide whether to amend the Interim Tree Bylaw", what are the intentions and implications of this objective? In addition, how will the analysis of the Lidar Study influence decisions made?

With the ongoing loss of tree canopy in West Vancouver, it is of great urgency that there is greater conservation of mature trees mandated for all private lots in West Vancouver (for example, reducing the current 75 cm diameter requirement down to 20cm). This will provide an important interim measure while an Urban Forest Management Plan is being developed.

Sincerely,

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, May 20, 2020 8:58 AM
To: Sheryl LeBlanc; Fire Department; MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: [REDACTED] s. 22(1)

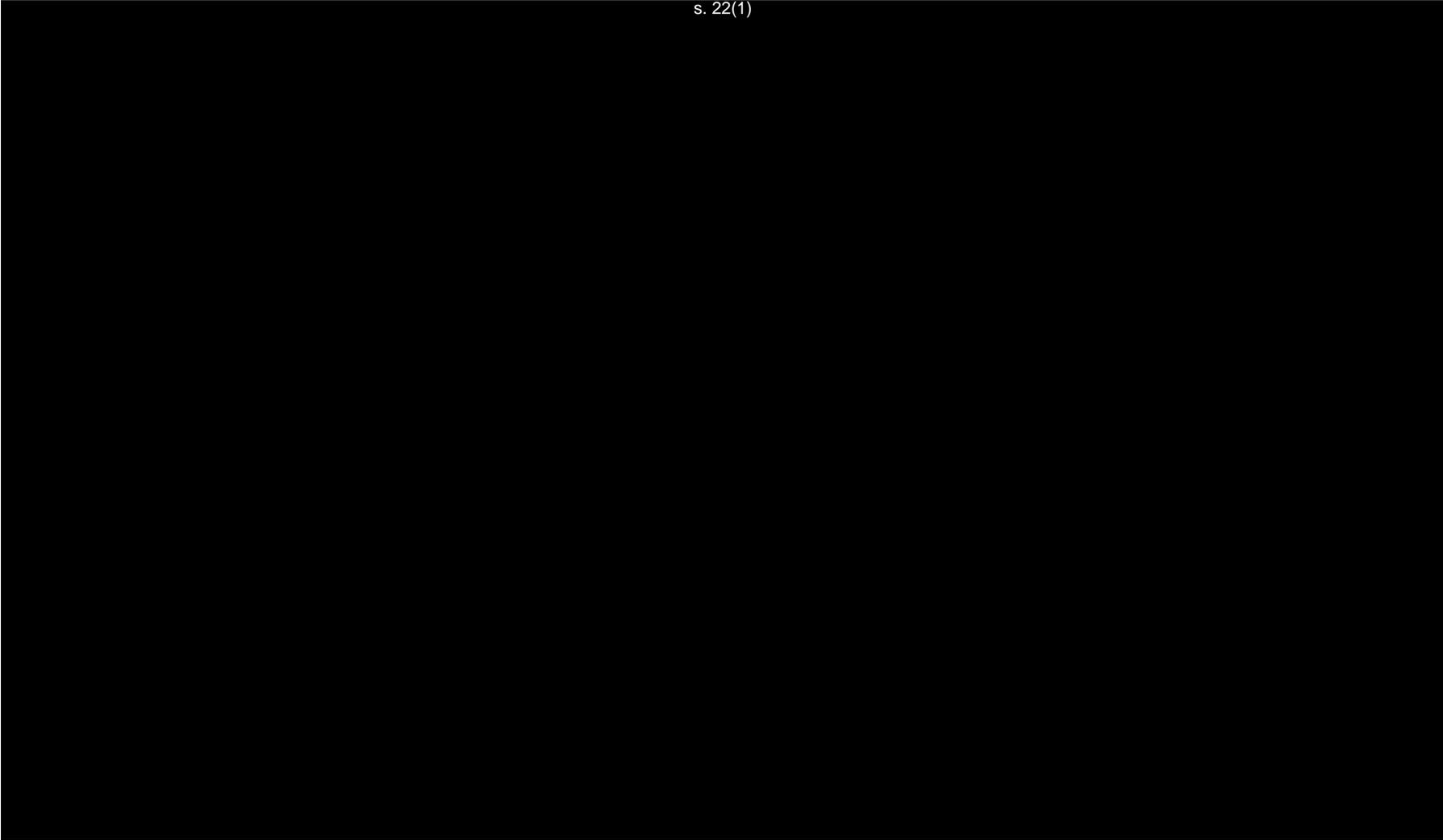
1603-10

Thank you again for your help to clean up [REDACTED] s. 22(1). As we have stressed to you in previous emails, we are concerned for the safety of [REDACTED] s. 22(1) living in the rental unit. It is the smaller detached building that is also surrounded by garbage - [REDACTED] s. 22(1)! It doesn't look like the Fire Department would be able to even access the detached building as the driveway is blocked off [REDACTED] s. 22(1) (They have informed us that they cannot act without Bylaws direction). How the District of West Van can approve a rental permit/business licence for tenants to live in these slum like conditions is shocking - its News worthy! Surely more can be done. As you can see, the surrounding Residences all maintain their homes and yards and pay high taxes to live in West Van, so we shouldn't have to live beside a dump yard. Thank you for focussing your efforts to clean up this property and to ensure the well being of those living there.

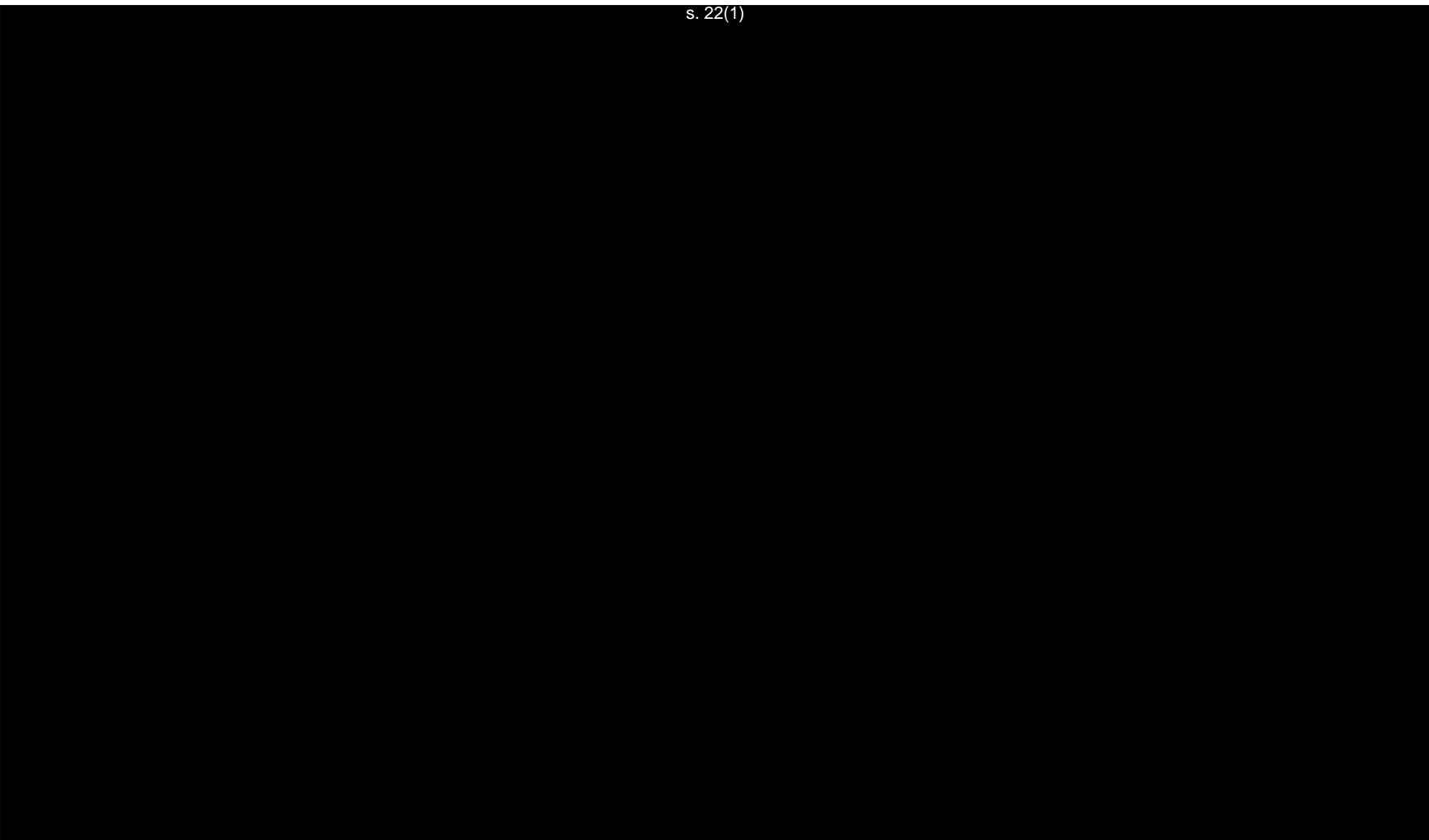
[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)



s. 22(1)



From: [REDACTED] s. 22(1) 2620-01
Sent: Thursday, May 21, 2020 6:32 PM
To: MayorandCouncil
Subject: Restaurants - Outdoor Seating

I have a suggestion regarding outdoor seating for restaurants who offer takeout in West Vancouver. The pier near the Beachhouse Restaurant would be a great place for West Vancouver to put tables and chairs to allow people who have ordered takeout to have a place to sit. There are not many picnic tables available and I think to offer more tables during this time would benefit the restaurants greatly.

It would also be great if West Vancouver would allow people to drink at least wine and beer in the parks as well.

Thank you for your consideration.

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

[REDACTED]

From: s. 22(1)
Sent: Sunday, May 24, 2020 3:48 PM
To: MayorandCouncil
Subject: A time for some humanity

2620-01

Dear Mayor and Council,

Thank you for your service during these trying times, your actions in my opinion have been exemplary.

On another subject, I was sad to see a local restaurant in West Vancouver shut permanently, I guess due to impossible trading conditions at this time.

I was also distressed to see the poor business owners private business displayed on the door for every passenger coming off the bus and ferry to see and every local walking past with their coffee to stop and read.

I have enclosed photos, it may be a legal requirement and I don't want to know any details but during these awful times can we not be kind to each other as Dr Henry suggests. Locals used this restaurant and it seems overly humiliating for this to be on public display. Many businesses will not make it through this crisis, many people will lose their jobs. Can we not encourage commercial property owners to exhibit more humane behaviour perhaps and just leave a standard up for lease notice on the door?

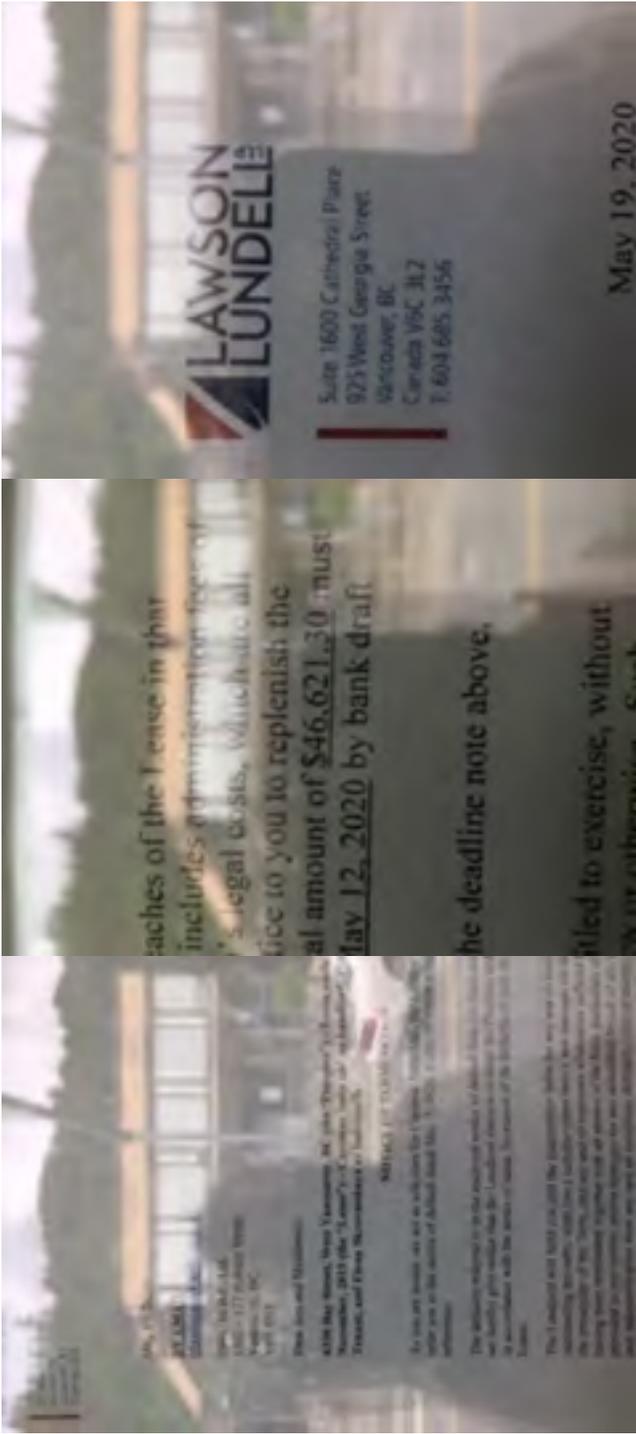
Thank you again

Kind regards

s. 22(1)

West Vancouver





Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Sunday, May 24, 2020 5:15 PM
To: MayorandCouncil
Subject: Farmer's Market

2620-01

Hello:

I just wanted to thank you for the great Farmer's market at Ambleside that we have attended twice now. It is getting better each time and we really want to support these hard-working people and are appreciative that they have a place to sell their products.

We were especially pleased to see how well this is organized during the Covid-19 situation. It is orderly, safe and the staff were helpful and pleasant, keeping the numbers right, offering hand sanitizer and telling us where to stand to wait our turn. It is a small space and if you didn't have these rules in place it would just not work. We felt very good walking around.

So thank you for another wonderful way to spend some time in the Ambleside area. We just LOVE it here.

I say well done!

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

From: s. 22(1)
Sent: Tuesday, May 26, 2020 9:55 AM
To: MayorandCouncil
Subject: Public Drinking Bylaws in Parks

2620-01

Dear Mayor Booth and West Vancouver Council members,

As a long term resident of West Vancouver I have taken much pleasure enjoying our outdoor spaces and beaches through out the s. 22(1) years. As Covid 19 has changed up our life's and the way we interact with our friends and extended family, I would suggest taking note from the council members in Vancouver and consider loosening up the drinking in public laws throughout West Vancouver. I feel that having access to park space as responsible adults we can all enjoy a beer or glass of wine while interacting with friends. Currently countless times people gather at our beaches and parks to get out doors for social interaction, and I know many people already bring alcohol along on their trips. I think that our police resources can be better utilized then going around and making people poor out drinks when property crime and hate crimes have been on the rise across the lower mainland.

Linked below is the article you may be already aware of. But as a resident of West Vancouver I would like to hear this being considered for the people of West Vancouver as well.

<https://bc.ctvnews.ca/vancouverites-already-drink-in-parks-so-why-not-make-it-legal-councillors-1.4952404>

Regards,

s. 22(1)

West Vancouver, s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Wednesday, May 20, 2020 10:14 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

plse do not increase density

Sent from my iPad

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Wednesday, May 20, 2020 11:57 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

These guys are doing via the back door what they didn't do via the front door. There was debate over this rental development which was approved over much opposition. Having recieved that approval they now want extra floors added and are apparently building for same with no approval and no reason why the original approval is now found inadequate.

The grand scheme here is to build multiple towers on the North side of Park Royal as its failing as a Shopping Center. This extra 5 stories will be the precedent to this. You are turning West Van into Metrotown lite.

The BPP recently received approval for their latest venture above the Highway and promptly flipped it to some private developer identity unknown.

What is going on with our beloved City? It's a haven for big money developers apparently.D

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

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Wednesday, May 20, 2020 1:00 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

NO because of traffic

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Wednesday, May 20, 2020 1:48 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

I feel the developers have taken advantage already and I am opposed to further expansion of 5 stories.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Wednesday, May 20, 2020 2:04 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

Mayor and Council:

Re: A note of Concern

This seems to be covert action of deception from the planning stage up. Originally it was noted that this construction could take more stories. Execution of more stories could put an air of subversiveness on city council. (The plebeians will have forgotten the original protest.)

Is this to be expected from now on?

Regards

[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Wednesday, May 20, 2020 4:50 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

No....bad precedent in allowing greedy developers to manipulate the system and create a bad precedent.

From ipad of [REDACTED] s. 22(1)

From: Nancy Henderson on behalf of Mary-Ann Booth 1010-20-19-047 /
Sent: Thursday, May 21, 2020 3:29 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: FW: Stop the 5 storey expansion of Twin Towers at Park Royal South

From: [REDACTED] s. 22(1)
Sent: Wednesday, May 20, 2020 11:06 AM
To: Mary-Ann Booth <mbooth@westvancouver.ca>; [REDACTED] s. 22(1)
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

Mayor Booth and council members,

Since coming into office, you and council have negatively changed in many areas the friendliness and life style of our community. Please do not add to the traffic and skyline by endorsing adding the additional floors to your developer's building in Park Royal.

We join the majority of voters in opposition, [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Thursday, May 21, 2020 5:12 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

Dear Mayor & Council

I am strongly opposed to allowing the additional 5 stories being added to the two towers under construction in South Park Royal. The practice of asking for more after the original approval must stop and you "elected" people are the ones to do just that. I and hundreds of other West Vancouverites expect you to do so. You will be held accountable for your decision come the next election.

[REDACTED] s. 22(1)

Sent from my iPhone

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Friday, May 22, 2020 1:11 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Park Royal proposed addition of 5 extra floors

To whom it may concern

I wish to voice my complete opposition to the addition of 5 extra floors to the already approved towers at Park Royal Shopping Center south. This addition will add significant traffic to an area already over capacity and will create gridlock to rival any intersection in the lower mainland.

The polls on this subject indicate that there is no support for this expansion and council needs to take note of the significant opposition when considering the decision to be taken.

Govern yourselves accordingly and remember that you work for us and not the developer.

Thankyou

[REDACTED] s. 22(1)

West Vancouver B.C.

[REDACTED] s. 22(1)

From: Nancy Henderson on behalf of Mary-Ann Booth
Sent: Friday, May 22, 2020 2:20 PM
To: MayorandCouncil
Subject: FW: NO to the Park Royal Expansion Proposal

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

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

From: [REDACTED] s. 22(1)

Sent: Friday, May 22, 2020 1:37 PM

To: Mary-Ann Booth <mbooth@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>

Subject: NO to the Park Royal Expansion Proposal

To Mayor Mary Ann Booth and all Council Members

I don't support taking the Park Royal towers expansion proposal to a Public Hearing on June 23rd.

Based on an independent Angus Reid poll conducted in Sept 2019, 72% of West Vancouver residents do not support it.

Based on a report to Council dated July 2, 2019 the staff of DWV don't support it.
It does not align with the existing Local Area Plan.

So, I question why would our Council support it?

If it is a matter of increasing the tax base, our Council should look at ways to reduce costs and operate in a more fiscally responsible manner.

I urge all Council members to represent the citizens of West Vancouver and vote against the Park Royal Proposal.

A concerned resident,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Friday, May 22, 2020 2:05 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

Mayor Booth and Council Members,

Despite the current pandemic, construction abounds at this site!
Not an attractive "Gateway" for our Municipality!

However, I would remind Council that approval at a public hearing has not been given for the additional increases in the two tower levels. West Vancouver's engineers did not endorse the increased height of the towers.

The first application for the two residential towers (24 and 19 stories), plus commercial, was denied and sent back to the drawing board in 2013. Mr. Bob Sokol commented "need a more fulsome understanding of the potential benefits and impacts!" The main concern was due to the increase in traffic at the Taylor Way/Marine Drive intersection.

The second application, April 2018, for two residential towers, one story 14 floors and the other story 11. The OCP was amended, the lot was re-zoned and approved for mixed use with a total of 203 residential units. Once again, the concern was the junction, gridlock junction, at Taylor Way and Marine Drive. Approval was given for the proposed development.

An amendment is currently being sought to increase both towers by five additional floors (19 and 16)! Not recommended by the Municipal engineering department! Despite this, I believe that a Public Hearing is to be held.

In the meantime, concrete and steel structures have been reinforced to accommodate the new height of the towers! How democratic is that? The work should have been stopped in order to seek public approval for the additional tower heights!

Promises were made by both Larco and Council to improve traffic flow at the said junction! Firstly, to re-install the right turn lane from stop to go, at the traffic light from Taylor Way South into Marine Drive implementing a designated right turn. The Wardance Bridge, apparently owned, or leased by Larco, was to be re-configured to allow a designated right turn lane east onto the back road. Neither one of these significant modifications have been done.

Construction fatigue abounds, the potholes get bigger, the only progress of note is the tower construction, will they stop at 14 and 11 stories?

As a resident [REDACTED] s. 22(1) this construction affects the residents [REDACTED] s. 22(1) more than anyone within this Municipality, and I strongly oppose the requested additional heights for both towers.

Yours truly,

[REDACTED] s. 22(1)

Sent from my iPad

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

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Friday, May 22, 2020 5:24 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Gateway Project

Dear Mayor and Council

I write in support of Gateway Project's application to increase their allowed build by five stories.

I acknowledge that this is now a change/revision of what was adopted by the previous council, following extensive public input and consultation.

I acknowledge as well, that it was adopted before the Official Community Plan for West Vancouver was finally endorsed unanimously by that Council at the end of its mandate.

Bringing that vision of the OCP to reality is now a standing challenge for this Council.

Somehow manoeuvring through competing priorities, and an ever changing societal and economic landscape because of the pandemic, has created decision making challenges hard to imagine.

Yet, decisions need to be made, not stalled.

The dramatic need for affordable and diverse housing is as much a reality now, as it was when the OCP was adopted. In fact it may become even more urgent as hard changing economic realities harden for many in our community over the coming months.

This project will give our community real options moving forward. Options that they did not have with five stories less. Options they needed before-and now need even more.

I ask you to bring this project forward for our community to further consider through the public hearing process.

Thank you for your consideration.

Respectfully

[REDACTED] s. 22(1)

[REDACTED]
West vancouver BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 1:53 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Fwd: Stop the 5 storey expansion of Twin Towers at Park Royal South

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

From: [REDACTED] s. 22(1)
Date: Sat, May 23, 2020 at 10:34 AM
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South
To: <mayorandcouncil@westvancouver.ca>

My husband and I are both opposed to any further density at that already-over built location.

[REDACTED] s. 22(1)

-- Our address is: [REDACTED] s. 22(1), West Vancouver, BC, [REDACTED] s. 22(1)

[REDACTED]

[REDACTED] s. 22(1)

--

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, May 23, 2020 11:38 AM
To: MayorandCouncil
Subject: Park Royal towers

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

I am against the proposal to increase the height from 14 floors to 19, for the twin tower rental project in Park Royal....too many more people in an already congested area.

[REDACTED] s. 22(1)

Sent from my iPad

[REDACTED] s. 22(1)

, West Vancouver,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Saturday, May 23, 2020 3:27 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: 707 and 723 Main Street

Dear Mayor Booth and Council,

We have been West Vancouver residents and property owners for [REDACTED] s. 22(1) years. We are writing to express our continued opposition to the proposal to add 5 additional floors to both of the above towers.

There is nothing wrong with tall towers in principle, but they have to be well-designed and in the right place. This proposal fails on both counts. "Housing need" is often used as an argument for giving permission and developers are well versed in coming up with ingenious arguments as to why they should be excused the requirements of previously agreed plans. These "Towers" will do nothing to address the most pressing housing needs of the District, this is not "affordable housing" and never will be.

It will only take one or two ill-considered proposals like this to inflict severe damage to the District's fabric: its scenery, its environment, its culture, its heart.

The case is as strong as ever for a coherent and considered strategy, one that defines where towers are and are not acceptable. The previously agreed Marine Drive Local Area Plan was a good start. The vast majority of District residents are against this proposal. The public are simply asking for basic common sense; instead we have a situation where a powerful lobby group are happy to take advantage of the "lunatics running the asylum" status quo.

Regards

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Saturday, May 23, 2020 3:49 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: FW: Are you "Against" or "For", Park Royal increasing to 19 floors and 16 floors, their Twin Towers now being built? Democracy in West Vancouver is being undermined.

Mayor & Council ~ WHY, is this happening?!?!?!?

What happened to proper due process???

Are you trying to make West Vancouver the next West End or Metro Town and WHY???

Enough is Enough!!!!!!

West Van's budget is out of control, the number of employees we have is out of control and the condition of our roads is CRAP . . . get back to doing the job you were elected to do!!!!

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, May 22, 2020 9:15 PM
To: [REDACTED] s. 22(1)
Subject: Are you "Against" or "For", Park Royal increasing to 19 floors and 16 floors, their Twin Towers now being built? Democracy in West Vancouver is being undermined.

I know full well like me we have all been rightly consumed by COVID and the impact on our own and our families' lives. In the meantime our Mayor and Council seem somewhat oblivious to the crisis impacting many in the Private Sector and continue to push forward their agenda including increases in 2020 Property Taxes, subsidized housing for the missing middle (2195 Gordon) etc.

Unfortunately due to COVID, public meetings and attendance at Council Meetings are discouraged. Our Council attend Council Meetings from the comfort of their homes by speaker phone while members of the public, should they wish to speak have to physically attend at Municipal Hall!!!

Our Council have already essentially decided to proceed with granting Larco five additional floors at their towers at Park Royal (751/752 Marine) prior to having a public hearing as required. Larco have already built the foundations to support the additional floors. This development was controversial when approved but was incorporated into the Local Area Plan.

Very shortly after approval of the local area plan Larco applied for zoning to add an addition all five floors (their previous request that was turned down). Staff recommended against adding the additional five floors for various

reasons one of which was this made a mockery of the Local Area Plan process. Despite this Council recommended (with Bill Soprovich opposing) that this proceed to a public hearing.

The Public Hearing is to be held in June (but essentially the Mayor and Councillors, with exception of Bill S have green lighted this project). Even worse is that my latest understanding is that Council will attend the Public Hearing by Webx and members of the public who wish to speak will have to physically attend at Municipal Hall. Have they not heard of Zoom?

Whether you agree with the five additional floors or not this seems to be very concerning for those who believe in democracy. See more details in WVCS update below.

So my asks are:

A) Forward this to your neighbours and friends.

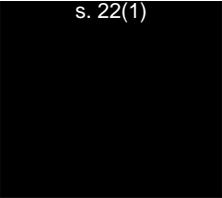
B) Write and/or call our Mayor and Councillors with your views on the additional five floors whether you support or do not support.

C) Write and/or call our Mayor and Councillors expressing concerns re holding a public hearing as proposed- all should either be present in Council Chambers (expanded with seating outside With social distancing) or all should be able to participate on electronic visual conferencing such as Zoom. The very idea that our Mayor and Council stay home and members of the public are required to attend physically is patently ridiculous!!!

If you got this far thanks for reading and please review the additional details provided by WVCS below. I would also encourage you to give WVCS your email so you can receive their communications directly. Whether you agree with the views they express or not their updates will provide you with valuable information and perspective on what is happening in the District of West Vancouver.

Cheers,

s. 22(1)



Begin forwarded message:

From: Nigel Malkin - WV Community Stakeholders <wvcs2019@gmail.com>

Date: May 20, 2020 at 09:08:16 PDT

To:  s. 22(1)

Subject: Are you "Against" or "For", Park Royal increasing to 19 floors and 16 floors, their Twin Towers now being built?

Reply-To: <wvcs2019@gmail.com>

[View this email in your browser](#)



Hello **s. 22(1)** Please forward this email to your neighbours and friends.

Summary: In June 2018, the Local Area Plan was amended for this massive twin tower rental project with height, density and design guidelines, even before the Official Community Plan was approved. The ink was barely dry on Park Royal's building permit and they go back to the new Council for more. While 72% of WV residents polled were opposed, Park Royal has already put into steel and concrete for 19 floors although only 14 floors were approved (203 units say 406 people). It is now seeking Council approval to increase by height by 5 floors (95 units = nearly 190 more people for an overall total of nearly 600 people).

| | <u>Approved</u> | <u>Additional</u> | <u>Percent Increase</u> |
|-------------------------|-----------------|-------------------|-------------------------|
| <u>Unit numbers</u> | 203 | 95 | 47% |
| <u>People estimated</u> | 406 | 190 | 47% |
| <u>Car numbers</u> | 232 spaces | 70 parkade | 30% |

Another Done Deal? Is this a "Done Deal" before Public Hearing on June 23? DWV staff originally recommended against ([staff memo](#)) but [Council voted](#) (for: **Wong, Thompson, Booth** and **Lambur** with **Soprovich** against) for the project to go to Public Hearing. Council to discuss this [Monday May 25](#) with the Public Hearing to be held **June 23**. Watch [this short video](#).

Please write our Councillors ASAP insisting that this proposal not be approved. If you don't take action, who will?

mwong@westvancouver.ca plambur@westvancouver.ca
mbooth@westvancouver.ca bsoprovich@westvancouver.ca
ccameron@westvancouver.ca sthompson@westvancouver.ca
ngamboli@westvancouver.ca MayorandCouncil@westvancouver.ca

If a friend sent you this message, [join our email news list](#).

Traffic will worsen at Park Royal area with 600 more people



Traffic Gridlock: If traffic is already bad in the Park Royal area, wait until the following Towers are built for 1,000+ people. Think of 500+ cars added to the Traffic Congestion at Marine Drive and Taylor Way. Will this be a new False Creek or Metrotown area?

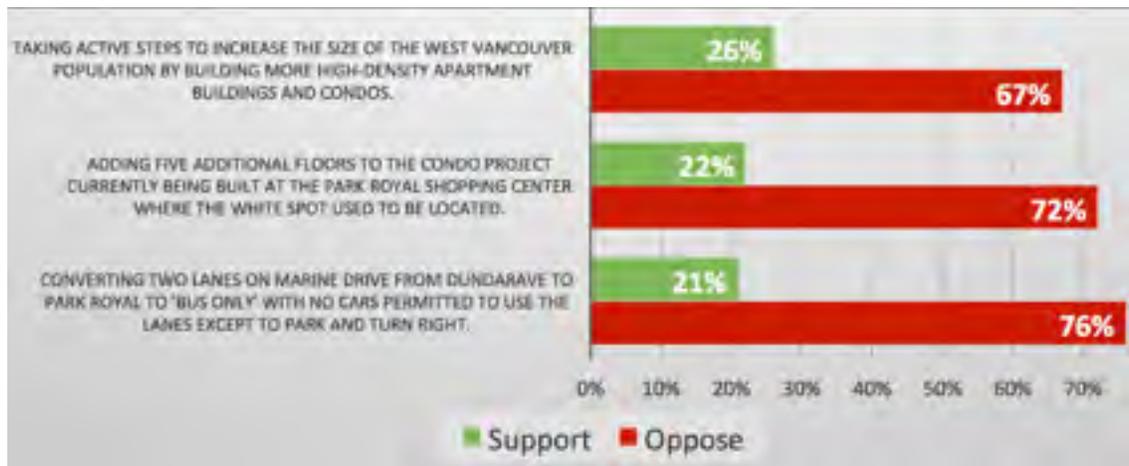
- SE corner: 203 units approved plus 95 more units in [twin towers at Park Royal](#)
- NE corner: 89 unit tower at [660 Clyde Ave and 657-675 Marine Drive](#)
- NW corner behind Park Royal North - Onni to add [106 more units in 3 towers](#)
- Multiple waterfront towers by Capilano River by Squamish Nation
- Multiple towers in the east side of the Park Royal North redevelopment
- 6 more Towers in Park Royal South mapped in [Marine Dr Local Area Plan](#)
- Taylorwood above Park Royal proposed 390 units + 195 lockup suites in five 6 storey towers

Transit solution: Park Royal has proposed the 95 additional apartments with ZERO additional parking, hoping new residents will use buses. With the demise of Car2Go will car sharing be available? Will these new tenants avoid COVID-19 on buses and use cars instead? Will these new tenants park in the shopping centre's parking lots thereby reducing parking for shoppers? With denial of a traffic light at Taylor Way and Main St, traffic entering and exiting West Royal complex will worsen. Of course Traffic Congestion at Taylor Way and Marine will worsen!

Even if you don't live in the Ambleside / Sentinel Hill / Cedardale neighbourhoods near the Taylor Way and Marine Drive intersection, you probably travel through it on a regular basis. And even though it is not in your back yard, you need to take action and support these neighbourhoods.

72% Opposition to adding Five additional Floors to Condo project at Park Royal

Angus Reid poll - *The Mood of West Vancouver* Sept 2019



72% against this expansion: Last Sept, West Van Community Stakeholders commissioned international pollster, Angus Reid Global, to conduct a telephone survey of randomly selected West Vancouver residents. When asked about increasing West Van population by constructing High-Density condos and rental buildings, the results showed that 67% were against it. For **Park Royal's Gateway Residences (former White Spot site)**, **72% were against adding five floors**. An informal random poll this month had nearly 100% of respondents against this expansion. These results clearly show that the vast majority of the residents do not want an increase in density. Watch [3 min video](#).

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

Council's Climate Emergency: Council hypocritically will ignore the high environmental impact as concrete creates high GHG emissions while new low-rise wood housing creates less GHG, secondary suites create minimal GHG and of course no new housing creates ZERO.

If a friend sent you this message, [join our email news list](#).

Rentals: Park Royal is using the "rental" card to circumvent the Local Area Plan - But the 95 market rental units (48%) can be sold by the owner at any time to owner occupiers, eliminating rentals. They are willing to agree with DWV that 49 units would be rented for a minimum of 20 years, but this can be changed later without public input. There is no commitment by the developer on the number of bedrooms per unit, but unlikely to be aimed at the "missing middle" family demographic.

View Impact on existing West Royal, Water and Evelyn Dr buildings: Visual impact of 19 storey and 16 storey buildings on the residents in the low rise Evelyn Drive projects who bought thinking they had a view of Vancouver, Stanley Park Lions Gate Bridge. Or West Royal whose western view and sunsets will be gone.

Financial Enticement: To sell the project to Council, Park Royal is proposing (at Council's discretion) the \$4-6 million Community Amenity Contribution that they normally pay to DWV, to be used to upgrade art facilities, a youth centre or adult daycare centre in the new buildings. The amount of Community Amenity Contributions to be paid for this expansion is unclear. Does Council have a priority list for spending the current \$12 million in CAC funds held by DWV? Council should be deciding where funds are spent, not developers.

Read Park Royal's [latest plan](#) which was not recommended by DWV staff. But Mayor and Council overruled and [approved public consultation](#) against [Bill Soprovich](#)'s opposition.

If a friend sent you this message, [join our email news list](#).

Please give us [your opinions and suggestions](#). Nigel Malkin

Please forward this email to your neighbours - on average 2.5 people read our one email

To ensure you receive our newsletter, [add us to your address book](#)

If you live in a strata home, [please introduce us](#) to your strata President

If a friend sent you this newsletter, please [join our email news list](#).

We welcome feedback [on this message](#) and tell us about new issues.

Holding District of West Van accountable: [West Vancouver Community](#)

[Stakeholders](#) are [fundraising](#) to be used to print posters, pamphlets, send mail-outs and buy advertising

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

Sign Up [for our email news list](#)

Volunteers needed - [email Nigel](#)



Facebook



Website

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

Our mailing address is:

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

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Want to change how you receive these emails?

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



From: Don Peters <don.peters@nscr.ca> 1010-20-19-047 /
Sent: Sunday, May 24, 2020 11:40 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Gateway Residences Application: First Reading Monday, May 25, 2020

Mayor Booth and Council:

CHAC has been following the progress of this important project since June, 2018, when Council approved the current development permit for Gateway Residences, and has since met with the applicant on several occasions, including opportunities for us to review the proposed amendment.

We supported the original because it brought needed density to an appropriate location in West Vancouver.

We believe the amendment before you tomorrow night improves the project considerably. The Executive Summary in the staff report 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 CHAC will comment further in support.

Respectfully

Don Peters

Don Peters
Housing Advocate
Chair, Community Housing Action Committee
604.982.3309
don.peters@nscr.ca



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'əmə (Musqueam) and səl' ilwətaʔɪ (Tsleil-Waututh) Nations.

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Ste. 210 935 Marine Dr. North Vancouver BC V7p 1S3

From: Raeanne Steele <raeannesteele@gmail.com> 1010-20-19-047 /
Sent: Sunday, May 24, 2020 3:36 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Larco Request for Additional Floors at Park Royal 751/752 Marine Drive

Dear Mayor and Council:

This email is **FOR THE RECORD**, as I know the decision has been made and the scheduled public hearing is pure farce.

Please do not redact anything in this email, including my name and contact details.

I oppose Larco's request for additional floors at Park Royal 751/752. My reasons are:

1. This development was originally opposed by the community.
2. This development contravenes the recently-approved Local Area Plan.
3. West Van District Staff recommended against the approval of the additional floors.
4. An Angus Reid Survey shows [72% of West Vancouverites oppose the additions.](#)
5. Of the additional units built, [46% will be bought by foreign investors](#) to be used as land banks.
6. Most likely, these foreign-purchased units will be used as airbnb rentals, being close to Ambleside Beach and amenities. This will further [exacerbate the housing affordability crisis.](#) It will increase COVID-19 infection risk to our community, also.
7. [It is unethical](#) to make a decision, based solely on receiving a financial reward, (Community Amenity Contribution,) particularly when it harms your community.
8. The additional density will further exacerbate our traffic problems.
9. [Additional building/place density is correlated with increased risk of infection with COVID-19.](#)
10. Larco has no plans in place for pandemic-proofing it's development. This includes risks from faulty plumbing, recycled air, increased contact with high-touch surfaces and the inability to maintain safe physical distances.
11. I am extremely concerned that Larco and Rick Amantea may not have an [arms-length relationship](#) with certain members of Council and the District of West Vancouver.

Sincerely,
[Raeanne Steele](#)

raeannesteele@gmail.com
1761 Ottawa Ave, West Vancouver, BC V7V 2S3

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Sunday, May 24, 2020 4:57 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Additional stories on Park Royal Tower Project?

Please no. Was against this project from the beginning. Please do not add MORE stories.

Sent from my iPad

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 9:41 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Twin towers

In favour of.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 10:02 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Park Royal Towers

I am writing to ensure you know my perspective on adding extra floors to Park Royal towers. This is a mess, the area is a congestion nightmare, I sincerely hope you councillors listen to the public for a change instead of the developers and say NO. Yours Truly, [REDACTED] s. 22(1) West Vancouver.

From: s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 10:14 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Park Royal expansion

Mayor and Council,

Please accept this note indicating that myself and my family as multi generational residents of West Vancouver are against the unapproved expansion of the tower project at Park Royal. The fact that the developer has gone ahead with additional construction to increase building height that has not been approved, illustrates the arrogance and thoughtlessness of the developer and what appears to be the implicit approval of council. It defies logic that council approved this development at one of the worst traffic grid lock locations in the lower mainland right beside busy Park Royal, the North Shore's epicentre of high end consumption.

Enough is enough! West Vancouver does not need more density. Most of us live here, in part to avoid population density and to enjoy the natural attributes of West Van's beaches, parks and forest's which serve to make this community one of the most desirable locations in Canada to live. The towers should have gone to an area where population density is already present with an ongoing expectation by residents and business's that growth will continue.

Thank you

s. 22(1)

West Vancouver BC

s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 11:00 AM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

Please, it does not make any sense. Allowing it to happen is a short term vision for the city and the community.

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

From: [Redacted] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 11:49 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Proposal to Increase the Size of the New Development at Park Royal

I do not support such an increase in this project because of the lack of planning for the significant increase in traffic that will occur to an already difficult and congested intersection at the junction of Taylor Way and Marine Drive. Although I am generally in favour of more density in West Vancouver, I believe it should be spread out sensibly and not so concentrated at this major existing bottle neck in West Vancouver. [Redacted] s. 22(1)

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

This e-mail and any attachment(s) are confidential and may be privileged. If you are not the intended recipient please notify me immediately by return e-mail, delete this e-mail and do not copy, use or disclose it.

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 12:06 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Opposition to additional 95 units at Park Royal

With all the vacancies in West Vancouver, why would we want more rental units.

We live here for a reason, what happened to our lovely sea-side community and the revitalization of our villages. If I wanted to live in density there is an option to move to the Westend.

I question why the developer has already proceeded with the structural for the additional five floors - let's hope that this isn't another repeat of Rodgers Creek (area 5 & 6) public hearing.

[REDACTED] s. 22(1)

West Vancouver, B.C.

From: s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 2:14 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Park Royal Rental Density

Hello ... my name is s. 22(1) I have lived in West Vancouver with my wife for s. 22(1) years. I recently retired from s. 22(1). I worked for a couple of s. 22(1) companies and was involved in s. 22(1) in key cities in North America including s. 22(1).

I am writing to you today to express my strongest concern regarding the additional density to add five more floors to each building for rental units located at the Park Royal Residential Towers at Marine Drive and Taylor Way. The greatest concern I have and many others who I have talked to have, is that you (being the Mayor and Council) are prepared to allow a developer to disregard the recommendations of your own experienced staff and the guidelines established by the 2017 Marine Drive local area plan in regard to height and density. When this project was first being considered, it was vigorously debated and staff as well as the citizens were very concerned about the mass and scale of this project. Today you are resurrecting those same issues and going against public opinion. Why would you allow a developer to receive additional density during construction?

This location is a key entrance to West Vancouver and the structure already appears to be creating a "wall" along the south side of Marine Drive that takes away from the esthetic of this beautiful region. Adding additional density and floors will impact sight lines, shadows, wind and more. It seems to me the financial problems this municipality is facing today are not being fully addressed and as such the financial "windfall" for allowing this density sets a very disturbing precedent in this municipality. Will any developer be able to request a variance to their development if they offer up an acceptable amount of money? If this is the case then you should be able to lay-off a good portion of your experienced staff at the municipality if you are going to override their recommendations that they work so very hard to establish.

I urge the Mayor and Council will vote **NO** to this request and send a message that development guidelines are put in place in this municipality for a reason and they must be respected. You are the leaders to police and enforce these guidelines. This is your chance for the citizens of West Vancouver to trust the credibility of the politicians we voted for.

Respectfully,

s. 22(1)

West Vancouver, BC
s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 3:56 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: Stop the 5 storey expansion of Twin Towers at Park Royal South

Already it looks like your recent new permission are allowing Park Royal to block our views coming down Taylor Way from the upper levels hwy, of the Lions Gate Bridge.

Likely the towers are high & dense enough to prevent sun-loving flowers from growing in previous SW corner garden of that intersection – if they will still exist after this densifying construction complete?

And while traffic is not at its normal level right now (because more are working at home during this COVID-19 pandemic, & we are isolating generally vs socializing); this intersection is one of the worst traffic jams on the north shore, so it does not need any more pedestrian, or car volume from even more floors on those towering towers.

You've already allowed those westbound extra long B-Line buses from North Van's Phibb's Exchange, clogging up one whole lane of westbound Marine Drive, from the Lions Gate Bridge thru Taylor Way & onward to the first entrance to Park Royal North – so that once we get thru this pandemic, I can foresee traffic backing up on the Lions Gate Bridge in the aft/evening – worse than before! A new 'traffic plague' for West Vancouver to anticipate.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 7:54 PM 1610-20-5064/5065/5066
To: MayorandCouncil
Subject: 10 Million in Cheese

Dear Mayor and Councillor!

10 Million in Cheese says it's a done deal... just watch the vote!

800 sq ft 2 bed 2 bath isn't for young families... that's for young professionals and investors not families lol

I'll take my [REDACTED] sq foot house on a [REDACTED] of an acre thank you.

Craig is already blowing up the OCP, 100 rentals a year! Where do they go? same question he asked last year before the 275 units in Rodgers Creek.

Nora is saying go back to 2011... Lol the OCP wasn't agreed to in 2011.

You've already approved 275 units last year...That's 5 years of approved rentals... Marcus will say, well BPP may not go quick, nor may the district... lol

So the OCP is just a loose guideline lmao!

[REDACTED] s. 22(1)
[REDACTED]
MAPLE RIDGE BC

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

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Monday, May 25, 2020 8:32 PM 1610-20-5064/5065/5066
To: MayorandCouncil; Mary-Ann Booth
Subject: Serious objection with the proposal to add 5 stories to each of the two previously approved

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

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

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

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

Thank you for the opportunity to express my comments.

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

From: [REDACTED] s. 22(1)
Sent: Monday, May 25, 2020 9:02 PM
To: MayorandCouncil; Mary-Ann Booth
Subject: Serious Objections To The Proposal To Add 5 Stories

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

Dear Mayor and West Vancouver Council members,

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

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



[West Van to hold digital public hearings | North Shore News](https://www.nsnews.com/news/west-van-to-hold-digital-public-hearings-1.24135243)

Hear ye, hear ye. West Vancouver council will hear ye now. After suspending all public consultations and mass gatherings due to COVID-19, the District of West Vancouver is resuming public . . .

www.nsnews.com

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

1. The new proposal is inconsistent with the Marine Drive Local Area Plan (LAP), approved in July 2017 after extensive consultation and feedback from the community.
2. The additional density is significantly outside the density policy of the LAP. Our residents live with the traffic consequences of density along the Taylor Way/Marine Drive corridor every day. Adding further density to an area that is already overburdened is unacceptable.
3. The original proposal, approved in June 2018, was the first developed under the LAP. If this major change to the original proposal is approved, Council will face a serious credibility problem on future LAP projects.
4. Parking is becoming increasingly difficult in areas near the proposed towers. The proposal to add 95 units without parking further exacerbates the situation.
5. The whole of the Evelyn Development was designed and planned as

From: [REDACTED] s. 22(1) 1010-20-19-047 /
Sent: Tuesday, May 26, 2020 9:37 AM 1610-20-5064/5065/5066
To: MayorandCouncil; Mary-Ann Booth
Subject: Serious objection to the proposal to add 5 stories

Dear Mayor and West Vancouver Council members,

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

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

The developer is once again trying to get permission to add five stories to this project. West Vancouver residents objected to this in 2019. We continue to object strongly to this development request for these reasons:

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

I hope you will take into consideration the concerns of the West Vancouver residents you have been elected to represent.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

low-rise buildings. The construction of these new towers, both in their current approved form and more importantly in this proposed addition of 5 more floors, will adversely impact the views of not just the Evelyn residents but some of the lower homes on Sentinel Hill.

Thank you for the opportunity to express my comments.

s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Thursday, May 28, 2020 11:30 AM
To: MayorandCouncil; Mary-Ann Booth 1010-20-19-047 /
Cc: [REDACTED] s. 22(1) 1610-20-5064/5065/5066
Subject: Opposing to the proposal to add 5 stories to each of the two previously approved Park Royal Towers

Attn.: Mayor Booth and West Vancouver Council members

This is to express our strong objection to the proposed new expansion of the Park Royal towers on Marine Drive as specified in the following NorthShore News Article:

<https://www.nsnews.com/news/west-van-to-hold-digital-public-hearings-1.24135243>

The buildings are well into their construction. As [REDACTED] s. 22(1), it is puzzling why the request is coming at this late stage. I am sure the foundation and supporting columns must have already considered this expansion in their plans. If so, this begs the question of why the developer would bear the extra cost without approvals? As I am sure, the developers must comply with building standards, and the city should have been aware of the construction details.

In 2017 the city approved to original buildings proposal after extensive consultation and plenty of neighborhood objections.

The new towers will adversely impact traffic, parking, and the views of residents in Sentinel Hill. The proposed addition will amplify these problems.

As the owners of [REDACTED] s. 22(1), West Vancouver [REDACTED] s. 22(1), we object to the addition of more stories.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, May 28, 2020 7:02 PM
To: MayorandCouncil
Subject: I fully support the extra floors for Park Royal development

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

I fully support the additional floors requested for the new Park Royal development.

Please approve the development application.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

With gratitude,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1) 0800-01
Sent: Friday, May 22, 2020 9:07 PM
To: MayorandCouncil
Subject: WorkSafeBC has lost billions of dollars of accumulated surplus invested in the 'stock market'

Your Worship,

There was a time when members of the Finance Committee considered the constraints imposed under the Community Charter, Part 6, Financial Management, on investments of surplus monies of the municipality to be disadvantageous to the municipality--some members considered investments in higher risk securities to be desirable to improve the rates of return in the reserve funds.

The following article that appears today in the Vancouver Sun provides an object lesson in imprudential financial management--WorkSafeBC's accumulated surplus of \$2.9 billion was invested in the 'stock market' and now virtually all of that sum of monies has been lost as a result of the tumble that the 'stock market ' has taken in the past two months. The story is found at <https://vancouver.sun.com/news/worksafebc-has-lost-billions-cant-afford-to-help-businesses-buy-ppe/wcm/ad676cbb-c00d-4fc2-a715-50a2b87899d1/>

We must consider ourselves fortunate that the Community Charter imposes strong restrictions on where our surplus funds can be invested. The rates of return are lower, but the risks are substantially reduced, though not eliminated entirely by the legislation's specific restrictions limiting investments to conservative investment vehicles.

Had WorkSafeBC been governed by the same legislated restrictions that our municipal finance officials must act within, it would not have lost an estimated \$2 to \$3 billion of excess premiums collected from BC employers and employees via the payroll tax, essentially its entire accumulated surplus according to the report.

Better safe than sorry, Your Worship.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver, BC

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1) 0332-01
Sent: Saturday, May 23, 2020 3:02 PM
To: MayorandCouncil
Cc: [Redacted] s. 22(1)
Subject: URGENT West Vancouver Participation in Environmental Assessment of WoodfibreLNG

Dear Mayor and Councilors

It has come to our attention that the Municipality of West Vancouver is being left out of the BC Environmental Assessment Office process for a renewal of the Environmental Assessment Certificate for Woodfibre LNG. West Vancouver Municipal staff were on the Technical Working Group of the BC Environmental Assessment Office that issued the previous Environmental Assessment Certificate for Woodfibre LNG in 2015.

WV joined with other municipalities to declare that climate change is an **emergency** and has agreed to the IPPC targets to reduce emissions 45% by 2030 and 100% by 2050 as essential to measure ourselves in facing global warming. Living in West Vancouver we are part of the environment of Burrard Inlet and Howe Sound.

We are asking that Municipality of WV be included in the review of the Environmental Assessment for Woodfibre LNG and request that Woodfibre LNG be required to meet the same climate targets (IPPC) as their neighboring municipalities.

This is **urgent** but also **time sensitive** as a motion of support to be included in this Environmental Assessment Certificate Renewal is required at the May 25th Council meeting.

Our neighbor the Municipality of Squamish passed a council motion (May 12, 2020), requiring Woodfibre LNG to meet the IPPC targets in their Renewal Certificate. As they noted, if Woodfibre LNG was allowed to go forward and not address their emissions, the Woodfibre LNG emissions (almost double the output of Squamish) would devastate the efforts of our geographic region to meet IPPC targets. Only one municipality Squamish and the SCR D (Sechelt, Pender Harbour and Gibsons Landing) were notified of this renewal process. Seven municipalities Lions Bay, Bowen Island, West Vancouver, Whistler, City of North Vancouver, District of North Vancouver, City of Vancouver and the SLRD, (Lillooet, Pemberton, Whistler Regional District), would be affected by emission, were not.

Please address this at the May 25, 2020 Monday Council Meeting.

[Redacted] s. 22(1)

[Redacted]

[Redacted]

From: [Redacted] s. 22(1)
Sent: Sunday, May 24, 2020 11:55 AM
To: MayorandCouncil
Subject: Woodfibre Oversight

0332-01

Dear Mayor Booth and Councillors:

It has come to our attention that the Municipality of West Vancouver is being left out of the BC Environmental Assessment Office process for a renewal of the Environmental Assessment Certificate for Woodfibre LNG. West Vancouver Municipal staff were on the Technical Working Group of the BC Environmental Assessment Office that issued the previous Environmental Assessment Certificate for Woodfibre LNG in 2015.

WV joined with other municipalities to declare that climate change is an emergency and has agreed to the IPPC targets to reduce emissions 45% by 2030 and 100% by 2050 as essential to measure ourselves in facing global warming. Living in West Vancouver we are part of the environment of Burrard Inlet and Howe Sound.

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Please address this at the May 25, 2020 Monday Council Meeting.

Sincerely,

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

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1) 0332-01
Sent: Sunday, May 24, 2020 2:59 PM
To: Mayor and Council; Mary-Ann Booth; Nora Gambioli; Craig Cameron; Peter Lambur; Bill Soprovich; [REDACTED] s. 22(1); Marcus Wong
Cc: [REDACTED] s. 22(1)
Subject: URGENT West Vancouver's Participation in the Environmental Assessment of Woodfibre LNG

To Mayor and Council,

It has come to my attention that the District of West Vancouver is being left out of the BC Environmental Assessment Office process for a renewal of the Environmental Assessment Certificate for Woodfibre LNG. West Vancouver District staff were on the Technical Working Group of the BC Environmental Assessment Office that issued the previous Environmental Assessment Certificate for Woodfibre LNG in 2015.

We know that DWV is committed to battling climate change as evidenced by:

- DWV's 2019 declaration of a climate emergency,
- DWV's 2020 adoption of the IPCC energy emission reduction goals of 45% below 2010 levels by 2030 and 100% by 2050 or sooner, and
- DWV's 2016 response to the construction of the Trans Mountain Pipeline and related tanker traffic along Burrard Inlet – DWV raised concerns about our air quality and human health, GHG emissions, etc. etc.

It stands to reason that if DWV is concerned about petroleum products in Burrard Inlet and English Bay, then we must also be concerned about Howe Sound. It stands to reason that if DWV was included in the original assessment in 2015, then we should be included in the 2020 review of the Environmental Assessment for Woodfibre LNG. We also know that the world has changed since the 2015 Woodfibre LNG environment assessment – five years later, this project must evolve as well and Woodfibre LNG be required to meet the same climate targets (IPPC) as their neighboring municipalities.

Please know that this is an urgent and a time sensitive issue – a motion of support needs to be forwarded to the BC Environmental Assessment Office.....they have asked for feedback from those affected by the project....and they need it now. The need to respond to climate change impacts is urgent -- the GHG emission bar needs to be raised globally and it needs to be met. Every individual, every business and every industry needs to do their part.

I respectfully ask that you address this issue at the May 25, 2020 Monday Council Meeting and send a notice to the BC Environmental Assessment Office clarifying DWV's position.

Thank you,

[REDACTED] s. 22(1)

[REDACTED], WV

From: [REDACTED] s. 22(1) 0332-01
Sent: Monday, May 25, 2020 11:11 AM
To: MayorandCouncil
Subject: Why is the DWV being excluded from the EAC renewal process for Woodfibre LNG?

Dear Mayor and Council,

We are concerned that the District of West Vancouver is being left out of the BC Environmental Assessment Office's process for renewal of the Environmental Assessment Certificate for Woodfibre LNG. Regional municipalities were given the opportunity to participate in the previous EAC for Woodfibre in 2015. District staff took part in technical working groups under this process. Why is the District and other affected municipalities (with the exception of Squamish and the Sunshine Coast Regional District) being excluded from the EAC process this time?

Much has changed over the past five years. West Vancouver, along with many other area municipalities, has declared a Climate Emergency, pledging to meet the targets set out in the 2018 IPCC Report. This includes reducing emissions to 45% by 2030 and 100% by 2050. Given this District priority, it would seem incumbent upon West Vancouver Council to request that the municipality be included in the review of the environmental assessment for Woodfibre LNG.

It has been estimated that the Woodfibre LNG project will increase local GHG pollution by 142,100 tonnes of CO2-equivalent every year. Projects and industries, should be not be excluded from, or allowed to undermine, the objectives and initiatives of neighbouring communities.

We are requesting that the District of West Vancouver be included in the review of the Environmental Assessment for Woodfibre LNG and request that Woodfibre LNG be required to meet the same IPCC climate targets as their neighbouring municipalities. We're all in this together.

As always, thank you for your time and consideration.

Stay safe and healthy.

Regards,

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1) 1785-19
Sent: Sunday, May 24, 2020 11:34 AM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Walking and cycling space

Greetings,

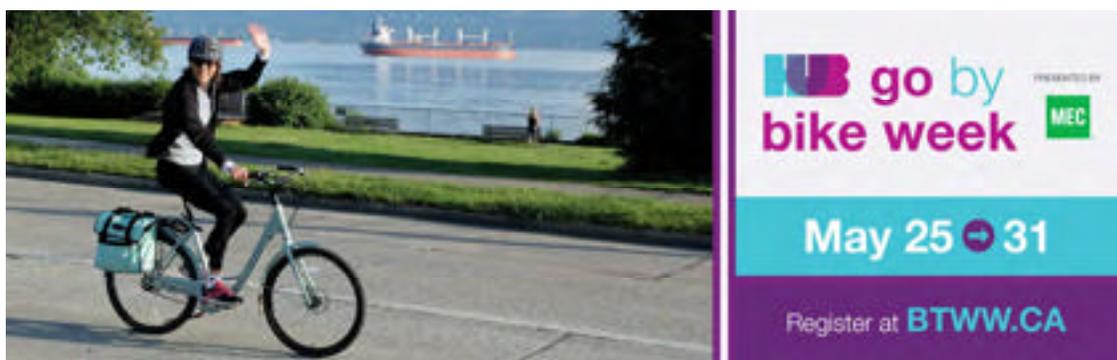
I support HUB Cycling's petition calling for temporary walking and cycling space in West and Metro Vancouver.

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

From: Bike to Work Week [HUB Cycling] <biketowork@bikehub.ca>
Sent: Monday, May 25, 2020 6:59 AM
To: MayorandCouncil
Subject: Go By Bike Week has Begun! 🚲

0055-01

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No More Sleeps! Go By Bike Week is Finally Here!

Hello HUB Supporter,

Get ready for a fun-filled day that includes an indoor cycling class, 'Intro to City Cycling' Webinar, bike maintenance videos & amazing prizes!

Don't forget to [log your bike trips online](#) - that's how you win the biggest prizes, show decision-makers that cycling matters, and that more investments in cycling facilities and education are welcome! Remember all bike trips count - even those made on an indoor cycle trainer.

Log Monday's Trip!



Monday's Schedule of Events

- **7:30 am:** Get ready to break a sweat! 🦺 Tune in to a free 30 minute indoor cycling workout livestream: "Go By Bike Virtual Commute" with TaG Cycling! Sign up link at btww.ca. Join and you'll be in to win an 1-month unlimited VIRTUAL subscription
 - **10:00 am:** How to do a pre-ride check with Dunbar Cycles! Watch the short video on [HUB's Facebook](#) and comment for a chance to win a multi-tool
 - **12:00-1:00 pm:** Check out our first Zoom lunchtime webinar: 'Intro to City Cycling', hosted by Rose Gardner, HUB's Director of Bike Education. Attend the webinar and you'll be entered to win an umbrella from Translink! [Register Here](#). Space is limited!
 - **ALL DAY:** Visit a [MEC](#) store! MEC stores have now reopened. Their North Vancouver & Vancouver locations are open for Bike Sales from Mon – Sat 12-5 pm PST
-



Free Mobi by Shaw Go Pass

No Bike? No problem! You can still participate in Go by Bike Week thanks to our good friends at Mobi by Shaw Go. They're offering one free 24 hour pass to registered participants. So sign up at btww.ca, then head over to www.mobibikes.ca and use the code **gobybike24**. Promo code is valid between May 25-May 29.



Daily Prize Giveaway

[Log your bike trip](#) today and you'll be entered to win a 'Get on Your Bike' kit from Dunbar Cycles! The kit includes:

-
- Abus Granit X-Plus Mini Lock
 - Specialized Stix Sport Combo Lights
 - Specialized EMT Pro MTB Multi Tool
 - Specialized Tactic 3 Helmet

📷: Dunbar Cycles Instagram

Social Media Giveaway

Like Monday morning's schedule post on [HUB's Facebook](#) or [Instagram](#), share to your story, and you'll be entered to win a \$50 gift card from [Body Energy Club](#) 📣

This prize is for Monday only. There will be a new one each day.

Get Social!



Help spread the word about #GoByBike Week to your friends and family on your social media! Use one of our images online or take a photo and share why you're getting involved. Don't forget to tag HUB Cycling on [Facebook](#) (@WeAreHUB), [Twitter](#) (@WeAreHUB) or [Instagram](#) (@HUBCycling).

Thank you to our incredible sponsors!



Lafarge

[Lafarge Concrete](#) supports Go By Bike Week and wishes you all a safe commute or cycle, online and offline. Enjoy the week ahead!



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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](#)

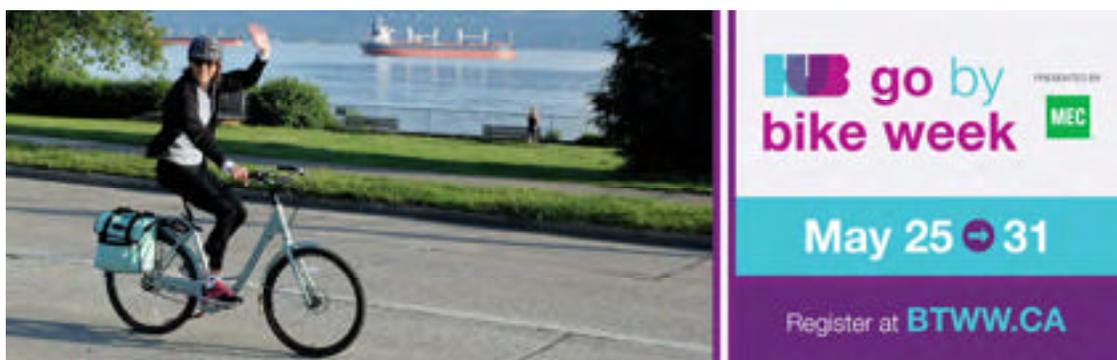
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From: Bike to Work Week [HUB Cycling] <biketowork@bikehub.ca>
Sent: Wednesday, May 27, 2020 6:00 AM
To: MayorandCouncil
Subject: Keep on riding this Go by Bike Week! 🚲

0055-01

[View this email in your browser](#)



Hello HUB Supporter,

Happy Wellness Wednesday!

If you haven't hopped on your bike this week yet - we urge you to get out there! The sun is shining and the bike lanes are calling your name. 🤙

Don't forget to [log your bike trips online](#) for a chance to win amazing prizes, and to track your carbon emissions savings and burned calories. Remember all bike trips count - even those made on an indoor cycle trainer. Forgot to log your Monday or Tuesday trips? No worries. You can [backlog](#) all trips until June 1st.

[Log Your Bike Trips](#)



Today's Schedule of Events

- **ALL DAY:** Take a 15 km Public Art Tour from Vancouver Biennale! 🚲 Head to btww.ca at 9:00 AM to find a link to a self-guided bike tour around Vancouver's amazing Biennale art installations. Take a photo of your favourite installation and tag [@hubcycling](https://www.instagram.com/hubcycling), [@van_biennale](https://www.instagram.com/van_biennale), and [@mobi_bikes](https://www.instagram.com/mobi_bikes) on Instagram for a chance to win one of seven free 30-day mobi passes!
- **10:00 am:** Get some tips on buying your perfect e-bike from Dunbar Cycles! Watch the short video on [HUB's Facebook](https://www.facebook.com/hub) and comment for a chance to win a hand pump from the Dunbar team
- **12:00-1:00 pm:** Check out our Zoom lunchtime webinar: 'What's all this about space reallocation?' Attend the webinar and you'll be entered to win icon socks and a water bottle from TransLink! [Register Here](#). Space is limited!
- **2:30-2:50 pm:** Ask your burning questions about bike maintenance during our Live Q&A with velofix Sea 2 Sky on [HUB's Facebook](https://www.facebook.com/hub)
- **5:00-6:00 pm:** After a day of biking, stretch your legs with STRETCH Vancouver during a slow stretch yoga class moving to the sounds of a Cello hosted

at Cycle City Tours! Join and you'll be entered to win a STRETCH yoga mat.
Registration details at btww.ca!

To check out what's in store for the rest of the week, visit btww.ca



The 0 km Commute

Hear what our Bike Education Coordinator, Kristen, has to say about the realization that a new working-from-home routine did not have to mark the end to her bicycle commute.

[Read More](#)



Give Back this Go By Bike Week

Do you have an extra bike that you're willing to lend or donate to someone in need? We have about ten people who are between 5 to 6 feet tall looking for a bike through [HUB Cycling's Bike Match Program](#). Just this past weekend, we matched up Jose with a bike (pictured left).

Jose says, *"Riding in the city for the first time and crossing the bridges, was an unforgettable experience of freedom and joy. I can't wait to commute to my work by bike. Thank you HUB Cycling for this life changing opportunity!"*

[Lend or Donate Your Bike](#)



Free Mobi by Shaw Go Pass

No Bike? No problem! You can still participate in Go by Bike Week thanks to our good friends at Mobi by Shaw Go. They're offering one free 24 hour pass to registered participants. So sign up at btww.ca, then head over to www.mobibikes.ca and use the code **gobybike24**. Promo code is valid between May 25-May 29.



Richards Buell Sutton

Be prepared in case of an incident on your bike or when encountering a dangerous situation on a bike route. [Download, print and save this wallet card](#), courtesy of Richards Buell Sutton LLP, to remind you what to do at the scene and when you get home. Curious to know more about RBS? [Join tomorrow's webinar at 12pm](#) to meet one of the firm's Partners, Michelle Quinn, a presenter speaking on the topic of Cycling Culture in Metro Vancouver.



Vancity Community Pass

Have you heard of Mobi by Shaw Go's [Vancity Community Pass](#)? This program focuses on prioritizing equitable solutions to reach marginalized communities that could substantially benefit from bike share access: subsidizing the membership, introducing cash payment options and reducing the age requirement from 16 to 12. Since launch, over 900 people have taken advantage of [this program](#).

Thank you to our incredible sponsors!



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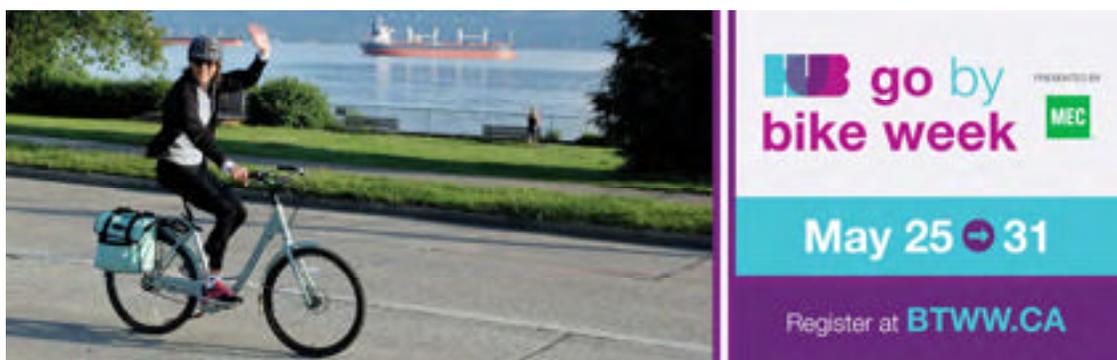
This email was sent to mayorandcouncil@westvancouver.ca. Want to change how you receive these emails?

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

From: Bike to Work Week [HUB Cycling] <biketowork@bikehub.ca>
Sent: Friday, May 29, 2020 8:00 AM
To: MayorandCouncil
Subject: Keep Riding into the Weekend! ✨

0055-01

[View this email in your browser](#)



Hello HUB Supporter,

Happy Friday! 🤖

Scavenger Hunts, Livestreams, Art Tours, Indoor Cycling Classes, Webinars, Yoga Classes - OH MY! We've had a blast helping you get back into or continue your Go By Bike groove this week - but the fun isn't over yet! We've got lots of great activities planned for you today and on the weekend.

Keep [logging your trips online](#) over the weekend for a chance to win amazing prizes, and to track your carbon emissions savings and burned calories. Were you too busy biking that you forgot to log your trips this week? All good, HUB Supporter, we get it! **You can backlog all trips until 11:59 PM on June 1st.**

Log Your Bike Trips

Highlights of the week (so far!)

- **100% of spots filled up** for our *Introduction to City Cycling* webinar series on Monday!

- **Over 40 bikes repaired for essential workers** in partnership with [MEC](#) on Monday and Wednesday
- We've **reached thousands of people** during our live videos on bike safety, purchasing, riding with children, and bike maintenance. Missed them? They're saved on our [Facebook](#) page and links are below.
- **Plus thousands of riders logging** daily trips!



Today's Schedule of Events

- **10:00 am:** Learn how to properly wear your helmet from Dunbar Cycles! Watch the short video on [HUB's Facebook](#) and comment for a chance to win a helmet from the Dunbar team
- **10:00-11:15 am:** STRETCH Vancouver will take you through a one-hour slow stretch yoga class followed by an optional 15-minute meditation hosted at Cycle

City Tours! Join and you'll be entered to win a STRETCH yoga mat and 5 class cards (online or in-studio). Registration details at btww.ca!

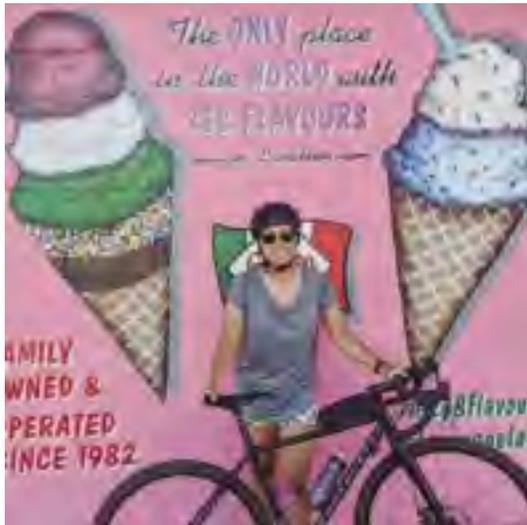
- **12:00-1:00 pm:** Check out our Zoom lunchtime webinar: *'Making Cycling Safe for Everyone'*. Join UBC Prof. Emeritus, Kay Teschke, and Gavin Davidson, lead on the State of Cycling report supported by TransLink, as they discuss their research and where we go from here. Attend the webinar and you'll be entered to win an icon throw pillow from TransLink! [Register Here](#). Space is limited!
- **2:30-2:50 pm:** Ask your burning questions about bike maintenance during our Live Q&A with velofix Sea 2 Sky on [HUB's Facebook](#)
- **ALL DAY:** No bike? No worries! Mobi by Shaw Go is offering a free 24 hour pass this week. Sign up at btww.ca, then head over to www.mobibikes.ca and use the code **gobybike24**. Promo code is valid between May 25-May 29.



Let's Go Biking this Weekend!

Check out [Let's go Biking](#) for lots of biking trip ideas across Metro Vancouver. Whether you're a resident of Surrey, Coquitlam, Burnaby, Vancouver or beyond, there's lots of great family-friendly routes for people of all ages and abilities to enjoy!

[Find a Bike Route](#)



Go on a Scavenger Hunt

The scavenger hunts continue!

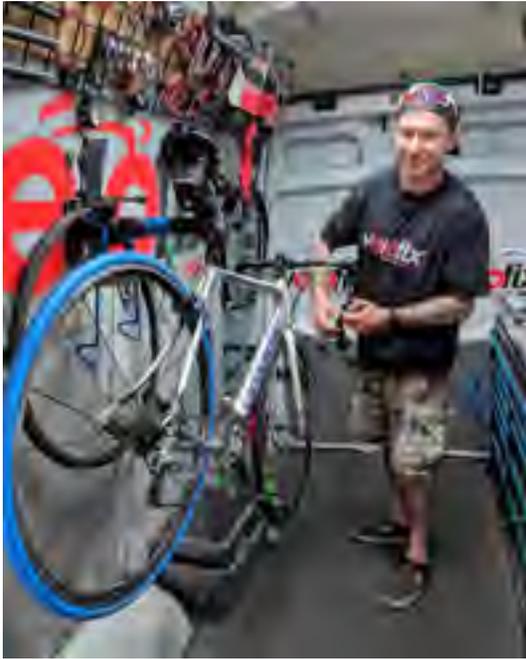
Comor is running a final Scavenger hunt in Vancouver on Saturday, May 30th. Tune into Instagram stories at [@hubcycling](#) and [@comorgoplayoutside](#) at 8:00 AM on Saturday for a daily location clue. Find the secret location, take a photo, post it on your Instagram story and tag both HUB and Comor, and you'll be entered to win one of five \$20 vouchers from Comor!



Bike Art Tour

Competition extended until Sunday!

Complete one of Vancouver Biennale's [art tours](#), share a photo of your favourite piece, and tag [HUB Cycling](#), [Vancouver Biennale](#), and [Mobi by Shaw Go](#) to enter to win one of seven 30 day Mobi passes.



Video Links

Missed our Facebook videos this week?
Don't fret, they're still available to view and share:

Q&As

[Riding with Children with Lisa](#)

[Corriveau](#)

[Bike Maintenance with Velofix Sea2Sky](#)

Dunbar Cycles Go By Bike Series

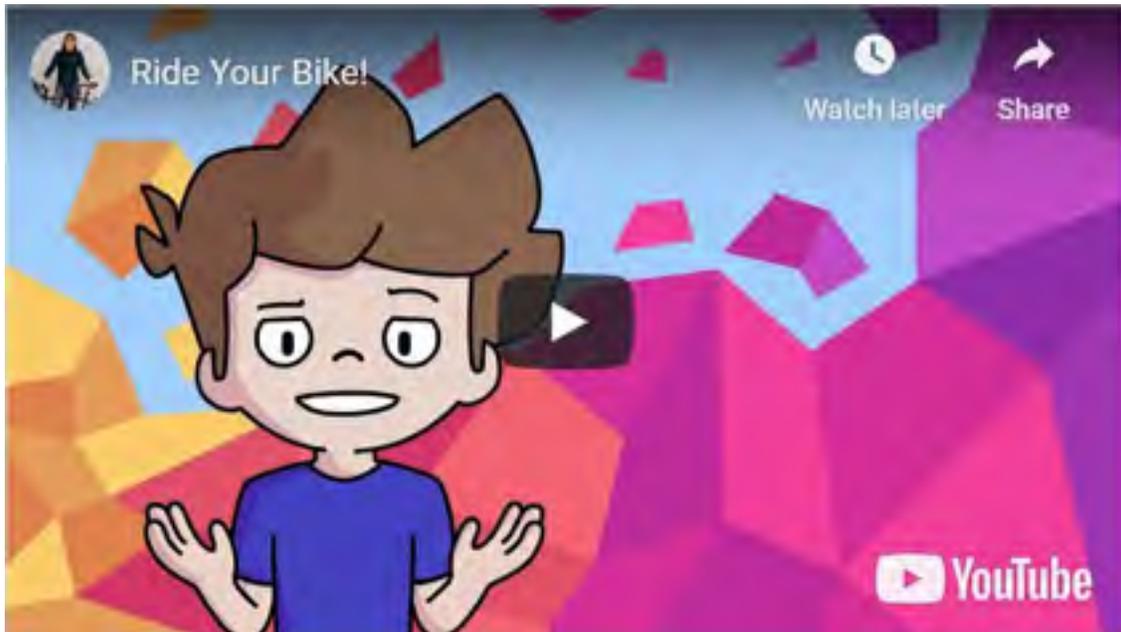
[Biking ABC's](#)

[Tips for buying a bike](#)

[E-bikes](#)

[Locking your bike](#)

Picking a helmet (premiering today!)



Submit your Bike Reels Video to Win Prizes! Deadline June 2nd.

Do you know a student 18 years or younger? Encourage them to submit a 60 - 90 second video of their bike or other active travel activities for a chance to win awesome prizes! Contest entry is easy and guidelines and video ideas can be found on the [Bike Reels webpage](#).

Submit a video by June 2nd for a chance to win a:

- Grand Prize of \$300 cash from BCAA **and a**
- \$50 gift card and ukulele from Long & McQuade

Four students, two from Kindergarten - Grade 5, and two from Grade 6 - Grade 12, will also be up for winning a runner-up prize of a:

- \$100 BestBuy gift card **or a**
- \$100 SportChek gift card

We can't wait to see all of the creative entries!

[Enter Contest](#)



TransLink

TransLink has recently published recommendations and tips for practicing safe cycling (and walking) during COVID-19.

[Read More](#)

Thank you to our incredible sponsors!





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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

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From: [REDACTED] s. 22(1)
Sent: Monday, May 25, 2020 4:04 PM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Wentworth Development

1010-01

Good afternoon,

I've heard about the gondola project in Dundarave Village, I support it and I think it is a wonderful idea as a tourist attraction as it will bring more walk in buisness to our beautiful Dundarave.

More people discovering our community is a plus, mostly after these difficult times as many of us are very dependent on the locals and the tourist.

All my best.

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

[REDACTED]
[REDACTED]

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

From: jessica@sebastianandco.ca
Sent: Thursday, May 28, 2020 4:36 PM
To: MayorandCouncil
Cc: sebastian@sebastianandco.ca
Subject: Wentworth Development

1010-01

Dear Mayor Booth and WV Council,

We heard with great enthusiasm about the Wentworth Development and are very excited about this proposal. We think this added connectivity will not only bring vibrancy to Dundarave Village, but could also potentially help us with our staffing challenges at our butcher shop (Sebastian & Co Fine Meats).

To elaborate on the current situation, unfortunately we find it almost impossible to pool from WV residents to staff our business, due to the unavailability of affordable housing. We are in quite a desperate situation, as we are opening a second location downtown and are unable to hire staff to run the WV store. We sponsored 2 applicants through a \$5000 LIMA process, neither one of which worked out, sadly. Therefore, we really are stuck trying to hire locals – and it's next to impossible getting qualified applicants who are interested in working in West Van.

Also, we are quite concerned about the retail mix in the village, with more and more retail frontages being occupied by real estate agents. We are quite concerned about the vibrancy of the retail mix, as real estate agents use store frontages as advertising opportunities, rather than true brick & mortar retail. With many smaller independent businesses potentially unable to bounce back after Covid, we are even more concerned that newly-vacant spaces will be snapped up by competing real estate agents. We are sincerely hoping that retail frontages in Dundarave and Ambleside do not become *'the new'* blue bus advertising medium.

For these reasons, we are hoping beyond hope that something like the Wendworth Development will go through. We think it will make a huge difference for small independent and family-run businesses in West Vancouver to flourish.

Thanks very much for taking the time to read this letter.

Warmest wishes,
Jessica Gibson, Sebastian & Co Fine Meats
s. 22(1)

2425 Marine Drive
West Vancouver BC, V7V 1L3

From: Nancy Henderson on behalf of Mary-Ann Booth
Sent: Monday, May 25, 2020 7:28 PM
To: MayorandCouncil
Subject: FW: DWV Strategic Plan

0010-03

From: [REDACTED] s. 22(1)
Sent: Monday, May 25, 2020 2:43 PM
To: Mary-Ann Booth <mbooth@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>
Subject: DWV Strategic Plan

Good day, Mayor and Council.

I am writing about the district's strategic plan scheduled for today's council meeting.

I apologize for providing comments at short notice. There was no alternative as the notice was distributed on Friday, May 22nd. More can be said about missing elements of the plan but the time allows only an overview.

Proposal: Postpone the vote of approval for the strategic plan until a public participation component is included in the process.

Concerns:

Notifying your constituents on Friday that a significant decision will take place on Monday creates a negative perception, particularly when they do not appear to have been invited to participate in creating a plan that will influence the future of our community.

Some elements noted are vague: "housing that is more affordable" (for whom?) or "strengthen business community relationships" (which member of the business community and how will this manifest?)

Mobility. At last, some of the proposed towers planned between Taylor Way and Capilano Road are identified and presented as a group. Still, "mobility" is just a word, one that raises many questions.

Arts Centre / Arts & Culture Facility: two separate buildings planned? Location?

Social: Klee Wyck's future is mentioned. Gertrude Lawson House, Navvy Jack House, the Ferry building are not mentioned. Will the future of these buildings be included in the plan?

Social: preservation of Heritage Assets - also vague. WV's heritage assets have not been defined or inventoried, beyond the Heritage Register, which surely should be completed before decisions about preservation are made. These assets include natural, cultural and social elements as well as buildings.

Omissions: West Vancouver is an Age Friendly and a Dementia Friendly community.

Including these designations alone took some time and effort to have them included in the OCP, yet there is yet they are not mentioned in this plan.

Conclusion:

From the workshop in March until today, almost 3 months passed. It would have been challenging to include public participation during this time. However, as the workshop would have taken place prior to the Covid-19 shut down, the perception is that a decision was made not to involve the people of West Vancouver in a plan that will affect the future of our community.

s. 22(1)

West Vancouver, s. 22(1)

From: Carolanne Reynolds <EditorWVM@westvan.org> 0010-03
Sent: Monday, May 25, 2020 4:07 PM
To: MayorandCouncil
Cc: Nina Leemhuis; Nancy Henderson; Carolanne Reynolds
Subject: Strategic Plan and Public Participation!

Dear Mayor and Council:

Thank you for holding a meeting in these constrained times. The efforts of Council and staff are very much appreciated.

While grateful that the Strategic Plan 2020-2021 is coming to a ccl mtg, it was rather disconcerting that notice was just posted on the DWV website Friday afternoon for approval Monday -- hardly even one biz day! More unsettling, though, is the apparent lack of consultation with WV residents.

It is, therefore, my request and hope that there be at least two weeks for public input once all information is available. Even if no virtual mtg, that gives time for citizens to write to Council with their ideas, recommendations, and opinions wrt the new/changed policies.

May I also suggest -- great news that a Cmnty Engagement Cmte mtg is planned for Thursday -- that the Strategic Plan be put on that CEC agenda. They can provide Council with their feedback and ways to enable and enhance residents' engagement and inclusion.

Please be assured the community also is eager to help. We're all in this together, all willing to row the boat.

With best regards,

Carolanne Reynolds
Editor, West Van Matters
201 - 2403 Marine Drive
West Vancouver, BC V7V 1L3

=====

no need to redact anything
all above permission to post and be public

From: Scenery <slater87@shaw.ca>
Sent: Monday, May 25, 2020 4:47 PM
To: MayorandCouncil
Subject: Strategic Plan

Dear Mayor & Council

I am dismayed that the Strategic Plan was only put on the agenda Friday for vote today. This type of public communication is hopelessly inadequate and adds to public fears that they are deliberately excused from providing meaningful input on important issues.

While I am all for having some measurable criteria much of this is vague and some may be misguided. Vancouver (and area) has been used as an example in several academic papers to illustrate that increasing density DOES NOT create affordable housing. For that matter, rental housing is not necessarily "affordable" either. CMHC shows a housing continuum pyramid with market ownership at the very top - and just below is market rental. To not mention, let alone address the myriad of OTHER options below these in the CMHC pyramid is a serious shortcoming.

Please do not vote to approve the Strategic Plan.

Sincerely,

Scenery Slater
402-1730 Duchess Ave.
West Vancouver, B.C.
V7V 1P9
(604) 926-0187

please do not redact

From: ADRA Ambleside Dundarave Residents Association <adrawestvan@gmail.com>
Sent: Monday, May 25, 2020 5:11 PM
To: MayorandCouncil; Peter Lambur; Bill Soprovich; Craig Cameron; Nora Gambioli; Sharon Thompson; Marcus Wong; Mary-Ann Booth
Subject: COUNCIL MEETING - MAY 25, 2020 - STRATEGIC PLAN 2020-2021 0010-03

Dear Mayor & Council

ADRA directors convened a meeting this morning, given the very short time frame, to review Council's proposed Strategic Plan 2020-2021 and to recommend the following changes:

- The Strategic Plan drives the budget. To this point we request that a dollar amount be assigned to planned expenditures, ie Arts and Culture Centre, Youth Centre, Seniors Centre, etc. This would help with citizen understanding and involvement of budgeting processes.
- Source of Funding - Each item would show whether the funding is part of taxpayer revenues, Community Amenity Contribution fund, public donation, etc. This provides transparency in funding and development application processes. Residents would have a clear picture of how available DWV resources and organizational capabilities would support identified objectives.
- Process for Amending the Strategic Plan and Major Project Priorities. A positive step to address inclusion and removal of Strategic Plan objectives. ADRA proposes community consultation at the Quarterly Update, ie through neighbourhood associations, westvancouverite.ca (for example).
- 7.2 Public Engagement and Outreach. The OCP 2018 has been the foundation of this Council's Strategic Planning processes. Modifications to DWV goals and objectives are now necessary to provide the framework for economic recovery. The OCP document did not deal with a COVID19 social or economic pandemic. Citizens should be informed of these anticipated changes and have an opportunity for input. ADRA would ask to be included in the Quarterly reviews and updates with the intention of informing and involving members. All part of public engagement and outreach on one of Council's most important governing documents

ADRA is committed to working with Council to make processes more open, increase citizen involvement and awareness. We would like to continue efforts with DWV on a quarterly basis to review progress and provide feedback on objectives that may need to be reconsidered.

Respectfully submitted,

Heather Mersey, President
Ambleside & Dundarave Residents Association
c/o 772 20th Street, West Vancouver BC

Please do not redact contact information

--

Visit our website: ADRAwestvan.ca



ReplyReply allForward

--

Visit our website: ADRAwestvan.ca

From: Peter Kvarnstrom <pkvarnstrom@glaciermedia.com>
Sent: Wednesday, May 27, 2020 1:51 PM
To: MayorandCouncil
Cc: Mark Chan
Subject: Letter from a reader
Attachments: Document.pdf

2620-01

Hello all, I realize you may have heard from some that may not really appreciate or understand what we are trying to accomplish. As such, I wanted to share a more typical response (see attachment) which echo's what I heard "on the street" when I was personally delivering my letter to our readers.

We have had very positive responses today, our first day using the boxes.

Thanks,

Peter Kvarnstrom
Publisher
North Shore News
604-788-6252

Unit 116-980 West First St.,
North Vancouver, BC, V7P 3N4

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

From: Enter Your Email Address Here <scanner@van.net>
Sent: May 27, 2020 12:39 PM
To: Peter Kvarnstrom <pkvarnstrom@glaciermedia.com>
Subject: box.

Please open the attached document. This document was digitally sent to you using an HP Digital Sending device.

Vancouver, 22 May 2020

Dear North Shore News!

Over the years, we have really appreciated your newspaper + reading about the happenings in our community.



THANK

YOU!!!



About the changes with the delivery, I think it is a very good idea and I support the changes you are making. As you said: many houses are empty

and not all the people read the paper.

We DO READ IT! Please continue the good job you have been doing and

PLEASE: continue offering the

TIME OUT! page with the easy crossword and word search (my favourites!). I know many seniors who enjoy this page as well!

Thanks again!

From: [REDACTED] s. 22(1)
Sent: Thursday, May 28, 2020 11:58 AM
To: MayorandCouncil
Subject: Fwd: North Shore News Delivery Boxes

2620-01

- >
- > We are not happy for one minute with these boxes that have been dropped around the neighbour hood with apparently your approval.
- > We have seen in other areas once one box is allowed more will come. They are unsightly and not needed.
- > Please reconsider your approval.
- > [REDACTED] s. 22(1)
- >
- > Sent from my iPad

[REDACTED] s. 22(1), west vancouver, B.C. [REDACTED] s. 22(1)

From: George Pajari <george@pajari.ca>
Sent: Thursday, May 28, 2020 11:07 AM
To: MayorandCouncil
Subject: Public Participation in Council and Committee Meetings

0120-07

Dear Mayor and Council:

It is distressing that during these challenging times, the District is not taking advantage of technology that is easily and inexpensively available to ensure that residents are able to participate in meetings without putting themselves at elevated risk. Many of our residents are in the highest risk cohort and forcing them to appear in person to speak to Council, or to even hear what is happening at committee meetings, is unconscionable.

Please make it possible for people to fully participate in the democratic process without putting their health (or lives) at risk.

Yours truly,
George Pajari
West Vancouver, BC

P.S. - Please do not redact any information from this email.

s. 22(1)

, West Vancouver, BC

s. 22(1)

(address added by District staff after receipt of email)

From: s. 22(1) 2150-02
Sent: Thursday, May 28, 2020 12:16 PM
To: MayorandCouncil
Subject: BUTCHERING of hedge on the edge of the School Board parking lot

s. 22(1)

There is a fabulous cedar hedge dividing the parking lot from the large green playing field.

Every year, around this time, the City garden team sends a team of butchers to trim the top of the hedge. s. 22(1)
s. 22(1) I think the team is composed of "unemployed butchers". They do a hacking job, a blight to the landscape!! I cannot believe these workers are trained gardeners or landscapers!

s. 22(1) this beautiful hedge which is full of birds this spring. So while I am mostly confined s. 22(1)
I anticipate the massacre of this cedar hedge.

Please have a team of workers trim the hedge carefully. Especially the top.

Thank you

s. 22(1) - I do Not give permission for my name to be used or printed

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, May 28, 2020 6:20 PM
To: MayorandCouncil
Subject: Property Tax Hike

0955-16

Dear Mayor and Council Members,

Today I received my 2020 Property Tax Bill and I was astounded to find that it is 16.7% higher than last year [REDACTED] s. 22(1)

[REDACTED]. The WV Municipal portion has increased by 21.2% [REDACTED] s. 22(1) Its absolutely disgraceful.

I spent ~30 mins, earlier today talking to the WV District Financial Controller who, to be fair, did a great job explaining the rationale for why this was.

The bottom line is even though my property value is substantially lower than the \$2.844,000 "average" value with an "average" \$96 increase in tax I'm paying for the decrease in value of more expensive properties.

My property value is essentially comparable this year to last year.

The accompanying "flyer" with my bill, stating a 2% increase in operating budget may be true but totally misleading.

Services in WV have been pared back over the last few months, parks, libraries, community centres etc for obvious reasons.

In my case, I find this extortionate tax increase unacceptable and abhorrent and as an elected group I hold you totally accountable for this shocking and very upsetting outcome. Please explain and defend your decisions, you should all be ashamed. What are you going to do about it???

Regards,

[REDACTED] s. 22(1)

WV.

Sent from [Mail](#) for Windows 10