

COUNCIL CORRESPONDENCE UPDATE TO NOVEMBER 20, 2020 (8:30 a.m.)

Referred for Action

No items.

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (1) 3 submissions, November 13-16, 2020, regarding International Affairs**
- (2) November 13, 2020, regarding “Re: Vancouver’s Incentives to Get Affordable Homes Built Are Too Rich | The Tyee”**
- (3) West Vancouver Chamber of Commerce (2 submissions), November 13 and 17, 2020, regarding Business Round Table (November 19, 2020)**
- (4) November 13, 2020, regarding Feedback on Twitter Post**
- (5) 2 submissions, November 14 and 19, 2020, regarding COVID-19**
- (6) 4 submissions, November 15-17, 2020, regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5069, 2020 (McGavin Field) (Received at the November 17, 2020 public hearing)**
- (7) 87 submissions, November 15-17, 2020, regarding Preliminary Development Proposal for Daffodil Drive**
- (8) 18 submissions, November 17-19, 2020, regarding Preliminary Development Proposal for Inglewood Campus of Care**
- (9) November 18, 2020, regarding “Very sad!” (Council Remuneration)**
- (10) November 19, 2020, regarding Tree Preservation in Altamont**

Received for Information from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (11) Director of Legislative Services, November 17, 2020, response to West Vancouver Community Stakeholders regarding Feedback on Twitter Post**
- (12) Director of Legislative Services, November 17, 2020, response regarding “Use of district email for Councillors”**
- (13) Manager of Current Planning & Urban Design, November 17, 2020, response regarding Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5074, 2020 (Proposed Development Permit Exemptions and Delegations) (Received at the November 17, 2020 public hearing)**

From: [REDACTED] s. 22(1)
Sent: Friday, November 13, 2020 11:16 AM
To: MayorandCouncil; mayorandcouncillors@richmond.ca; mayorandcouncil@cnv.org; Leah Arthur; Robert Bartlett
Subject: The "Secret Agenda" of the So-called Elite - Global ResearchGlobal Research - Centre for Research on Globalization

<https://www.globalresearch.ca/reflections-secret-agenda-elite-role-us-citizens/5709112>

<https://www.globalresearch.ca/uk-pm-meets-bill-gates-discuss-global-vaccine-program/5729349>

Bill Gates' tongue and money seems to sterilize him in minds of those who do little research on his life-long games of controls. First, develop electronica to mass the world. Then 'chip' all the humans so the electronics control every person, not just benefits to 'communication'[methods.

Alternatives:

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

Subject:South Korean Pharma Company to Produce 150Mln Doses of Russian COVID-19 Vaccine, RDIF Says

Date:Fri, 13 Nov 2020 09:46:52 -0800

From: [REDACTED] s. 22(1)

To:justin Trudeau <tommy.defosses@parl.gc.ca>, justin.trudeau.A3@parl.gc.ca,
justin.trudeau.A1@parl.gc.ca

Dear Justin Trudeau,

"Looking out for ALL Canadians" (sic): PLEASE: Stop your Gates/WHO/BPharma. Being 'chipped' with secret additives is NOT what you have been put in place to do.

You have MUCH to learn from them in the Arctic as well, yet you act as a dupe there, also. Zio Baby, holding hands with a scum of a human, a 'Rhodie' Ms. C. Freeland.

[REDACTED] s. 22(1)

West Van

[South Korean Pharma Company to Produce 150Mln Doses of Russian COVID-19 Vaccine, RDIF Says](#)

[Kremlin Trusts Virology Experts' Opinion About Efficiency of Russian COVID-19 Vaccines](#)

[Venezuelan Vice President Rodriguez Praises Russian Vaccine Against Coronavirus](#)

[Hungary to Receive 1st Samples of Russia's Sputnik V Vaccine Next Week, Russian Ministry Says](#)

[Encouraged by Frank Discussion Credit Suisse 'Increasingly Positive' About Russian Sputnik V Vaccine](#)

From: [REDACTED] s. 22(1)
Sent: Saturday, November 14, 2020 10:29 AM
To: MayorandCouncil; mayorandcouncillors@richmond.ca; mayorandcouncil@cnv.org; premier@leg.bc.ca; jhorgan@leg.bc.ca; adrian.dix.mla@leg.bc.ca
Subject: US – UK Intelligence Agencies Declare Cyber War on Independent Media - Global Research
Global Research - Centre for Research on Globalization

<https://www.globalresearch.ca/us-uk-intel-agencies-declare-cyber-war-independent-media/5729320>

More truth the messengers of Mother Earth don't want revealed.

[REDACTED] s. 22(1)

W. Van

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 1:58 PM
To: mayorandcouncil@cnv.org; MayorandCouncil; mayorandcouncillors@richmond.ca; Robert Bartlett
Subject: "The Plan": links: plus: to get to website "The Sociable"....at bottom of the G.Resch. page. plus:.....

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

Subject:Also: website "The Sociable"....at bottom of the G.Resch. page. plus:.....

Date:Mon, 16 Nov 2020 13:52:38 -0800

From: [REDACTED] s. 22(1)

To:jhorgan@leg.bc.ca, adrian.dix.mla@leg.bc.ca, premier@leg.bc.ca

Sent by: [REDACTED] s. 22(1) West Vancouver

<https://www.globalresearch.ca/the-great-reset-a-technocratic-agenda-that-waited-years-for-a-global-crisis-to-exploit/5729507>

Another method of getting to 'The Sociable': [Communist China's surveillance state](#)

And:

[CovidPass: supporting the development and launch of CommonPass](#) [Mustapha Mokass](#)

[historian Yuval Harari has stated that "organisms are algorithms](#)

Tim Hinchliffe is the editor of The Sociable. His passions include writing about how technology impacts society and the parallels between Artificial Intelligence and Mythology. Previously, he was a reporter for the Ghanaian Chronicle in West Africa and an editor at Colombia Reports in South America. tim@sociable.co

From: s. 22(1)
Sent: Friday, November 13, 2020 2:38 PM
To: MayorandCouncil
Subject: Re: Vancouver's Incentives to Get Affordable Homes Built Are Too Rich | The Tyee

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s. 22(1)

thought you might like this story from TheTyee.ca:



[Vancouver's Incentives to Get Affordable Homes Built Are Too Rich | The Tyee](#)

Why the Moderate Income Rental Housing Pilot Program gives too much for too little.

<https://thetyee.ca/Analysis/2020/11/12/Vancouver-Incentives-Affordable-Homes/>

They included the following message:

food for thought re: affordable rental housing. [REDACTED] s. 22(1) [REDACTED] West Vancouver [REDACTED] s. 22(1)

Who is The Tyee?

We're an independent, online news magazine from BC. We're devoted to fact-driven reporting and analysis that informs and enlivens our democratic conversation. Our reporting has garnered numerous awards and the respect of our peers and readers. While some journalism gives the last word to power, we try to give the last word to ordinary folks.

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From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Friday, November 13, 2020 4:10 PM
To: MayorandCouncil
Subject: ✦ Save the Date: BUSINESS ROUND TABLE

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West Vancouver Chamber of Commerce

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Save the Date

BUSINESS ROUND TABLE

Please join us for a Business Round Table on **Thursday Nov 19th** to discuss issues and questions arising during this second wave of COVID-19. Time TBC.

This is an opportunity to talk over what is keeping you up at night, what you are hoping can come to support your business sector, and learnings from colleagues as to how they are adapting during these difficult times.

A summary of the discussion will be provided to the representatives of all levels of government. This community round table is open to members and WV businesses.



CURRENT COMMUNITY ENGAGEMENT: Business Focused

Cypress Pop-Up Village at McGavin Field: British Pacific Properties is proposing a service facility for the convenience of outdoor enthusiasts visiting the Cypress Village area. Details of the BPP-led Development Permit Application (& District Rezoning) and comment card are available via the link below. The public hearing is set for November 17th, 2020.

More information is available [HERE](#).

The proposed phased development includes:

1. A public park comprising a child play area, great lawn / flex area and lookout,
2. Discovery centre, coffee shop and public washrooms,
3. Modified sea containers (“sea cans”) for flex community uses,
4. A presentation centre and site office, and
5. A parking area.

The Development Permit Application for the Cypress Pop-Up Village at McGavin Field is located just before the first switch back off Cypress Bowl Road. The site is situated between the District of West Vancouver’s Operations Centre at 3755 Cypress Bowl Road to the north and the Upper Levels Highway to the south, and is currently surrounded by forest to the east and south, with the Eagle Lake access road and site offices to the west.

The general public can provide [email](#) comments to council until November 16th.

District of West Vancouver News

Upcoming District of West Vancouver Council Meeting: November 16, 2020.

[AGENDA](#)



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

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Our mailing address is:
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2235 Marine Drive
West Vancouver, Bc V7V 1K5
Canada

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From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Tuesday, November 17, 2020 7:44 PM
To: MayorandCouncil
Subject: 📅 SPECIAL EVENT: Let's Talk COVID

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West Vancouver Chamber of Commerce

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SPECIAL EVENT: Let's Talk COVID!

We know that the second wave of COVID-19 is one of the most pressing issues for small and medium size businesses in the community.

In response to this we have arranged for a ROUNDTABLE with Mayor Booth, MP Weiler, and MLA-elect Kirkpatrick for ***Thursday November 19th from 4-5pm.***

We recognize that this is short notice but we want to be responsive to needs and questions in the community.

There will be opportunity to pose questions and for our representatives of governments to hear first hand concerns from the business community.

[REGISTER](#)



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Our mailing address is:

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West Vancouver, Bc V7V 1K5
Canada

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From: [REDACTED] s. 22(1)
Sent: Friday, November 13, 2020 4:57 PM
To: MayorandCouncil
Subject: Councillor Craig Cameron

Dear Madame Mayor and Councillors:

This letter offers my positive support to Councillor Craig Cameron who has lately received a number of critical letters to Mayor and Council suggesting that he lacks sensitivity and should be reprimanded for his response to recent comments about MEC staff and staffing. In my opinion, Craig Cameron's comments were fair and considered.

I support Craig Cameron's perspective on the needs of the West Vancouver community and do not believe his comments above reflect in any way on his ability, insight and strong direction in Council affairs. Some letters received by Council suggesting that Councilor Cameron should be constrained in his role as an elected member are, in my opinion, self-serving by the respective authors.

The District of West Vancouver is fortunate to have a Councillor with the vision, energy and talent brought by Councillor Cameron.

[REDACTED] s. 22(1)

West Vancouver, BC



Virus-free. www.avast.com

From: [REDACTED] s. 22(1)
Sent: Saturday, November 14, 2020 10:05 AM
To: MayorandCouncil; mayorandcouncillors@richmond.ca; mayorandcouncil@cnv.org;
Robert Bartlett
Subject: What's Not Being Said About Pfizer Coronavirus Vaccine

<https://journal-neo.org/2020/11/13/what-s-not-being-said-about-pfizer-coronavirus-vaccine/>

Note:

CFR: Council of Foreign Relations, a corp/Zio think tank, USA, in same frame as Davos and WEF, & MICC. The offshoot of Cecil Rhodes' (Britain) 'Round Table', and the British ~ USA 'Pilgrims Society'. Bill Gates, Kissinger, to US 'think-tank heads, all members of CFR.

Gates: Huge investor in all things controlling humans: Electronica, chipping into bodies, Big Agra, (he's a Monsanto>Bayer boy), Big Health. A eugenicist, 'to make the world better'.

Mind, that China, with video cameries everywhere now in cities, and 'chip-cards' to show status and 'daily use' of each person, is also in on the game of chipping human flesh via vaccines, and why they are quiet partners in the game, via WEF, Davos, etc.

Russian vaccines are clear of these messes, so far.

[REDACTED] s. 22(1)

West Van BC

From: [REDACTED] s. 22(1)
Sent: Thursday, November 19, 2020 1:00 PM
To: MayorandCouncil
Subject: FW: masks and seawall
Attachments: SEAWALL NOVEMBER 19.JPG

From: [REDACTED] s. 22(1)
Sent: November 19, 2020 12:07 PM
To: [REDACTED] s. 22(1)
Subject: FW: masks and seawall

From: [REDACTED] s. 22(1)
Sent: November 19, 2020 12:04 PM
To: 'mayorandcouncil@westvancouver.ca' <mayorandcouncil@westvancouver.ca>
Subject: masks and seawall

Honorable Mayor and Members of West Vancouver Council;

During this time of health care crisis. It has become very apparent that individuals do not see the reasoning nor the science involved in keeping themselves or others safe.

As a [REDACTED] s. 22(1) it is disturbing to me that neither the city nor the province has taken the steps to not only mandate mask wearing but also enforce it. One thing I know for sure is that COVID 19 does not segregate based on your financial situation. It has no assistance to you at this point.

I submit a video and photo of the seawall around noon at 19th and Bellevue, where you can clearly see that there is no one social distancing nor wearing a mask. And yet seniors who live in the area are isolated because the risk is too high for them to get outside. Myself as a [REDACTED] s. 22(1) am on lock down between 8am and 8pm because the contact risk for me to be outside walking is enormous.

So lets count....just in this photo there are ~ 32 people. If I were to go out among them. I am exposed to at least those 32....plus 6? In their social bubbles. Minimum 192 individuals directly. And then I am to go and [REDACTED] s. 22(1) to a senior who is [REDACTED] s. 22(1) that put them at risk. Public smoking was less of a health risk to [REDACTED] s. 22(1) than COVID 19.

I insist the city take a stand and push that other LMMA members join West Vancouver in making mask wearing mandatory. And as movement forward begins I also request that West Vancouver Council become a leader in this battle of COVID 19 and demand that the province start blocking inter provincial and international travel without a valid operational contact tracing system as well as mandatory mask wearing in ALL public areas.

s. 22(1)

West Vancouver BC
s. 22(1)

s. 22(1)



s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 8:14 PM
To: MayorandCouncil
Subject: Proposed Rezoning of McGavin Field: Submission to Mayor and Council

To – the Mayor and Council of the District of west Vancouver

Subject – Proposed Rezoning of McGavin Field:

The purpose of this email is to provide a submission regarding the above proposal being considered by Council.

I am a resident and taxpayer in the District of West Vancouver for [REDACTED] s. 22(1) years. My residence is [REDACTED] s. 22(1). I am very familiar with the area. The Council Report also notes McGavin Field is in the Turner Creek catchment, of which I am well aware. The portion of Turner Creek below the Upper Level Highway flows [REDACTED] s. 22(1) [REDACTED].

My first comment on McGavin Field is as follows: it is a stupendous piece of real estate and we should be glad it is District-owned. It has a view to the south to rival anything to be seen elsewhere, and undoubtedly there are some spectacular views in the area. When I decided to live in West Vancouver in [REDACTED] s. 22(1) one of the memorable pleasures enjoyed was to walk to the Field, and spend some leisure time taking in the views towards the south and west.

My second comment is one should take a look at McGavin Field today. Somewhere along the years, high fences were installed and NO TRESPASSING signs appeared on behalf of British Pacific Properties (BPP) and that was when I assumed McGavin Field was owned by BPP. An average person walking by the area would think he or she was looking into a dump or construction storage or waste site.

I see two aspects related to McGavin Field that Council should consider before making a decision on November 17.

Firstly, as noted above, McGavin Field is part of the Turner Creek catchment. Turner Creek has a serious water quality problem because, during and after each major rainfall event, creek flow shows very high turbidity. I would estimate that Turner Creek is the watercourse most compromised from a water quality viewpoint in the District, and it is reasonable to assume that the leveling and other changes to McGavin Field play a role in this problem. McGavin Field is a significant part of the creek catchment above the Upper Level Highway.

I have brought this water quality issue to the notice of District staff who promised to have it investigated. I have asked for an update on the investigation and have not received one. I can say that the situation has not improved since these requests were made.

Secondly, McGavin Field has been in the ownership of the District for almost 20 years. In my opinion, this is a 20-year waste of an amazing amenity whose benefit should have been accruing to the residents and taxpayers of the District during this time. Why have the District not carried out studies of the options for use for this resource? The site and location have incredible potential as a destination in an area where there is effectively nothing at the moment. I cannot see the logic in District staff putting forward a development where BPP is the predominant beneficiary. The error in delaying the examination of options for the site should be corrected by studying the feasibility of these options, and proposing one where the District and its residents are the predominant beneficiary.

I am therefore urging Council to do the following:

- reject any rezoning of McGavin Field until the sources of contamination of Turner Creek flows are investigated and identified, and remedial measures taken to eliminate them
- reject any development permit for McGavin Field, including Development Permit No. 19-110, until an options study is carried out for the amenity, and until an option is chosen where the District and its taxpayers are the predominant beneficiary of the development.

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 3:22 PM
To: MayorandCouncil
Subject: McGavin Field, British Pacific Properties proposal to repurpose

Hello Mayor and Council -

I am writing to express my support for the proposal from British Pacific Properties to redevelop McGavin Field into a public meeting space and presentation centre.

I find that there are many positive benefits to this proposal, including:

- 1) small scale gathering place in an area where neighbourhoods are being developed over time;
- 2) timing: this amenity is being built out before the housing, and can be used almost immediately;
- 3) flexibility in use. The buildings can be repurposed for many uses, such as pop up cultural events or exhibitions, educational displays, or in the future for neighbourhood block parties;
- 4) location: this is a good stopping-off point for recreational visitors in West Van, whether for Cypress Mountain or en route to parks further west such as Whyte Lake. This might be a place that would encourage visitors to spend more time in West Vancouver, and contribute to economic development (hospitality).

Clearly the intent is to locate a sales presentation centre. But the proposal offers value to the community in many tangible ways, and makes better use of the field than in its current state. Moreover, I doubt that the district would be able to prioritize resources to make improvement such as those proposed at this time on its own. To sum up, the community will get more out of this community owned asset with this proposal than it would be doing nothing at all.

Sincerely,

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

West Vancouver, BC

[REDACTED] s. 22(1)

From: John Wray <jwray@mulgrave.com>
Sent: Monday, November 16, 2020 4:56 PM
To: Mayor and Council
Cc: [REDACTED] s. 22(1)
Subject: Please see the attached a letter regarding the BPP Cypress Popup Village Proposal
Attachments: 20201116 Cypress Pop Up Village Support Letter.docx.pdf

[REDACTED] s. 22(1)

John Wray

Head of School
Mulgrave School, 2330 Cypress Bowl Lane
West Vancouver, BC, Canada, V7S 3H9
P: 604.913.6014 | F: 604.922.3328
jwray@mulgrave.com | www.mulgrave.com





November 16, 2020

District of West Vancouver
Municipal Hall
750 17th Street
West Vancouver BC V7V 3T3

Dear West Vancouver Council Members:

Re: Cypress Pop Up Village

We are writing to support the BPP Cypress Pop Up Village initiative.

As part of the Cypress Mountain community since Mulgrave School's inception in 1994, the Cypress Mountain area has grown with new developments and new families. However, a true sense of community has not yet been established due to the distances between residences and the lack of a centralized gathering place for the neighbours to congregate. The proposal for a pop up village encompassing green space, playgrounds and food services would be a welcome addition for the neighbourhood and a welcoming environment for neighbours to become friends.

Sincerely,

s. 22(1)

John Wray
Head of School

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 5:42 PM
To: MayorandCouncil
Subject: Pop Up Village - Cypress Village

Dear Mayor and Council:

I have had a thorough look at the British Pacific Properties Pop-Up Village proposal and wish to add my support for this informative and engaging new addition to West Vancouver. I'm still reserving hope that Cypress Village will be completed in my lifetime, so that I might live there. This advance view of the project and information centre is an opening for perhaps the most exciting development in the history of West Vancouver, one which I think will inspire West Vancouver and provide hope that innovative design is alive and well in our community.

The setting is perfect to give us all an idea of the area in which the Village will be built. The building is attractive and parts are reusable, the landscaping and park will offer extended use to the whole community. I am excited that we'll have this advance look at Cypress Village planning and that again, BPP and the District have struck a sensitive, environmentally responsible design and agreement for the site. It's a bright light shone on the future of our community at the time when we need reminders that the future is inspiring and compelling. Something to look forward to in the near future.

Best regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 9:32 PM
To: MayorandCouncil; Planning Department; Lisa Berg
Subject: Daffodil Drive proposal

To whom it may concern at the District of West Vancouver,

I have just been informed that there has been expedited movement on the application for the Daffodil Drive development in Eagle Harbour.

I am a resident of Eagle Harbour and live on [REDACTED] s. 22(1) with [REDACTED] s. 22(1). I am appalled that there was no public awareness of this topic being raised at council despite submitting previous letters, or signing up for every communication from the district. We have a very strong and committed community and it was not referenced to me once. In contrast, when the one project sign went up and the proposed Developer submitted a proposal via mailbox drops our [REDACTED] s. 22(1) and neighbourhood grew very concerned. All signs have been removed, (I am well aware of this as I [REDACTED] s. 22(1)), and no community members were aware of the topic on the council's agenda on Monday, Nov 16th. The community should have been alerted that this was moving forward at the initial meeting!!!

I feel that Eagle Harbour is in no position to support additional density. There is barely enough parking spaces and room to move in the Caulfied shops and the turn offs are already bogged down with local and school traffic. I am in [REDACTED] s. 22(1) as an occupation so I completely understand the need to assist the middle to lower income families but Eagle Harbour is not the area to accomplish this. Lower ambleside makes way more sense. Or even closer towards horseshoe bay. EH is very car dependent and even [REDACTED] s. 22(1) who commutes from downtown struggles with the brutal bus access.

One of the key principles of the West Van District OCP is to introduce a lot more townhome and duplex units but these do not fit with the current character of the area.

Many of us are strongly opposed to this application and I feel it spells doom for the community.

Thank you for your time

--
[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 9:36 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

Hello,

I am writing to convey my strong opposition to the Daffodil subdivision proposal and the manner it is being moved to council with zero communication to residents. I moved to Eagle Harbour and West Vancouver [REDACTED] s. 22(1) [REDACTED] s. 22(1) and am very concerned with how this process has been proceeding.

At this time, due to zero communication or involvement of local residents, I strongly feel that the proposal should not be moving forward in the rezoning process. All signs for the project have been removed and very few (if any) residents were aware this was moving to council on the 16th until last minute.

The project itself does not fit in with the neighbourhood and density does not make sense given Eagle Harbour is car dependent. Per the overall community plan, density is meant for areas with strong transportation. Duplexes do not fit in the overall neighbourhood character which is a key principal in the West Van OCP. I would not have chosen to move my family to Eagle Harbour if I knew the neighbourhood character would be significantly altered by projects such as this.

The developer has done little to address the "missing middle" besides picking out select words from the community plan. However, they still reference residents will be close to their yacht club.

Thank you and kind regards,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 9:42 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision

Dear Mayor and Council members,

I am writing this email to voice my opinion and great concern about the daffodil drive subdivision project. I understand that this will be moving forward for discussion as an agenda item at tomorrow's meeting, but am concerned that the community was not alerted. Several weeks ago all signs were removed and no community members (that I've spoken with) were made aware of this topic on council's agenda.

As I'm sure you are aware, Eagle Harbour is simply not a community that supports higher density as transportation is very limited, making Eagle Harbour a very car dependent community. Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour. I do understand the need for affordable housing, but realize that duplexes here will be priced around the \$1.7 or so mark, which is what you will pay for an entry level home in Eagle Harbour. This isn't affordable housing and this is not the right neighbourhood to cram in 53 homes. This proposal is something that would make sense in say lower ambleside or horseshoe bay - but not Eagle Harbour. As a community, I feel like everyone has really come together on this - and everything is very opposed. We take great pride in our community and this proposal going forward would be absolutely devastating.

Thank you for taking the time to hear my opinion on this matter.

Warm Regards,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 10:02 PM
To: MayorandCouncil
Subject: Daffodil development

Mayor and Council,

I was dismayed to learn a few minutes ago (at almost 10 pm), without prior notice, that the request for the revision to the Daffordil development was being heard tomorrow before Council - without reasonable advance notice to the community.

If the submission is not going to be rejected out of hand then I kindly request that this hearing be put over as there will be no substantive opportunity to be heard by the community.

Eagle Harbour is a low density neighbourhood with some of the most affordable housing in West Vancouver. We are a car-dependant neighbourhood with no stores within walkable distance. This is not a priority neighbourhood for densification. We have a small community and beach and limited routes out of the neighbourhood that are already overly crowded. It would be inappropriate to add the numbers of homes requested. The community cannot absorb it. Ten homes already substantially increase the traffic in the area. More should not be approved.

I also strongly object to the practice where developers seek approval for a project for which they have no intention of proceeding with the expectation of completing a bait and switch. Developers should not be rewarded for this practice and lack of transparency. Developers should be honest with their intentions. Ten homes were sought and approved. Council should not approve further units.

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 10:16 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

Dear Mayor, council and staff,

First let me thank you for all the work you do for our beautiful city.

My name is [REDACTED] s. 22(1) and I live [REDACTED] s. 22(1) in Eagle Harbour. I was made aware that the proposed Daffodil Dr subdivision is on the council's agenda for the meeting on Nov 18th. I am writing to express that I am strongly against this project. It is clear that this project does not fit with the character of Eagle Harbour and would very negatively affect the neighbourhood. I also don't understand why EH residents were not alerted and made aware of this project by council.

I hope you will consider the input from the resident of EH.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 10:22 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

Dear Mayor and Council,

I am writing to share how concerned and disturbed I am to learn that council is assessing the Daffodil Drive development proposal at tomorrow night's meeting without any communication to the Eagle Harbour community.

This development does not meet the needs of the Eagle Harbour community and risks breaking the exceptional community spirit that this neighbourhood currently possesses. Adding 50 townhomes into a car dependent neighbourhood that has minimal bus service and no local shops makes no sense and does not support the wider West Vancouver plan for proper development. From my perspective, this is profiteering by someone who happens to own a large piece of land in our neighbourhood and does not understand or care about the community that is here.

I expect this proposal to be stopped here and the Eagle Harbour community of residents to be respected as involved citizens who deserve a say in how their neighbourhood evolves.

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

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 10:42 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Eagle Harbour (Daffodil Drive) Subdivision Proposal

To WV Mayor Booth and Council,

I am a resident of Eagle Harbour and I am extremely worried about the possible development on Daffodil Drive. I've just heard that there will be a decision at tomorrow's meeting as to whether or not the revised proposal will move forward. I implore you to do the right thing for our neighborhood and shut this ridiculous idea down as soon as possible.

Recently I checked the DWV website and there wasn't an update to the application. In addition, the signs have been taken down from the site which made me believe that the project was not going to move forward. This seems quite sneaky that despite having signed up for every communication from the district no one in our community was aware of the topic being on the agenda for tomorrow. I feel as though we are being left out on purpose, and that this developer is being allowed to quietly move forward with destroying our neighborhood. How can council support this?

I do understand that West Vancouver is in need of middle/lower income housing, but Eagle Harbour is not the spot to throw 53 homes up when we don't have the infrastructure to support it. Try driving down Westport Road on a snowy day and you'll see how dangerous it would be to add that many more cars to the mix. Try standing in our school zone and see how many cars speed right through, ignoring the safety of our children....should we really be adding to this? Try using transit to/from Eagle Harbour....there's ONE bus that we have access to. Should we really be adding that much more density to this area?

I am very involved with my beloved community and I feel extremely lucky to live here. I'm involved at our [REDACTED] s. 22(1) and I love how I'm seeing lots of young families move into this neighborhood because of all the great things we have to offer. Please don't destroy this. DO NOT let this development proposal move forward.

Many thanks,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 10:51 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Subdivision Development

To the Mayor and Council of West Vancouver,

I am a resident of Eagle Harbour at [REDACTED] s. 22(1), and wish to express my complete repulsion to the proposed development on Daffodil Drive that is being voted on Monday November 16th. Please consider the following points when you deliberate:

- 1) Eagle Harbour is entirely unsuitable for this type of development based on your your own district OCP as townhouses and duplexes are completely out of character with the existing neighborhood;
- 2) Eagle Harbour is geographically blessed by being hidden from the rest of West Vancouver by only having two access points, Westport Road and Marine Drive. Westport Road will not easily support the additional traffic and impact to Marine would be entirely negative to the many cyclists who frequent this quiet neighborhood. Eagle Harbour is not the community to attempt densification, it is car dependent and public transit is limited. How does this development keep more cars off the road?
- 3) The developer received permission to develop 10 homes so they should build the number of homes they received permission for. By granting this revision, council is rewarding developers to not be truthful with their original planning permission asks and this bait and switch tactic is getting quite tiresome.
- 4) The notice for this meeting is incredibly short. I haven't met one neighbor who thinks this development will enhance or improve our neighborhood and we deserve the right to be heard and therefore if council is unfortunately not going to dismiss this matter out of hand we need to have more time to organize an effective response.

Please take your time and consider the above. I believe you will come to the conclusion that this development is not right for Eagle Harbour and I trust you will vote to send a message to your constituents that you are representing their wishes and interests.

Regards,

[REDACTED] s. 22(1)

This message has been sent from a mobile device so please excuse its brevity.

From: [REDACTED] s. 22(1)
Sent: Sunday, November 15, 2020 11:24 PM
To: MayorandCouncil
Subject: Preliminary Development Proposal for Daffodil Drive - File: 1020-01-20

Mayor and Council,

Re: Preliminary Development Proposal for Daffodil Drive
File: 1020-01-20

I was immensely disappointed to find out that, with no notification of the existing neighborhood, the above noted proposal is going to be discussed at the council meeting tomorrow night.

My home [REDACTED] s. 22(1) is [REDACTED] s. 22(1) proposed development and we are arguably one of the [REDACTED] s. 22(1) properties should this development go ahead. I have previously spoken at council meetings when we went through the first rezoning of this existing property. Despite that, I received no notification of this item coming up for review. More importantly, this development will affect the whole Eagle Harbour Community and none of our residents have had the courtesy of being notified of this item coming up on the agenda for tomorrow night's meeting. Nor were we made aware of how we could participate or express our thoughts to council on the submission of this proposal. I was just lucky [REDACTED] s. 22(1) pointed out to me that this report exists, just found its way to the WV website, and is now coming up for discussion tomorrow night. As a result, I have not been able to review this report in detail, given the late hour at which I have received it. Our neighborhood should have been allowed an opportunity to review and comment before any decision is made by council as to whether this revised proposal is allowed to move forward in the rezoning process.

Yet again, we are seeing attempts to disrupt communities in West Vancouver, with existing infrastructure designed for single family dwellings, by foisting higher density developments on its residents. This is by no means the first time such an item has come up in West Vancouver in general, and in the western portion of our municipality, in particular. I should hope the Mayor and Council would begin to understand how divisive these kinds of proposals are within our communities. We purchased our homes in anticipation of residing in the existing single-family dwelling environment. I do understand the need for missing middle / lower income / higher density developments in West Vancouver. The question is, why do we feel it is appropriate to impact existing residential neighborhoods when there is ample opportunity to design these missing middle / lower income / higher density developments in areas in which there are currently no existing impacts on residents. A good example of this would be in the "to be developed" areas above the upper level's highway in the western portions of our community.

It is ridiculous to even consider allowing 65 homes (which I see now have been reduced to 53) on this parcel of land, with the impacts that this will have on the existing community. This type of development will overrun the existing infrastructure, create safety hazards, impact local amenities and be generally detrimental to the surrounding community. I wish I had more time to elaborate on the negative consequences of this proposal, but we have not been given the time or opportunity to do that. I hope that our opinion will matter in the future, and that we will be given the opportunity to address these concerns in more detail before Council commits themselves to further progress on this development rezoning proposal.

At the community meeting arranged by the Aquila development group we were told, **by the developer**, that he could not make enough money off the development of the 12 existing rezoned lots. It is unlikely that any of these 53 proposed residences will be affordable to lower- or middle-income home purchasers. It will not solve that problem but will only create **more** "expensive" residences, at higher densities and which lower- or middle-income purchasers will still not be able to afford. An entry level home in this community comes in at \$1.7M and that is what these townhomes will sell for. None of my children will be able to afford that. The only groups benefiting from this proposal will be higher income

purchasers, the developer, and the municipality, with an increased tax base. It will not be the local West Vancouver residents who decided, long ago for many of us, to reside in this area due to the existing community structure. It will negatively impact each of us in this community.

We have already been through this development process once. It was **your council** that approved the 10 single family lots for the existing property. We went through a long process in the rezoning of the existing parcel and we have accepted that decision. How many more rezoning proposals must we tolerate before someone makes enough money? How many proposed residences will come with the next one? If this is such a good area for the development of missing middle / lower income / higher density housing, then why did council not require this of the last development proposal?

This constant assault on our existing West Vancouver neighborhoods, by developers pandering to community development plans that are unlikely to accomplish the proposed goals of providing affordable housing for lower and middle-income families, needs to end. It should be replaced by a more creative pathway to solving the missing middle / lower income problems which exist in our community.

I am sure you will be hearing more from the residents of this community. Perhaps you could give us the courtesy of notifying us in a timely manner before further consideration of this proposal in the future.

Sincerely,

s. 22(1)

A large black rectangular redaction box covers the signature area. The text "s. 22(1)" is visible at the top left of the redaction. Below the redaction, the text "West Vancouver, B.C. s. 22(1)" and "s. 22(1)" is visible, indicating the location and the specific section of the document.

From: s. 22(1)
Sent: Sunday, November 15, 2020 11:52 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Preliminary Development Proposal for Daffodil Drive

November 15, 2020

Subject: Preliminary Development Proposal for Daffodil Drive

Dear Mayor and Council,

I want to start by commenting on the lack of transparency in this process. Only tonight did the Eagle Harbour community receive notice of the Preliminary Development Proposal for Daffodil Drive, which is set for tomorrow night. All signage for the development has been removed from the site with no notice of what will be happening. That said, I have had a chance to review a few of the revisions on the proposal, and with that, I am **absolutely opposed to the rezoning of the site and proposed the development of 53 homes**. I appreciate the Official Community Plan to increase affordable housing along Marine Drive; however, I believe this this is NOT the right location. The developers have not thought out the logistics. They are washing the development with catchphrases such as electric bikes, they are looking at their own financial benefit, and they are not considering the values and culture of this community.

Development size

Fifty-three homes for young families translates to 106 cars and over 200 people. Noise from the highway has already been a complaint from the residents in the Eagle Harbour community. The area sits in a bowl with the highway and now possibly an extensive development surrounding the outside. It will be similar to an amphitheatre. Furthermore, with the development of this size, most vegetation will have to be removed. Trees and undergrowth are crucial to the environment, erosion and absorption of noise. The developer has provided a lovely rendition of what they believe the site will look like with a broad babbling brook and enormous evergreens throughout the property; who are they trying to fool.

Traffic

During the meeting held at Thunderbird Marine in the summer, the traffic consultant assured the residents that minimal traffic would be exiting onto Marine Drive, and at the time of the survey, this lane was seldom used. Yes, this lane is rarely used as it provides access for only a few houses, and we are in the midst of COVID whereby people are cautiously working from home. If the development goes ahead, we will now be looking at up to 106 cars exiting from two locations, Marine Dr on a tight corner and Westport Road on a blind corner. If the developer foresees that families will not be getting in their cars but walking to school instead, I would suggest otherwise. Crossing Marine Dr at this corner on foot, is extremely dangerous.

Electric bikes and charging stages

The developer has tried to paint an ideal community whereby everyone charges their electric cars or rides their electric bike to work. What is the data on electric vehicles per household, specifically young families who are just starting out? I doubt that it is as high as the developer has anticipated. Secondly, electric bikes sound lovely until it rains, or you have to commute your children to soccer.

Bus system

Yes, the OC plan is to increase density along Marine Drive so that more people will take the bus. Out here in Eagle Harbour, the bus drives by Marine drive every 30 minutes. If you live up the hill, you now must consider

walking up and down Westport Rd, which has grades up to 20%, in order to catch the bus on Marine Dr. Unfortunately, the bus system is not the first choice for many people in this area.

Positive comments

This, in itself, is quite ridiculous. The developer has stated that they received multiple positive responses. Looking at these respondents' names, I can see that most of them do not live in the community. Again, the developer has chosen not to listen to the people who will be impacted by this proposal.

Previous proposal

Our community has already visited this proposal which was accepted by your council. The proposal of ten dwellings was accepted by West Vancouver council only a few years back. During our meeting this summer at Thunderbird Marina I asked the developer why they would not take the ten approved lots and put a duplex on each lot as opposed to a single dwelling. His answer was that he would not be able to make enough money on that type of proposal. Is he looking out for the culture and values of the community or his pocket book?

As stated in the beginning, I appreciate the need for affordable housing. Yes, I would like to see the opportunity for young families to live in West Vancouver, but again, is this the right location? From what I can see, we are planning with a patchwork. Why are we trying to squeeze high-density housing into areas that are already designated as single dwellings? We moved to [REDACTED] s. 22(1) because of the abundance of large trees, smaller homes, and proximity to beaches and trails. We certainly did not anticipate a complex consisting of 53 dwellings [REDACTED] s. 22(1).

Can we not plan forward as opposed to after the fact? Can the council not look at areas that will not impact pre-existing housing, areas such as above the highway whereby communities can be professionally planned with foresight and integrity?

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 12:06 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Opposition to Daffodil Subdivision

Nov 16th 2020

Dear Mayor Booth and Council,

My family is opposed to the proposed Daffodil Drive subdivision development. We attended the public open house the developer had last summer and made sure we let them know our objections.

My wife and I express our opposition to this high-density plan.

- We do not think it is good for the **Environment** with the large amount of deforestation required.
- We do not think it is an area that can support a **massive influx of cars**.
- There **aren't any transit options** for anyone living there.
- It was not in any of the complex long term plans the city of West Vancouver proposed in 2018.
- It does not address in a thoughtful way increasing new younger residents moving to West Vancouver.

We are very concerned that this proposal is not at all in the character of any other development between the denser parts of Horseshoe bay and Dundarave. Stripping the forest from this part of West Vancouver will stick out. Many lots have been cleared in our neighborhood and left as rubble on Primrose, several along Marine drive and a few next to Eagle Harbour beach. Once stripped these sites do not appear to have any development activity. Deforesting another large part of our neighbourhood feels reckless and poorly thought out. Streams here are already under stress and salmon are gone.

This rezoning is not in character any development plans proposed. In fact, the cypress village plan looked like it would save this part of West Vancouver's canopy with the increase in development in Cypress village areas. We have not received any information about changes to the permit from anyone in the City and the sites signs appear to have been removed we have not heard about it coming for review this week. Why has council not informed all stakeholders in this area about this propped change to the place where we live that was not in the City's published plans?

The developer claims that these homes will be modestly priced starter homes for families. The prices the developer listed were not in that range, but higher than 1.5 million which exceeds the median home prices in metro Vancouver. They will also on average need to have more than one car if both parents work and drive kids to school. These homes have suites that will be rented out to pay mortgages increasing the number of cars higher. Young families will continue to choose other locations with better home prices.

Why increase density in an area that will not let people take transit? Bussing in the area is not well planned. Walking to the bottom or top of the hill will be a long walk for small children, older residents, and not possible for special needs residents. It is steep, poor sidewalks, and not lit. Students that can not make the walk will need to be driven. Groceries and errands will require cars and increase traffic on the sea to sky and marine drive and arteries. 50+ homes plus many suites and more than 2 cars per household with suites and probably 2 cars per house without suites.

Council has voted recently against modest updates to housing in Horseshoe Bay area around the traffic circles. There are several transit options there and express busses to and from Vancouver. How is eight there too much and more than 50 here make any sense? West Vancouver has expensive plans that have been agreed and thought out. Please stick to them and do not make changes without thinking about your constituents and long-term goals.

Thank-you for reading this. Please make us aware of changes in the future. Instead of hearing through the grapevine of all our other concerned neighbours. We are citizens here.

s. 22(1)

West Vancouver BC

s. 22(1)

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----- **fin** -----

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 12:54 AM
To: MayorandCouncil; Mary-Ann Booth
Cc: Lisa Berg; Planning Department; Jim Bailey; Peter Lambur
Subject: Council meeting Nov 16 Agenda item 10.1 Proposed rezoning Daffodil Drive development
Attachments: Dear Council members and Planning staff.pdf

Dear Council members and Planning staff,

It has come to our attention that at Monday's Nov 16 Council meeting you will be reviewing (Point 10.1) a preliminary development proposal for Daffodil Drive. We share many Eagle Harbour residents' objections about this proposed rezoning and ask Council to **vote against it at this early start.**

This point on the Agenda raises major concerns for many Eagle Harbour residents.

As is pointed out in the Oct 22 Council report by Lisa Berg, there was a General meeting held during Covid times at the Thunderbird Marina. Many residents came, but reluctantly, as Public Health Authorities advised against large meetings. The lineups were still large. It is said that protocols were followed, but many people did not wear masks and people congregated in small groups to discuss matters with the developers and their associates. The timing was not very good for health reasons.

There are many points that we object to, with a large development like this in Eagle Harbour.

1. Traffic impact: I had a detailed dialogue with Donna Howes from Howes Technical Advantage. Unfortunately, her traffic report is inadequate, and it is based on assumptions that are not relevant. This traffic study is unfortunately very weak and should be discounted. **The traffic impact in itself should convince Council to vote against this proposal!**
 - a. Ms. Howes assumed that there are clear peak hours of traffic in this neighbourhood, which is not correct. The Eagle Harbour residents consist of a mix of young families, seniors and young adults living with parents. Therefore people drive to schools and daycares during various hours of the day and not only at "ordinary hours"; many seniors leave for errands and activities all throughout the day, young adults travel to schools or university etc at various hours and days. As we know, there are lots of renovations going on in the neighbourhood and trades people tend to start early in the morning and finish early in the afternoon etc. *There is not a clear peak hour here.*
 - b. This is important as the traffic counter who was engaged only counted traffic during **ONE** day (March 11) between **8.15-9.15 AM and 4-5PM.**

This type of weak data should not be used for any assessments.

A proper study should count traffic during all days, including weekends and during different seasons of the year. An example would be to look at traffic on a weekend during summer hours when Eagle Harbour beach is overcrowded and the visitors to the Seaview Trail drive up Cranley Drive.

The load on Marine Drive around west port Road and daffodil Drive/Cranley Drive is very high during nice weather days throughout the year.

- c. The trip generation data is not from Eagle Harbour, or even from West Vancouver, but based on assumptions that “the latest 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation Handbook” would be representative. *Averages from North America should not be applied to a small neighbourhood with specific characteristics.*
 - d. Ms. Howes stated that she made assumptions about number of cars per household based on averages from North America. It is my experience that residents in Eagle Harbour tend to have more cars than “averages”. We have many neighbours with late teenagers/young adults and families have 3-4 cars and sometimes four. This is understandable as Eagle Harbour is not an area with shopping close by, or schools within walking distance (except the Montessori Eagle Harbour School.) The hills to get up to Caulfeild plaza are substantial. *You can't assume the low number of cars per household in this neighbourhood as was presented.*
 - e. Ms. Howes did not know of the issues with the frequent cycling along Marine Drive, which is a hazard in itself. The Proposal includes some ideas about lending electrical bikes to residents! The cycling at Marine Drive is already a huge hazard with the streets being very narrow, the buses trying to maneuver these streets with cyclists in front of them and cars are trying to pass cyclists in clusters.
 - f. Ms. Howes was under the assumption that the bus frequency was every 15 minutes and I informed her that this is only up to Dundarave. Our bus comes only every half hour. *Therefore, public transportation is a lesser used way of travelling.* Furthermore, as no buses go up to Caulfeild Plaza from Marine Drive, cars are needed.
 - g. The location of Daffodil Drive just after a curve in the Marine Drive road makes visibility poor. The northern exit to Westport Road is even worse, with downhill traffic not having visibility just after the railway overpass (Going southbound).
 - h. The District has invested a lot of good money in traffic calming efforts for the Eagle Harbour school. The slated 53 dwellings with potential rental suites would completely ruin these efforts due to increased traffic (and during the years of building this development would be create huge traffic hazards). *The traffic safety impact would be disastrous.*
 - i. ***In summary, this traffic study is not a true reflection of the increase in traffic that would happen, and it is against the OCP where Safety in traffic for neighbourhoods is emphasized.***
2. Eagle Harbour’s neighbourhood characteristics is single family homes with a friendly neighbourhood where neighbours know each other, stop to talk and care about each other. We have lived here s. 22(1) and cherish our quiet neighbourhood. This project proposal does NOT align with the OCP. *The OCP calls for safe neighbourhoods, less traffic and higher density in certain designated areas such as Horseshoe Bay, Upper Lands and Ambleside/ Taylor way. Not Eagle Harbour!*

It also calls for saving neighbourhood characteristics. The traffic would be horrendous with exits to an already too busy Marine Drive and Westport Road.

Council's own Neighbourhood committee work and public input *calls for saving neighbourhood characteristics.*

3. We fully understand the need for lower cost housing in West Vancouver, and the North Shore overall. However, reality is that even townhouses would be priced high and this is because location is such an important factor. With the Horseshoe Bay project, the Upper Lands project and the developments in Ambleside/Park Royal in the works, we should let these projects play out and focus the higher density where schools, shopping and transportation is close-*This is not Eagle Harbour.*
4. The proponent's analysis of input from outside parties is also skewed. I listened to real estate agents who wanted to be on the developer's list, there were many outsiders at the meeting who knew very little about Eagle Harbour. The analysis does not reflect the sentiments of the taxpayers in Eagle Harbour!

There is a petition with 92 signatures so far, who are against this development. Feelings run very high.

<https://www.ipetitions.com/petition/saynotoaquila>

5. The issue with the sales pitch from the developer is that he is quoting the OCP with paragraphs out of context and ignoring other issues.

“Aquila is located along the Marine Drive Transit corridor, is close to shops, schools and amenities and has a variety of housing options catered towards the “missing middle” housing options in West Vancouver.”

This paragraph completely misleads a reader.

-Close to shops? Yes, if you drive up to Caulfeild Plaza **by car** (traffic!), as few people manage to walk the steep Westport Road.

-Close to schools? Yes, one elementary school. Not close to the next one unless you **drive up** (traffic) to Rockridge School (no bus).

-Close to amenities? What amenities?

-Marine Drive Transit Corridor-Transit corridor, what transit corridor? with one bus going every 30 minutes? Unless you count the busy cyclists.

-Variety of housing options in a neighbourhood with single detached houses where we actually do have a neighbourhood where neighbours know each other.

With a short time to prepare these comments, as I just found out about this Agenda item tonight (Sunday), I hope Council will consider these and other Eagle Harbour residents' strong aversion to this proposed rezoning. Council already approved one rezoning to build the 10 house-let's please stay at that.

Your sincerely

s. 22(1)

West Vancouver, s. 22(1)

Dear Council members and Planning staff,

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"Aquila is located along the Marine Drive Transit corridor, is close to shops, schools and amenities and has a variety of housing options catered towards the "missing middle" housing options in West Vancouver."

This paragraph completely misleads a reader.

-Close to shops? Yes, if you drive up to Caulfeild Plaza **by car** (traffic!), as few people manage to walk the steep Westport Road.

-Close to schools? Yes, one elementary school. Not close to the next one unless you **drive up** (traffic) to Rockridge School (no bus).

-Close to amenities? What amenities?

-Marine Drive Transit Corridor-Transit corridor, what transit corridor? with one bus going every 30 minutes? Unless you count the busy cyclists.

-Variety of housing options in a neighbourhood with single detached houses where we actually do have a neighbourhood where neighbours know each other.

With a short time to prepare these comments, as I just found out about this Agenda item tonight (Sunday) , I hope Council will consider these and other Eagle Harbour residents' strong aversion to this proposed rezoning. Council already approved one rezoning to build the 10 house-let's please stay at that.

Your sincerely

s. 22(1)

West Vancouver, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 6:23 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Sterling Developments-Daffodil Drive. proposal.

Good morning Mayor and Council.

Understand that a decision regarding rezoning is pending on this project.

As long time residents my wife and I are strongly opposed to any zoning changes that would increase density in our neighbourhood.

We settled in Eagle Harbour [REDACTED] s. 22(1). We liked its larger lots and affordability. We believe zoning should remain as is, single family residential.

We would like to see the character of our neighbourhood preserved for future generations.

Best regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 7:14 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Development at Daffodil Drive

Good morning,

I am writing to you regarding the proposed development on Daffodil drive in the Eagle Harbour neighborhood.

Our family has lived in Eagle Harbour for [REDACTED] s. 22(1) years since [REDACTED] s. 22(1). The key beauty of the area is the location to nature, the beach and ocean and the community. The key challenges we face are particularly on [REDACTED] s. 22(1) are increased volumes of traffic, with very limited road space and increased pedestrian volume. This has already been addressed with you planning department over the past two years.

While supporting the concept of increased density in the West Vancouver area, our key concerns with a development of the type proposed at Daffodil Drive are:

- lack of infrastructure to support increased numbers of cars in the area
- lack of infrastructure to support increase numbers of pedestrians in the area (already a challenge along Marine Drive with racing cars!)
- Safety concerns due to the lack of infrastructure with increased pedestrians, cyclists and cars in a small area

I do hope that the number of proposed housing units per land size is reconsidered to ensure safe planning and utilization of the Eagle Harbour community for both those who are currently living there and new families welcomed to the community.

Thank you for your attention to this important issue.

Kind Regards

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 7:33 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Proposed development Eagle Harbour - Westport Road

Dear Mayor,

I am a resident in Eagle Harbour and have come to knowledge a developer has proposed major changes to the development site at Westport Road. Originally the area was approved for 10 single family homes which would fit well into our residential neighbourhood but now they are trying to change this to 100+ townhouse style homes. This revised proposal would NOT fit in the overall character of Eagle Harbour but more importantly the neighbourhood does NOT have the ability to handle that amount of increased traffic and is NOT transit friendly.

This is an outrageous amendment and it should NOT be approved by city council tonight.

Regards,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 7:35 AM
To: MayorandCouncil; Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal - (File 1020-01-20)

Dear Mayor, Council Members & Staff

Please note that I do not approve of the Preliminary Development Proposal for Daffodil Drive (file no:1020-01-20) as filed.

- Eagle Harbour is a car dependent community with limited bus access and the development site is access routes are sub optimal onto Marine Drive and Westport Drive for the volume of traffic that will be associated with a development of the size as proposed.
- A townhomes and duplex development of the size proposed do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP.
- It is highly unlikely that the developer will deliver a development where the units will be priced below the median entry price of single homes in Eagle Harbour and will therefore not assist in addressing the OCP aim of “missing middle” developments

It should be noted that there was no public awareness of this topic being raised at council which seems to contravene Official Community Plan (OCP) policy 2.1.7 that directs staff to report to Council on applicable development proposals after preliminary review to allow an early opportunity for public input.

Best regards

[REDACTED] s. 22(1)

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

s.
00

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 7:47 AM
To: Planning Department
Cc: MayorandCouncil; Lisa Berg
Subject: Daffodil Drive Proposed Development Proposal

Dear Mayor and Council:

We have lived at [REDACTED] s. 22(1) for [REDACTED] s. 22(1) years and thoroughly enjoy and appreciate the beauty, safety and nature of this family oriented neighbourhood.

When we heard last year that a 10 single family home development had been approved for Daffodil Drive, we were satisfied that the use and neighbourhood fit for this plot of land would be a well thought out and appropriate addition to the Eagle Harbour Community.

A number of months ago, we saw developer signs at the entrances on Daffodil Drive and Westport Road that there was an application for a much larger mixed type of development that we had significant concerns about. We were waiting for an opportunity to express our concerns at an information session or Town Hall meeting.

Recently, we noticed that the signs had been removed and yesterday found out that the developer has applied for 44 duplexes and 9 townhomes to be built on the property.

We, the residents of Eagle Harbour, have not been given the opportunity to review or comment on this dramatic change in application prior to Council review which we understand is tonight, November 16!

This is not the way this should happen nor is it fair to the tax paying residents of Eagle Harbour.

We ask that you immediately delay this application to Council tonight to allow adequate time for tax paying residents of West Vancouver to review, ask questions and give comments on this new proposal.

We personally, have questions and concerns about density, traffic safety on Westport Road and Marine Drive at Daffodil, environmental and wildlife potential issues and neighbourhood fit.

Thank you for hearing our concerns and we trust that our strong concerns will be heard by Council.

Sent from my iPad

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 7:50 AM
To: MayorandCouncil
Subject: Daffodil Drive West Vancouver

Dear Mayor, council and planning department, Please do not consider this development for Daffodil Drive. Eagle Harbour is not the area for a huge development of any kind. We are a small community and very car dependent. There is a primary school just around the corner and the traffic caused by this development would be more than our area could handle. There are more than enough new town houses in Horseshoe Bay!! We moved to this area because of its relatively low density suburban character. The scale of this project in this area appears to be against the official community plan and as there is an opportunity not to re-zone, this proposal could be stopped at this stage.

The proposal by the previous owners with 12 houses appeared to be more in keeping with this area.

We wondered why the notices for the development were removed a few days ago and now find out there is a meeting tonight! A bit underhanded we think!!

As to the aspect of entry level pricing-there have been an adequate supply of houses coming for sale at the "so called" entry level of no less than \$1.7 million! This area has an adequate supply of smaller houses that sit well below the average West Van price.

Please reconsider your condition to accommodate the input of local residents.

Yours truly, [REDACTED] s. 22(1),
[REDACTED] s. 22(1).

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 8:13 AM
To: MayorandCouncil
Subject: Daffodil Development

Dear Mayor and Council. We live [REDACTED] s. 22(1) proposed Daffodil Development and have walked the grounds repeatedly. We believe the proposal is not suitable for the site on the basis of traffic, housing density and environmental impact on the adjacent creek. We hope that a negative decision is rendered.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 8:15 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Proposal

Dear Mayor:

Dear Mayor:

I understand that this proposal is coming up for review today. As resident of Eagle Harbour for [REDACTED] s. 22(1) years, I am strongly against this development, and wish to share the following:

1. The development does not fit in with the area of Eagle harbour. Adding that many units will bring many cars and the road networks do not support the increased vehicle traffic.
2. The argument for this development is that it will bring affordable housing to the area. Please explain to me how any home over \$1mil is considered affordable housing.
3. The road development to enter Westport off Daffodil, will be a dangerous intersection, blind corners and single lane roads do not facilitate this safe road access.
4. Eagle Harbour is a small village, this development will change the nature of this village, forever. If this development is allowed to go through, what will be next?

I am asking you to please consider this development not in the short term, of being able to raise more tax dollars, but rather as part of the long term future of this community.

I also ask that any member of council that is in real estate development be recused from voting on this issue, although they may not have a direct interest in this development, there is a conflict in interest.

Thank you

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 8:16 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Opposed to the Development on Daffodil Drive in Eagle Harbour

Good morning Mayor Booth and Council,

I am a resident in Eagle Harbour. My family and I have lived in this wonderful community [REDACTED] s. 22(1) years and are deeply concerned to hear about the proposed development. We appreciate all Eagle Harbour provides to us and we support the districts plans in the OCP for Eagle Harbour. The development on Daffodil Drive does not support the districts plans for Eagle Harbour.

It is very disappointing that there was no public awareness of this topic being raised at council despite submitting previous letters or signing up for every communication from the district. All signs have been removed, (potentially as a tactic), and no community members were aware of the topic on councils agenda on Monday, Nov 16th. Actually it was the opposite. We have been all talking about what is happening and are the plans off now that the signs have been removed.

The community should have been alerted that this was moving forward as an agenda item at Council's November 16 meeting.

Some of my concerns are:

- As a neighbourhood that is dependent on a car (no walkable services) the infrastructure in our neighbourhood does not support this development. Westport road has many blind corners and driveways and more congestion on this road would inevitably bring more accidents.
- There is minimal access to public transportation.
- As homes are already priced competitively, town homes will not be any more affordable than many of the starter homes for sale in the area (\$1.7 million range).
- Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP

Please reconsider this and please offer a fair opportunity for the residents in Eagle Harbour to have a voice in the decisions of how our community continues to develop and what we will ultimately be living in.

Sincerely,
West Vancouver and Eagle Harbour resident,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 8:17 AM
To: MayorandCouncil
Cc: Lisa Berg; Planning Department; [REDACTED] s. 22(1)
Subject: Daffodil Drive Development

Dear Mayor Booth,

I would like to express my 100% disapproval for the proposed rezoning for the Daffodil Lane Development which will be discussed at today's council meeting. This proposed development will have a direct impact on [REDACTED] s. 22(1). We have been residents in this neighborhood [REDACTED] s. 22(1) years now and we chose this location purposefully for its peaceful, quiet, out town location to [REDACTED] s. 22(1). We choose to live here because of the location's character and for the fact that it is out of the way. The peacefulness, quiet and caring community ethos is why we stay despite having to endure longer commutes to work. The proposed development will utterly change this dynamic in the neighborhood and it is horrific that it is even being proposed. The density of homes being proposed is completely out of sync with the existing neighborhood and will affect: traffic, the existing natural environment as well as the aesthetic of the neighborhood. There are also a number of other reasons in addition to these that our family is vehemently opposed to this development:

- There was no public awareness of this topic being raised at council or signing up for every communication from the district. We have a very committed community and it was not referenced by one community member. In contrast when the one project sign went up and the proposed Developer submitted a proposal door to door there were over 70+ calls from concerned community members. All signs have been removed, (potentially as a tactic), and no community members were aware of the topic on councils agenda on Monday, Nov 16th. The community should have been alerted that this was moving forward as an agenda item at Council's November 16 meeting.
- There is a belief expressed by you, Mayor Booth, that these homes will be under the average single family home price currently available in Eagle Harbour. While we 100% believe this to be true in the neighbourhoods that support density; Eagle Harbour simply does not support higher density with limited transit and ease of connection to shops and restaurants.
- We understand the district/Mayor feel we need to contribute to the missing middle/lower income. Eagle Harbour is **not** an area to accomplish this. We all know that EH is a car dependent community with limited bus access.
- Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP.

I am aghast that we were not made aware of this discussion and proposal at this evening's council meeting. This in itself erodes the trust of our community with the Town Council.

With grave concern,
[REDACTED] s. 22(1)

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

From: s. 22(1)
Sent: Monday, November 16, 2020 8:43 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Proposed Eagle Harbour Subdivision

I am writing to express concern over the size and scope of the proposed Eagle Harbour Subdivision. I live s. 22(1) West Vancouver, BC. I s. 22(1) in West Vancouver and have lived in the Eagle Harbour/ s. 22(1) for s. 22(1) years. (We lived for a short time s. 22(1), but could not abide the density so chose to move west again into Eagle Harbour).

It seems odd to me that we have never had any planning notices or information delivered directly to us that outlines the extensive change to our neighbourhood which has a direct impact on our enjoyment and liveability of this area. I received information only through a neighbour. Public awareness of this project has been abysmal. We saw a sign go up on the proposed driveway awhile back, but there was no information on that sign so we could not investigate what was happening.

While it is important to expand the liveability and affordability in West Vancouver, this is not the place to achieve that. (Monitoring the flipping of houses would be a solution, but that's another issue). There are other places, already zoned for high density that have better accessibility. The people who live and bought in those areas know densification was already in the city plan.

A smaller subdivision would be acceptable and expected. If affordability of that housing is an issue, perhaps the builder could choose more modest building materials – no marble, granite countertops, hardwood floors, Wolfe Appliances etc. – and provide housing that is similar to the character of the supply that currently exists. But then, profit is always the motive.

The proposed subdivision significantly changes the character and population of our already tight neighbourhood.

- The view scope will change – s. 22(1) will now be looking at a densely populated development. The green space will change, trees will be removed and there will be an impact on the water table of downstream houses. Not what we moved here for.
- The traffic on Westport and Marine drive will be amplified. While we are able walk up to the shopping centre, there is no direct bus that seniors can take, their only alternative is to take the long bus ride into Dunderave. There will need to be a traffic light installed by the train bridge. Walking will be dangerous.
- Our walking paths and beaches will be impacted. It will put additional pressure on our small beach and walking trails. There is very little parking at either or adequate facilities. In fact, the usage has soared and we don't even like to go to the beach during the summer as it is packed with others from outside the neighbourhood who are not respectful of distancing or picking up their garbage. Adding 100 more units? We will be walking like the packed Seawall.
- A car dependant neighbourhood will get busier. We try to use the bus, but it is so unreliable that we often have to go back and get our car to ensure we get to our appointments or meetings on time.

We would expect a large lot such as this to have housing built on it, but such density – townhouses and duplexes - does not fit the overall neighbourhood character. A less densely built site would be acceptable. This is not about pricing, its about profit. From what I understand, the pricing will be similar to that of a single family dwelling. Hardly affordable for s. 22(1) to purchase. People will still flock to buy the units even at twice the price if profit is the motive.

I would like to get some information directly from the city on the future of this site.

s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 8:45 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Opposition to Eagle Harbour Development

Hello Mayor Booth-

Our family has resided in Eagle Harbour [REDACTED] s. 22(1). We are strongly opposed to the new multi unit development in the area and are disappointed that there seems to be secrecy around the approval of this project despite the District knowing that many people in this community (including long term residents who are most able to speak about the impact of increased density) have been left in the dark about the progress of the development. This does not seem right.

I understand that the you and the District feel we need to contribute to the missing middle/lower income. Eagle Harbour is not an area to accomplish this. Eagle Harbour is a car dependent community with limited bus access. I have spent countless hours driving my children to [REDACTED] s. 22(1) etc most of which run in North Vancouver or closer to central West Vancouver. It is impossible to get to Caulfeild Safeway on the bus so a simple run for milk and eggs requires a car. Westport Road cannot handle any additional traffic let alone a regular bus service. As a long term resident it seems to me that these decisions are being discussed amongst people who have no idea how this small community flows and if it could handle the extra traffic generated by this multi unit development.

Townhomes and duplexes do not fit the overall character of our community and we have been told that future WVD developments ought to follow the general feel and character of a given neighbourhood.

Finally, I ask if any of you have been on Eagle Harbour Road between the months of May-September on a warm evening or weekend. It is next to impossible to easily drive down the street given all the cars that line the road as they visit the Beach. On the weekends it is unsafe to drive the street as children and people are walking down the middle of the street due to the parked cars. With the middle medians to slow traffic, cars are weaving from one side of the road to the other to avoid pedestrians. EH road is a hazardous mess. Anybody who lives in these proposed townhouses will use their car to access the Eagle Harbour Beach (rather than walk 15 minutes dragging floats, rafts, food etc) and this will further exacerbate an already dangerous road situation. Our community cannot handle more traffic.

We are not opposed to development but a multi unit development is not manageable in Eagle Harbour. We urge you to reject this multi unit proposal and consider other options for this developer.

Best Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

From: s. 22(1)
Sent: Monday, November 16, 2020 8:48 AM
To: MayorandCouncil; Planning Department
Subject: Daffodil Development

Hello,

s. 22(1) I live on s. 22(1) from the proposed development on Daffodil.

We are all vehemently opposed to such a large development. Simply put, 54 homes are far too many for this neighbourhood to handle. The original proposal of 10 homes was far more acceptable. I will include some statistics below:

1. The average Canadian family has 2.9 people per household, which would add 446.6 people to our quiet little neighbourhood. It took us 3 years to finally get a local GP to accept us. Finding parking in Caulfield is already a challenge. We are already above the provincial average for class size in our public schools. Where will the children go?

District - Average Class Size	Kindergarten	Grade 1 - 3	Grade 4 - 7	Grade 8 - 12
	19.0	21.6	27.5	24.8

Province - Average Class Size	Kindergarten	Grade 1 - 3	Grade 4 - 7	Grade 8 - 12
	19.1	20.4	24.5	22.9

2. Just over 35% of Canadians have a dog, which would add over 50 dogs to the area. On any given day, the Seaview trail is already brimming with people walking their dogs.

3. 56% of Candian families have 2 cars, adding approximately 86 cars to the area. I worry about the additional cars on Westport Road and Marine drive driving through the school zone, which already has a problem with cars travelling at excessive speeds.

I think it's fair to say that the majority of the residents of Eagle Harbour choose to live away from densely populated areas for a reason. We enjoy the peace, quiet and tranquillity that this neighbourhood offers. An additional 154 homes would forever change the face and pace of this neighbourhood. The district is ill equipt to handle a development of this magnitude.

In closing, I am opposed to this development.

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 8:49 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

Dear West Vancouver Council,

As a resident of Eagle Harbour, I am writing to voice my strong opposition to the proposed 53 home development on Daffodil Drive. Several reasons for this include:

1. Lack of communication and consultation with the residents of Eagle Harbour about this proposed development. Our community has not been made aware of this being a topic at the council meeting on Nov 16th.
2. Eagle harbour is a car dependent community and doesn't lend itself to high density housing. There is limited transit and access to shopping.
3. These homes will not be affordable, these homes will be priced near the entry level price for the area, which is around \$1.7M
4. Townhomes do not fit the aesthetic of the neighborhood

Thank you very much for your consideration in this matter.

Regards,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 8:54 AM
To: MayorandCouncil
Subject: Eagle Harbour Daffodil Dr Proposal

Mayor & Council

I was so thankful to receive an email from [REDACTED] s. 22(1) who let me know that our city council agenda tonight would be discussing the Daffodil Dr proposal for homes/town homes in the Eagle Harbour area. I have expressed my concerns previously to the developer as well as to council BUT no one seems to be listening. With the number of units proposed, my first concern is traffic. There is already a plethora of cars travelling Westport Rd to Caulfeild Shopping, as well as the access to the highway. These homes can almost be guaranteed to have 2 vehicles each driving up traffic density. According to our recent provincial election it seems voters/residence are looking for Greener option for our community plan. IS ANYONE LISTENING?

In addition, the price point for these units, does not reflect a middle income, starter family home base. If we want to encourage younger families & local workers to live in our neighborhoods the price point must be in line with those of a slightly lower income bracket. Between the sudden density & \$ 1.million plus per unit I smell greed !

Imagine the chaos with construction, a threat to the safety of our elementary school staff & children. Heavy equipment vehicles will damage our present roads! Horseshoe Bay at present is a clear picture of the inconvenience & chaos that arises from this level of construction.

I understand communities will change, but let it be smaller single family dwellings that fit with the present landscape of Eagle Harbour. My husband & I are absolutely opposed to the present plan of the Daffodil Dr proposal & urge city council & maayor to take our views into consideration.

Sincerely

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 9:00 AM
To: Planning Department; Lisa Berg; MayorandCouncil
Subject: Re: Preliminary Development Proposal for Daffodil Drive - File: 1020-01-20

Hello All,

I was very thankful for a call yesterday evening from Mayor Booth notifying me that the above-mentioned proposal was going before council today. I was not aware of this despite diligently following the District process, proposed Developer communication process, and being mentioned [REDACTED] s. 22(1) in the official submission. Below I've outlined my thoughts on the proposed submission.

- There was no public awareness of this topic being raised at council despite submitting previous letters, (acknowledged by the Mayor), or signing up for every communication from the district. We have a very committed community and it was not referenced to me by one community member. In contrast when the one project sign went up and the proposed Developer submitted a proposal door to door I received 70+ calls from concerned community members. All signs have been removed, (potentially as a tactic), and no community members were aware of the topic on councils agenda on Monday, Nov 16th. The community should have been alerted that this was moving forward as an agenda item at Council's November 16 meeting.
- The proposed Developer selected to hold an open house and sent a marketing piece to neighbouring homes. Individuals that attended that open house/signed up for more information from Developer were not notified of the submission. As a [REDACTED] s. 22(1) in the [REDACTED] s. 22(1) sector I can assure you this an unsavoury tactic utilized by Developers that have concerns regarding their application. They reach out, engage, and then go quiet and submit referencing they listened to the community previously, adjusted the application and have not heard from the community subsequently. They position themselves engaging the community and listening. Often what is initially presented to the community is not feasible. It's to evoke a strong reaction. I can further assure you that I do not [REDACTED] s. 22(1) or [REDACTED] s. 22(1) that utilize this tactic. It's upsetting to see it utilized in West Van.
- It was referenced that my house [REDACTED] s. 22(1) proposed Development. This is not accurate. My house [REDACTED] s. 22(1).
- There is a belief expressed by the Mayor that these homes will be under the average single family home price currently available in Eagle Harbour. While we 100% believe this to be true in the neighbourhoods that support density Eagle Harbour simply does not support higher density with limited transit, non-direct access to highways, and lack of walkability to shops, restaurants, and recreation centres. These fundamentals are required to support density and lower home prices. Entry level homes in Eagle Harbour are \$1.7M which is near where these duplexes will be priced at, (land

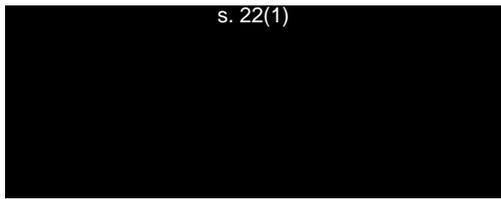
cost + hard costs + soft costs + 8% modest profit actually suggests higher based on my rough calculations).

- We understand the district/Mayor feel we need to contribute to the missing middle/lower income. Eagle Harbour is not an area to accomplish this as it doesn't support the policy has written in the OCP, (see below). The Mayor referenced the gradual sales success of The Evelyn on Taylor Way & Westbank's Horeshoe Bay project on our call last evening. While I personally & s. 22(1) support density in the right areas, (areas outlined following the below OCP policy), a comparison to Eagle Harbour is not relevant. The location dynamics of Taylor Way speak for themselves, (according to google maps it's shorter to walk to Vancouver from this location at 57 min/vs the bus from Eagle Harbour estimated at 1hr + 3 min to 1hr + 18min), and Horseshoe Bay has dynamics that align with this policy, (direct highway access, high speed bus and ferry access, existing multi-family, shops + services).
 - OCP Policy 2.1.4 encourages the increase of "missing middle" housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor by:
 - 1. Considering proposals for sites adjacent to and across the road from "neighbourhood hubs" such as schools, places of worship, parks, recreational facilities, local commercial nodes, and existing multi-family uses;
 2. Reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character; and
- Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP that has been a key focus of this council and previous councils.

Overall, it's upsetting to see how this process has unfolded. It's not the West Vancouver I moved to with sincere excitement. It's not the West Vancouver I've diligently volunteered for. We can not go back, only forward. I thank the Mayor for acknowledging on our call that it was concerning myself and other community members did not hear about this submission. I thank the Mayor for also promising to look into the lack of diligence in this matter. I trust Mayor and Council will correct the process to date.

I thank you in advance for your consideration.

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 9:15 AM
To: MayorandCouncil
Cc: Lisa Berg; Planning Department
Subject: Daffodil Drive Subdivision Proposal

Good Morning,

As a resident of Eagle Harbour, I strongly oppose the Daffodil Drive Subdivision Proposal. Our quiet community is not the setting for 53 duplexes and townhome units.

- Eagle Harbour simply does not support higher density:
 - The charm of the neighbourhood would be lost.
 - There is limited public transit and access to shops and restaurants (you have to drive everywhere).
 - The traffic on Westport Road and Marine Drive is already busy. This would certainly increase the traffic in and around the elementary school.
 - Marine Drive is a designated bike route. [REDACTED] s. 22(1), I know that the existing traffic volume is already dangerous and I fear MORE traffic volume is a bigger threat to the many cyclists on that busy route.
 - Our local beach is very busy in the summer and supporting 53 new families would overwhelm the environment.
- Community Awareness
 - There was no public awareness of this topic being raised at council. The community should have been alerted that this an agenda item at Council's November 16th meeting.
 - There are no signs posted and no community communication regarding the project.
 - Our committed community is NOT in favour of this development.

Regards,

[REDACTED] s. 22(1)

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

From: s. 22(1)
Sent: Monday, November 16, 2020 9:14 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

To WV Mayor and council,

I'm a resident of Eagle Harbour s. 22(1) and I'm extremely worried about the possible development on Daffodil Drive. I've just heard that there will be a decision at tonight's meeting as to whether or not the revised proposal will move forward. I implore you to do the right thing for our neighborhood and shut down this ridiculous idea.

As an active s. 22(1) in this tight community, I have constantly checked to see if there were any updates to this application, and there are none. I've requested to be a part of all the communication and no one has relayed about this impending meeting tonight. Where is the development signage? Why has this been taken down? How can council support behaviour and make a potential decision when I'm being left in the dark?

Secondly, Eagle Harbour simply does not support higher density with limited transit and ease of connection to shops and restaurants. This is an area that is fully car dependent. We don't have the infrastructure here. You will be adding at least 1-2 cars per household per unit allowed, this is insane given the small neighbourhood of Eagle Harbour.

We understand the district/Mayor feel we need to contribute to the missing middle/lower income. But as I stated above, we don't have the infrastructure to support this.

Lastly, townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP.

I'm fully against such proposal as it will destroy Eagle Harbour,

s. 22(1)

West Vancouver)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 9:16 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Proposal

Dear Mayor and Council,

We are opposed to increasing density in the Daffodil Drive proposal and other non-core West Vancouver areas that have been traditionally occupied by single families. Each new housing unit in these areas adds 2+ additional cars to our roads.

We believe that changing West Vancouver's single family areas from what they are now known for – low density, unclogged streets, large gardened lots – will forever harm what we have grown to love here.

West Vancouver has Canada's most expensive housing so no matter how much you densify it, it does not provide housing that is affordable for teachers, fire fighters and those who work in West Vancouver. It simply erodes the tranquil, single family nature of West Vancouver - which is what makes it so sought after to live here.

Regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 9:23 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg; [REDACTED] s. 22(1)
Subject: Daffodil Drive Subdivision Proposal

Good Morning,

My wife and I are owners and residents on [REDACTED] s. 22(1) and oppose this development application as presented.

At 53 homes, the subject is not consistent with neighbourhood character nor is it aligned with the West Vancouver OCP with designated density nodes. There is very limited public transit and access to retail. It is a car dependent area with limited infrastructure in place to accommodate additional residency load as proposed.

Public awareness and community consultation has been insufficient as it relates to council considering advancing this subdivision.

My spouse likely has more to add. Thank you for your consideration and expect you will hear many similar remarks from our neighbours.

With kind regards,
[REDACTED] s. 22(1)

Sent from my iPhone

[REDACTED] s. 22(1)
West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 9:51 AM
To: MayorandCouncil
Cc: Planning Department; lberg@westvancouver.ca
Subject: Daffodil Drive Subdivision Proposal - to be heard before Council Tuesday, November 17, 2020

My wife, [REDACTED] s. 22(1), and I are greatly disturbed that we have been given virtually no advance warning of the above council meeting on a matter of great significance to the community in which we live. We heard about this meeting “over the grapevine” only, despite having signed petitions and voiced our concerns in writing to the proposed developer in question. We question the dubious motivation behind this lack of public information.

We once again point out that the increased population that would result from these proposed duplexes cannot possibly add to our car-dependent community. We additionally stress that Eagle Harbour remains one of the least expensive areas in West Vancouver in which a single-family home can be purchased. Our own single family home [REDACTED] s. 22(1) [REDACTED] has been assessed at under [REDACTED] s. 22(1). We might point out that [REDACTED] s. 22(1) sits on a large lot (approximately [REDACTED] s. 22(1) that we have been advised on numerous occasions by city officials, [REDACTED] s. 22(1) to be subdivided!! We very much doubt that any duplex therefore could be built and sold for under this average price, meaning that this proposal is merely a grab by the developer to over-populate one of the only remaining semi-rural areas in West Vancouver.

Please therefore register our strong objection the proposed application to change the original proposal for approximately 10 single family homes to 67 duplexes. We consider this proposal to be outrageous and contrary to everything that makes Eagle Harbour a delightful place to live.

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

Sent from [Mail](#) for Windows 10

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:03 AM
To: Mayor and Council; Planning Department; Lisa Berg
Cc: [REDACTED] s. 22(1)
Subject: Eagle Harbour is NOT the right neighborhood for large density development!!

Importance: High

It has come to my attention on very short notice that this development (Daffodil Drive) requiring rezoning is going to be introduced to council TONIGHT!! As one of many very concerned residents in this neighborhood, I would like to voice my concerns early in this process.

Here are the main points of contention:

- Maintaining the character of this neighborhood
 - Eagle Harbor is a very green low density community with NO high density duplexes and townhomes. It should remain that way as this is why we chose to live here [REDACTED] s. 22(1) . There are many other areas conducive to this over development....continue up Cypress and build your "village".
- Westport Road cannot take on any more cars
 - Adding more traffic to this route would be very problematic for residents directly on Westport Road. There are many hidden driveways and lots of blind spots on curves that already present a challenge to access Westport with the current amount of cars. There is NOT a bus route and nor should there be. Weekend traffic to access Whyte Lake is horrendous. Trying to cross Westport by foot is already a dangerous feat!
- Rezoning
 - I believe the current zoning allows the 10 home development in this area. That is more than enough housing to be added. Eagle Harbour is zoned to maintain integrity so lets not change this.
- Price Point
 - Affordable housing is not what council will get from these townhomes. The pricing would still be around the \$1.7 million mark per unit. That is not affordable for young families and lower income.
- Access to amenities
 - One needs a car to get around Eagle Harbour. The only area with shops is Caulfeild Village which most will not walk to. Townhomes need to be built close to a village.

It is my hope that council will review all correspondence from concerned residents and review this neighborhood in great detail to understand why zoning needs to remained untouched.

Best regards,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:04 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Community feedback on Eagle Harbour / Daffodil Drive development

Dear Mayor Booth and Council,

The purpose of this email is to strongly oppose the new multi-unit development proposed for Daffodil Drive in Eagle Harbour.

Before going into reasons on why we believe this is the wrong location for such a development I would ask if anyone involved has spoken to people who live in this community. Have you visited our community, particularly in the summer when neighborhood is choked with cars, pedestrians and bikes. The beach area is very small and already over capacity during peak times. The medians down Eagle Harbour Road force cars to the very edge of the street leaving zero room for anyone/anything else. Neighbours who live around Daffodil Drive who want to access the beach with kayaks or other bulky items tend to drive and park as close as they can. A large development will make this problem more untenable. We live [REDACTED] s. 22(1) and can assure you that our small area cannot accommodate any more traffic.

We understand the District would like to add some low/middle income housing. This is a good idea, but Eagle Harbour does not have the infrastructure to support a large, multi-housing development. Bussing is not easy unless you want to stay on Marine drive. We have spent many hours (I would hate to count) driving our kids to activities in North Vancouver. Bussing takes so long it is rarely a viable option - especially when the days are shorter and it is dark. If you want to get groceries there is no bus to Safeway in Caulfield; you could take the Sahallee trail in about 30 minutes if you don't mind a technical uphill trail and then carrying the groceries back down. Each way is about 25 minutes if you are in ok shape. Very few people are willing/able to do this. Horseshoe Bay has some groceries, but very few. Westport Road is often busy and if there is any snow it is close to impassable. No buses go on Westport. Our community does not have the infrastructure to support a development such as is proposed.

We are thankful to have heard about this from neighbours and surprised not to have heard anything from the city. When the signs were up there was a great deal of opposition, but when the signs came down I (falsely) thought the development was not going forward. We ask that any information be made publicly available.

In closing we ask you reject this large, multi-unit proposal.

Thank you for your consideration.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:07 AM
To: MayorandCouncil
Subject: Daffodil proposed development

My wife and I are against the proposed development on Daffodil in Eagle Harbour area. The proposition of 54 new homes is outrageous for this community. The increased traffic and demands for services will change this area for good. Traffic on Westport and Marine Drive will become more dangerous for the school and Verdun Park , with traffic already too fast as it is.

We moved here precisely to taker advantage of a quiet and family oriented neighbourhood.

We strongly urge you to limit the development to the originally proposed 10 homes, not 54.

Again, wee are opposed to this development.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:14 AM
To: MayorandCouncil; Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

To whom it may concern,

I'm writing on behalf of [REDACTED] s. 22(1) and I regarding our opposition to the Daffodil Drive Subdivision Proposal. We live in Eagle Harbour [REDACTED] s. 22(1) and are very concerned about this proposal. We feel strongly that the community should have been informed that this topic will be raised at the council meeting Monday Nov.16. No community members were aware of the topic on councils agenda despite repeated attempts to receive communications from the district.

We do understand and agree that we need more affordable housing in all of the lower mainland including W. Vancouver, but Eagle Harbour is not the community to support higher density. We are far from any restaurants, shops, and business centres. We have to drive almost everywhere and most families in the neighbourhood require at least two cars. The only transit is a bus that takes 30min just to get to Dundarave Village. We did not make the biggest decision of our lives to move out to the quiet community of Eagle Harbour to have to compete with another 150+ cars.

Also, townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP. Lastly, we strongly believe that these "affordable houses" will not actually be affordable as entry level homes in Eagle Harbour are 1.7M.

Thank you for your consideration,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:18 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Rezoning of Property on Daffodil Drive

My wife and I have just been notified that an application for rezoning of the subdivision on Daffodil Drive from single residential to townhouse complexes is on the agenda for November 16, 2020. Why were we not notified directly by the District that this was on the agenda?

As you know, our neighbourhood was against the original zoning of single family residential, but accepted the plan to zone it for 10 residences. The Aquila plan to insert 53 residences, comprised of townhomes and duplexes, into the middle of a single family community is abominable. Townhouse and duplexes do not fit in the overall neighbourhood character of Eagle Harbour.

We also feel that the proposed plan does not meet the intent of the Official Community Plan. Eagle Harbour simply does not support higher density with limited transit and ease of connection to shops and restaurants. We understand the district/Mayor feel we need to contribute to the missing middle/lower income. Eagle Harbour is not an area to accomplish this. We all know that Eagle Harbour is a car dependent community with limited bus access.

If you do rezone this property, be aware that you should be obliged to entertain numerous applications for multi family homes from other single family residents in the area.

Please vote against this rezoning application.

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:19 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Re Daffodil Drive Proposal

Attn: Mayor and Council,

We are residents in the Eagle Harbour community, and we are saddened to learn of the Daffodil Drive Proposal in our quaint neighborhood.

I'm sorry, but there was no public awareness of this topic being raised at council. All signs have been removed, (potentially as a tactic), and no community members were aware of the topic on council's agenda on Monday, Nov 16th. The community should have been alerted that this was moving forward.

There is a belief expressed by you that these homes will be under the average single family home price currently available in Eagle Harbour. While we 100% believe this to be true in the neighbourhoods that support density Eagle Harbour simply does not support higher density with limited transit and ease of connection to shops and restaurants. Let's not kid ourselves, entry level homes in Eagle Harbour are \$1.7M which is near where these duplexes will be priced at

We understand the district/Mayor feel we need to contribute to the missing middle/lower income, however, Eagle Harbour is not an area to accomplish this. We all know that EH is a car dependent community with limited bus access.

Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP.

Thanks for your consideration regarding this proposal.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

,West Vancouver,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:22 AM
To: MayorandCouncil
Subject: Aquila Housing Project

Dear Mayor and Councillors,

I would like to add my support to the Aquila Housing project near Marine Dr. and Daffodil Dr. in West Vancouver. This is an incredible opportunity for West Vancouver to support young families with more affordable housing and enhance neighbourhoods. In addition, as a [REDACTED] s. 22(1) who uses Marine Dr. from Horseshoe Bay on a regular basis, I'm well aware of the challenge that trucks, cars and buses pose for cyclists on Marine Dr. but I feel this development will not impact traffic congestion significantly especially if residents are encouraged to use public transit or cycling alternatives. Lastly, the COVID pandemic has seriously changed how people will work in the future because more people will work from home which will lead to less commuting and traffic congestion. As the number of people who work from home increases, well designed compact housing developments like Aquila will be very important to create healthy community environments with social interactivity between families that supports neighbourhood well-being.

Regards,

[REDACTED] s. 22(1)

Bowen Island BC

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:24 AM
To: MayorandCouncil; Lisa Berg; Planning Department
Subject: Daffodil Drive Subdivision Proposal

Dear Mayor, Council and Staff,

I am a [REDACTED] s. 22(1) professional that has been aspiring to raise my family near my family and friends in West Vancouver. My partner, [REDACTED] s. 22(1) and I work for [REDACTED] s. 22(1). Together we could afford a new, healthy home such as the Townhouses proposed in Daffodil as we could qualify for a ~1.6M mortgage plus the 20% down payment we have saved up. As such, a TH in this development would be in reach and would allow us to live in a small community that is quiet and safe for our children and family. Right now this opportunity is exclusively available to the rich single family home owners who do not want to share their neighbourhood with those that weren't as lucky as them to buy large homes, and raise their families when they were much less expensive.

A large lot and Single Family home close to Eagle Harbor is out of our reach. The only homes we could possibly afford are old, and falling into disrepair. I strongly feel a healthy community of younger families, and older empty bedrooms near EH would be the ideal place to raise my children and family. As you may tell, I am strongly in favor of this development and commend the developer and city staff for putting forward a project that listens to the people of West Vancouver that are the children of the essential city staff and healthcare workers the community needs.

If there is anything I can do or if I can speak in favor of this please let me know.

Best,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:25 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Support for Aquila Project

Good Morning,

I am writing this morning to anyone whom may be concerned, with the intention of stating my support for the Aquila development that is proposed for West Vancouver.

My partner and I would love the opportunity to invest in property and establish ourselves as part of the community in west Vancouver, where [REDACTED] s. 22(1) also live. We have always hoped to do this by purchasing a newer, smaller home instead of a larger property requiring updates and isolated from neighbours. Unfortunately this form of real estate seems to be lacking in west vancouver currently.

We attended an information session for Aquila and were very impressed by the pricing as well as the potential for a diverse, welcoming, involved and lively community to develop within and around the development. We believe that the density proposed for Aquila would lead to close neighbourly connections, a feature that we believe is very appealing and beneficial for younger families such as our own.

We firmly believe that west vancouver would benefit greatly from the addition of mid range priced, well built, quality, new homes that the Aquila project is hoping to build.

With thanks,

[REDACTED] s. 22(1)

North Vancouver

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:27 AM
To: MayorandCouncil; Planning Department; Lisa Berg
Subject: Development proposal to develop lots C and D on Daffodil Drive

Dear Mayor and Council, Planning Department, and Lisa Berg,

As a [REDACTED] s. 22(1) resident of Eagle Harbour, I am writing to you to express my strong disapproval to develop Lots C and D on Daffodil Drive, to allow for the construction of 53 housing units.

My concerns are the following:

1) This proposed housing development does not fit into the character of the neighbourhood. While the developer has argued essentially that the development will not be very visible from neighbouring properties, the issue of fit and character goes far beyond what the neighbours can see from their properties. Eagle Harbour is a quiet, village-like neighborhood of families and elderly persons, where people walk and talk to friends and neighbours. Adding 53 homes to the neighbourhood will, without a doubt, change this neighbourhood character and feel.

2) Traffic issues have been identified by the residents of Eagle Harbour Road for over 10 years and two applications have been made to the district, to remove the medians and replace the speed humps that were removed, to create a safer traffic calmed street. This is important not only to the residents of Eagle Harbour Road and their children, but also to the many neighbours from adjoining streets, who use Eagle Harbour Road to travel to the beach, often with dogs, boats, wagons, and paddle boards in tow. Given that these traffic concerns have not been addressed by the district despite public requests, and since an increase in population density in the area will clearly increase the use of the beach and other natural amenities, such a dramatic increase in population density is unsafe and unacceptable.

3) Existing infrastructure problems and limitations will increase with increased population density. Examples include the Eagle Harbour beach retaining wall/path which was damaged in a storm 2 years ago and has not been repaired, aging tennis courts that are uneven and have large cracks in the pavement, overused local hiking trails and dog-walking trails, and a lack of safe dedicated bike routes/infrastructure between Eagle Harbour and commercial areas and other municipalities. The developer's attempts to address residents concerns, appear trite and not sincerely interested in addressing the issues. Electric bikes, for instance, are not useful if there's nowhere safe to use them. Similarly, the environmental advantages of electric cars (and places to charge them) are not really that clear in terms of the health of the planet, but surely have no appreciable bearing on the local environment and are therefore irrelevant in assessing the environmental impact of such a major housing development upon our community.

4) While there has been some public consultation on this development, despite being a professional, a concerned citizen, and an active member of my community and regularly speak to many of my neighbours, I was not aware of this consultation. I would expect a well-advertised consultation process to occur in which all neighbours are included in the process, unless they choose not to be. This could include written invitations to all homes, door to door canvassing, public posters/notices, etc.

Thank you for providing an opportunity for me to express my concerns about this proposed development. I look forward to your considered and written response.

Sincerely,

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:31 AM
To: MayorandCouncil
Cc: Planning Department
Subject: Preliminary Development Proposal - Lot C & D, DL 1374 Daffodil Drive - (File: 1020-01-20)

Dear Mayor and Council,

We have lived in the Eagle Harbour neighbourhood for [REDACTED] s. 22(1) years, and are **strongly opposed** to this type of development density with the (53 units being proposed).

In our opinion this is the wrong area to be allowing this type of density as it is a car dependent community!

Perhaps a solution would be to rezone the property from the existing (RS-10 minimum 12,000 square-foot lots) to (RS-4 minimum 9000 square-foot lots) as it is on Cranley and Daffodil.

This would allow more than the previously approved 10 lots to be created and would definitely be a better fit with the existing neighbourhood character.

Regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:32 AM
To: MayorandCouncil
Cc: Lisa Berg; Planning Department
Subject: Proposed Daffodil Drive Subdivision

Mayor and Council:

I was very surprised to learn, after no public notification and limited online notification, that council will be contemplating the Development proposal at tonight's council meeting. The community of Eagle Harbour is very concerned about this proposal and I have a mailing list of over 130 community members, none of whom heard about the application moving forward with tonight's council meeting. The lack of transparency in a highly contentious matter is very concerning especially when [REDACTED] s. 22(1) is directly used in the Appendix of the proposal.

It is an obvious tactic implored by the Developer - host a public consultation, go dark, remove site signs and move forward with the application without an update to the community.

I would like to recommend to Mayor and Council that a more thorough unbiased community engagement takes place in lieu of moving this application to the rezoning process.

Other neighbours have also started this petition about the Development: <https://www.ipetitions.com/petition/saynotoaquila>

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Monday, November 16, 2020 10:32 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Dr development File 1020-01-20

Importance: High

Dear Mayor and Council

I am a s. 22(1) resident of Eagle Harbour s. 22(1) and West Vancouver s. 22(1). Although I live on s. 22(1) next to s. 22(1), and am thus not directly affected by the Aquila/Eagle Harbour Ventures development, I am concerned about the proposed density and height of at least some of the buildings.

I fully support the diversification of West Vancouver dwellings throughout the community, including, for example, duplexes, triplexes, in-fill housing and laneway houses. We need more rationally-sized residences, and not more multi-million dollar huge (and often empty) palaces. However, such development should be in keeping with the character of the neighbourhoods; I do not mean that it has to be identical to what exists, just compatible with it. As an example, the townhouses at Tiddleycove provide densification but nestle into the otherwise single-family nature of the area.

It is apparent from the rendering for this plan that the height of many of the proposed buildings will be three storeys (I could not find in the Council Report the details as to how many buildings would be three storeys or more – just the proposed square footage of the residences). In this area, and on Daffodil and Cranley in particular, there are many bungalows and no houses more than two storeys high. With the slope of the property, the three-storey buildings at the top of the development in particular will loom over the neighbourhood. Therefore, this development as proposed is not one that “responds to the surrounding neighbourhood context and character and fit(s) within the overall neighbourhood character” as stated in the Council Report. Further, a more than quadrupling of housing density is not in keeping with the neighbourhood. My point is that, in my view, the scope of the densification is far too much, not that there should no increase in density at all.

I do not agree that traffic concerns are primary, though they are valid. I also note that the traffic report focusses on projected increase in traffic. It includes photographs of the Westport access point, but not of the Daffodil and Marine Drive intersection. That is at the bottom of a little hill with a curve, which make it difficult to see westbound traffic. Inevitably people leaving the development will veer over to Cranley to turn onto Marine more safely from Cranley, thereby increasing traffic on Daffodil and lower Cranley unnecessarily. (Again, this does not affect me directly but would affect that part of the neighbourhood.)

A further concern I have with the Council Report is the lack of objectivity, reliance on self-reports from the developer, and fallacious reasoning. For example, relying in large part on “47 comments from Aquila’s website”, the report concludes that “public perception can be broken down as such: 18% negative, 55% positive, 26% no comment”. The evidence to support that conclusion objectively does not exist. My understanding is that the only “meeting” that has been held was one hosted by the Aquila developer itself. I could similarly state that based on the comments I have heard in the community, there is 99% opposition to the development, but I realize that that it not an objective statement. Until there is a public information meeting and hearing hosted by the Municipality, with appropriate and sufficient notice to the community, that conclusion is simply without foundation.

Yours truly,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:35 AM
To: Planning Department; MayorandCouncil; Lisa Berg
Subject: Concerns Over Preliminary Development Proposal for Daffodil Drive

Dear Mayor, Council and Planning Department of West Vancouver

I am writing with concerns over the Preliminary Development Proposal for Daffodil Drive, which I understand is up for review at tonight's council meeting.

I am not in favour of this development proposal.

While I support the need for affordable housing, until adequate infrastructure, especially transit, is addressed, we do not have the infrastructure necessary to support that level of additional population in this part of West Vancouver. Other areas such as Horseshoe Bay and the new Village up Cypress Bowl Road propose additional infrastructure to support the added density, but there has been no indication that this will be addressed for this development. Simply adding density to meet the goals of the OCP, especially in neighborhoods where it is unsuited, does not make sense. Further, this area has moderately steep and heavily treed terrain and has a sensitive salmon-spawning creek on one side plus a wet land on the other. It also has significant covenants. I appreciate that council would be trying to avoid monster homes on large lots, this development will present significantly more challenges than building in other parts of West Van.

Please vote against this poorly thought through proposal.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:39 AM
To: MayorandCouncil
Cc: Planning Department
Subject: Daffodil Drive Subdivision Proposal

I would like to add my concern for, and disapproval of the planned change in zoning of the subject property.

My objections echo all the well voiced factors expressed by others at the public information meeting held on July 27, 2020.

I would hope that the Mayor and Council will take heed of the concerns raised by the local community, and not succumb to the wishes of the developer.

Approval of this zone change will create an undesirable precedent for other inappropriate proposed developments in this area.

I am encouraged to learn that the scheduled hearing for this proposal had been postponed.

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:42 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive subdivision

[REDACTED] s. 22(1)

West Vancouver

Dear Mayor and Council,

I am writing in support for the subdivision proposal on my neighbouring Daffodil Drive.

The developer has shown a willingness to reduce the initial density and still maintains a vision to introduce well-needed smaller homes that designed to serve our 'missing middle'.

Please let's not let that term become obsolete - this development is a chance to fulfill some of our OCPs long-standing housing needs.

Added density means:

- more housing options
- more pressure to increase transit frequency- including a bus or shuttle up West Port rd for high school students
- possibility for business owners to be successful in the HUGO's building- with a "corner store" model, something which has been very successful and an integral part of communities in Pemberton Heights and Lynn Valley
- with accessible commerce comes a place to walk to, ride to, REDUCING car travel

Eagle Harbour currently has ZERO built community amenities, because our lack of density simply does not support it. I believe this development could be enough to support more vibrancy and livability to my community.

I look forward to hearing more about the overall vision and progress,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 10:51 AM
To: Mayor and Council; Planning Department; Lisa Berg
Cc: [REDACTED] s. 22(1)
Subject: Preliminary Development Proposal for Daffodil Dr - File 1020-01-20

My wife and I are writing to express our concern over the lack of public notice for consideration of this application and to express our opposition to it.

Our family has lived at [REDACTED] s. 22(1) on [REDACTED] s. 22(1) for [REDACTED] s. 22(1) years. We have raised [REDACTED] s. 22(1) here and absolutely love our friendly and family oriented neighbourhood. We are very concerned with the proposed development.

Some of our concerns include, but are not limited to:

1. We knew nothing about today's hearing on the zoning application until [REDACTED] s. 22(1) brought it to our attention late last night. Our understanding is that council and the planning staff are well aware there is significant concern around this proposal. Hence, we would think there would be a heightened understanding of the need to ensure our community had plenty of notice of today's hearing. Even if we are mistaken and there was reasonable notice provided, our understanding is that our community did not, for some reason, receive that notice. We, therefore, request that the hearing be adjourned to allow the community an opportunity to prepare for and attend the hearing in order to express its views on this matter.
2. We do not see this proposed development as being consistent with the requirement that it be part of a "neighborhood hub" as described in Council's Report dated October 22, 2020.
3. The proposed development does not support higher density given the limited public transit and that it is not close and connected to nearby shops, restaurants etc. It simply is not possible to walk to these community amenities.
4. The proposal will lead to a significant increase in the use of cars and in traffic. It includes 106 parking spaces plus 50 visitor stalls and allows for rental. This coupled with the inability to walk to nearby amenities will clearly increase, not decrease, traffic and congestion.
5. We cannot imagine that the duplexes and townhouses will be affordable and address the desire to service the "missing middle". They will be at market prices and our research suggest they will cost well in excess of \$1 million.

In summary, we see this proposal as ill-conceived: it will not solve the issue of the "missing middle" and it will increase vehicle usage, traffic and congestion.

Respectfully,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

This message is intended only for the use of the individual or entity to which it is addressed. The message, and any accompanying attachments, may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return email and kindly delete this message from your system. Thank you.

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:03 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg; [REDACTED] s. 22(1)
Subject: Preliminary Development Proposal for Daffodil Drive - 020-01-20

Importance: High

Good morning Mrs. Mayor and Council;

The purpose of this letter is to express our concern that as a homeowner [REDACTED] s. 22(1) affected by proposed developments by Sterling Pacific Developments in Eagle Harbor, have not even received a notice of hearing for the Preliminary Development Proposal for Daffodil Drive, scheduled for later today. In fact, signs were removed from property and we feel being left behind on purpose, in not even being kept informed!

Further to the Official Community Plan 2.1.7 introduced to West Vancouver residents, subject area is ZONED for Single Family Dwelling RS10 and, received already significant objections from residents for such development. Despite over 50 impacted homeowners objections in 2017, a 10 unit single family dwelling was approved by Council. The current proposal is now asking for development permit that if approved, WOULD DESTROY EAGLE HARBOR COMMUNITY as we know of.

It is with grave concerns that this mountainous area is NOT appropriate for "LARGE PROJECTS" as identified by Council since it would have a significant, negative impact on this community and its character.

As it stands today, the immediately effected area does not even have sidewalks, street lights for families/children to walk to/from school or even to safely approach Marine drive for public transport. The additional, many considerations that this project for the so many duplexes are just simply a truly bad idea, are:

- Lack of current and/or even planned infrastructure ie: no public transportation for children to schools ie; Caulfeild and/or Rockridge
- Lack of available, catchment based capacity for the many families that would reside in the hillside including space availability for early childhood education (in fact, there are absolutely no commercial spaces available to introduce new early learning support – save Park Royal)
- Significant safety concerns due to increased traffic on narrow streets and due to lack of site of views, our children cannot even play outside as of today never mind upon additional 50 plus homes
- Proposed multi-family development does not bode well with the neighborhood character of Eagle Harbor whereas previously proposed 10 unit single family housing development was already expressed being of concerns never mind currently considered multi-family, duplex/triplex considerations – inconceivable damage to the character of this neighborhood

- There are no recreational facilities that could provide for additional services as community centers are already overwhelmed (before/post Covid-19) – as of today, it is a competition for families just to get our children into community centers’ offered programs due to lack of space availability
- There are no places of worship as the few churches are already at or beyond capacity
- Site area access will introduce significant disruption for many years to existing neighborhood which requires consideration, impacting seniors as well as young families
- Concerns about adequate catch basins and other stormwater management as most recent and current ownership has not taken any preventive measure to avoid soil erosion that floods Daffodil drive every time rains leaving eroded soil everywhere

The above concerns are only in part of expressed concerns of residents in Eagle Harbor residing here for the last many years and we do not believe there would be any benefit to the neighborhood nor to West Vancouver, by introducing a high density developments while local infrastructure does not have the ability in supporting it.

Your considerations to further review the negative impact (s) expressed of this proposal would be greatly appreciated,

Respectfully yours,

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:04 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

Dear Mayor and Council,

This concerns a development proposal for 53 three-story duplex and townhouse units on Daffodil Drive. We understand your council is assessing this proposal this evening, and as a family living in [REDACTED] s. 22(1) the proposed development for [REDACTED] s. 22(1) years we wish to register our strongest objection to it!

The main issue we have with the development is the fact that it is totally out of character with the existing community of Eagle Harbour. This primarily from a population density point of view and an essential reason why many of us decided to live here. Our quality of life depends on it, and will vigorously defend any developers attempt to diminish it for purely financial gains, as much as they are dressed up as benevolent efforts to service the OCP, i.e., the so called “missing middle”.

If anyone believes that pricing these proposed duplexes at \$1.7M is addressing the “missing middle” hasn’t been watching the real estate market in Eagle Harbour lately. Also, the proposed site entrance a nearly blind corner at the end of a steep downhill section off West Port makes no sense at all and is bound to create a severe traffic hazard.

Finally, we have a concern about the public visibility around this proposal as it seems to have gone into stealth mode. We have not seen or heard any about it since the developer held an information session at Thunderbird Marina on July 27, 2020. The developer’s signs on West Port and Daffodil Drive have disappeared as well, which left us with the impression that perhaps the proposal had been withdrawn. Apparently, NO such luck.

We urge you to do the right thing and look after the people in West Vancouver you were chosen to represent and send this development proposal to the dustbin.

Thank you.

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Monday, November 16, 2020 11:14 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Subdivision Proposal

Hello Mayor Booth and Councillors,

My name is s. 22(1) and my family and I live in Eagle Harbour on s. 22(1). We have been residents here for s. 22(1) years and are raising our family in this wonderful community.

I am writing to you concerning a seemingly unannounced meeting by West Vancouver city council to review a proposed development in our area. I understand this may be happening today. We are very surprised and disappointed that we as the residents of Eagle Harbour that would be most impacted by this development were not informed of this meeting or solicited for input. In addition, I see the developer has taken down signs at the development sight which seems like a tactic.

Last fall we were made aware of two potential high density developments that were slated for the 4 acre property up Daffodil Drive. We, like other residents were alarmed at the proposed density and just could not understand how a quiet little community like Eagle Harbour could be a target for such a development.

Since then we have educated ourselves on the details of the proposal and I also had attended the info night last fall at Thunderbird Marina. I think its important to separate my personal views and hunches on motives here based on the info night from the facts of what our community is and isn't with relation to being suitable for high density development.

First off, my personal views. To me, based on conversations at info night, and other info received from those in the 'know' about this property and its developers, it really seems to me that the developers are trying to salvage an investment and plan for a set of 11 (I believe it was 11) high end executive homes that are no longer in demand, likely due to economic conditions as well as the impact of foreign buyer taxes and the like. Someone took a gamble on this property, and they realized it was a bad gamble. So the best way to salvage this is to increase density and lower the price. From a business perspective, this approach makes sense. The problem is, this neighbourhood is completely unsuitable for the proposed high density for the reasons I will outline next.

This is not a neighbourhood that is suited to high density for several reasons. First off, Eagle Harbour is a bit of a satellite community in a sense. We have very little in the way of public transportation. While Translink has a couple bus stops here, the schedule is not conducive to high numbers of people that may rely on it as a main form of transportation. In addition, we are a community that needs to drive to EVERYTHING. Even the shopping plaza at Caulfield continues to lose tenants. Even getting people to deliver anything out here (food, etc) charge a premium because we are 'way out there'. We are also not suited to being able to handle all the additional traffic that would be generated by such a development. We are a neighbourhood of families, lots of kids, lots of people out walking and bike riding. The amount of additional traffic generated from this development would certainly create a safety concern. I had quite a debate with the traffic planner at the info nite who's numbers looked way off. Even turning left out of Daffodil drive onto Marine Drive is a blind corner and quite dangerous. Our kids s. 22(1) and we wont even let them cross Marine Drive at that point. I would also like to add that Eagle Harbour is a community of unique character. We are very family oriented and almost a 'cottage country' feel. Many people walk and cycle around the 'hood' and enjoy the fact that traffic through the side streets is low which helps our kids fully enjoy a neighbourhood like this. We also are a neighbourhood of modest homes and nice gardens. You don't see homes the likes of what's happening in Ambleside and Dundarave, tasteless big houses right to the property line it seems, or flippers trying to attract foreign buyers who are speculating, or character homes being knocked down to build higher density developments. I can tell

you from conversations I have with many in those areas, these sorts of actions do not aid in building a 'community' and it's taking its toll in those areas. High density development in Eagle Harbour just doesn't fit.

This being said, I can completely understand the need to build more affordable housing in West Vancouver. However is \$1.7M for a townhome/condo considered low/medium now? Surely there are more appropriate locations within West Vancouver, like the developments happening in Ambleside and around Park Royal that are better suited to satisfy this need. Those locations have services that can be easily walked to, and are much better served by public transportation.

I don't think the city should be coerced into approving a completely location-unsuitable and out of community character development in a tightly bonded community area just because a developer seemingly made a bad investment on a piece of property. Im sure your urban planner, who I assume lives in West Vancouver, can see this is not a suitable property for such a development.

As a final note, it's kind of ironic that this property, which was once the site of an annual Eagle Harbour neighbourhood picnic, is now the site of a potential development that will crush the character and quietness of this neighbourhood. When we first moved here, we attended this picnic and met some wonderful neighbours.

Thank you dearly for your time and attention to this matter.

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:18 AM
To: MayorandCouncil
Subject: [SUSPECTED SPAM] Daffodil Drive development

I have lived in Eagle Harbour [REDACTED] s. 22(1) and [REDACTED] s. 22(1) I have raised our family here and are looking forward to many more years in the community.

I wish to extend my support for the concept of proposed higher density housing on Daffodil Drive. The drawings and plan I have seen provide more housing of the type that West Vancouver needs. We do not need any more 5-6,000 square foot homes which is what was previously approved for this site. We do need a greater mix of housing and this proposal - while not perfect - is a good start for our neighborhood.

The increased traffic and persons in the neighborhood are all very manageable in my view. . We need to encourage younger families to come. We need to keep our school open. Increased density will bring more persons to shop at the local mall making it easier for businesses to survive. It may bring other commercial opportunities in area such as the commercial premises across the street from Thunderbird marine. Restaurants and shops have struggled there and nothing has lasted.

I expect there will be significant opposition from others in the neighborhood. I urge counsel to assess this development fairly and critically with the principles of the WV OCP in my mind and our commitments to becoming a greener community with a greater mix of housing options for all.

I understand the presentation at tonight's council meeting is just for information but I look forward to following the plans as they work their way through the process.

Regards

[REDACTED] s. 22(1)

West Vancouver

From: s. 22(1)
Sent: Monday, November 16, 2020 11:20 AM
To: MayorandCouncil
Cc: MayorandCouncil; Lisa Berg
Subject: Daffodil Drive subdivision proposal

Hello,

As a resident of the Eagle Harbour area for s. 22(1) years, having chosen to live here because of the unique quiet residential characteristics, I believe a development of this size is very wrong for the area.

It would create much more traffic and severely detract from the qualities that make Eagle Harbour so special. Marine Drive is already busy with cyclists, neighbourhood traffic, plus people from other communities out for a drive. The transit system seems at capacity from my experience as one rides the 250 eastbound, so the residents of this proposed development would infuse even more automobile traffic to the area. It is not tenable.

I am one hundred percent apposed to this or any other large scale developments in Eagle Harbour, and feel it/they would ruin this special neighbourhood.

Regards,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:21 AM
To: MayorandCouncil
Subject: Support for Aquila Project

Good afternoon,

I'd like to voice my support for the Aquila project on tonight's council meeting list. As someone who grew up attending [REDACTED] s. 22(1) School, playing on the West Vancouver [REDACTED] s. 22(1), etc., West Vancouver was my home, and I'd like to express how important I believe it is that housing like this be available to young families like my own.

Diversity of housing is crucial in order to enable young families to afford homes in Vancouver. Young families bring both vibrancy, care and a sense of community to any neighbourhood, and West Vancouver - including Eagle Harbour - would benefit from more young families. I have heard voices of opposition stating that Eagle Harbour is not the location for higher density, but I believe it would in fact be an excellent location, where young families may find a home and community away from high traffic areas, where children are safe to explore. I would be happy to share more thoughts in favour of this project at any time.

Thank you very much for your time and consideration.

Kindest regards,

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:37 AM
To: MayorandCouncil
Subject: Aquila Housing Project

Dear Mayor and Councillors,

I am writing to express my support for the Aquila Housing project at Marine Dr. and Daffodil Dr. in West Vancouver. This is exactly the type of development West Vancouver should be encouraging in order to support young families with more affordable, environmentally-sustainable housing. I often use public transit along Marine Dr. from Horseshoe Bay and feel that the service is sufficiently robust to be able to manage any increase in usage that might occur. In fact, encouraging people to use public transit or bicycles would improve traffic along that stretch of road. With so many erstwhile commuters now working from home and unlikely to return to full-time commuting in the future, the objections regarding traffic congestion may be a moot point, leaving the need for sustainable, affordable housing for families, many of whom are otherwise unable to entertain the idea of remaining in, or moving to West Vancouver.

Thank you for your time and attention.

Respectfully,

[REDACTED] s. 22(1)

Bowen Island
BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:41 AM
To: MayorandCouncil
Subject: Daffodil Dr

I have lived in West Van all my life and like most residents love the unique character of the community. The changes requested for Daffodil Drive diminishes this character. I object to our elected officials changing this zoning.

[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:43 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: " NO " to Daffodil Lane redevelopment proposal

Hello,

I live in Eagle Harbour and am **opposed** to the Daffodil Lane revised proposal.

Eagle Harbour is the wrong place for a high density development. There will be too much traffic and this is a car neighbourhood, transit is sparse.

Please vote against this proposal, thank you,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:46 AM
To: MayorandCouncil
Cc: planningdepartment@westcancouver.ca; Lisa Berg
Subject: Opposed to Daffodil Lane Development

Adding my voice to the many who oppose the proposed development on Daffodil Lane near Eagle Harbour. The location is completely unsuited for high density residence with a shortage traffic lanes, parking, shopping and amenities. We don't even have many sidewalks around here. You will diminish the quality of life of myself and my neighbours if you approve it.

Sincerely,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:49 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive - Proposed Development

Hello Mayor, Council, and Staff,

I would like to confirm my strong opposition to the proposed multi- family development of this site, currently zoned for 10 single family homes.

After living most of my adult life [REDACTED] s. 22(1), we decided to [REDACTED] s. 22(1) in Eagle Harbour [REDACTED] s. 22(1) in a [REDACTED] s. 22(1) specifically due to the nature of the community – quiet, low density, proximity to the beach and the surrounding nature, and the connectivity of people rooted in the neighbourhood. We have previously lived in other areas of [REDACTED] s. 22(1) that are more (appropriately) dense, and where densification/redevelopment is occurring, and for some locations that is appropriate.

The Daffodil site specifically, and the Eagle Harbour community in general, is not, in my opinion, suitable for densification by way of multifamily development. In the last [REDACTED] s. 22(1), we have noticed a significant increase in traffic along Marine Drive, much of it not generated by local residents. The 250 bus is often busy, and full to jammed before arriving at Park Royal.

I urge you all to not approve any rezoning of the Daffodil Drive property, and thus retain the qualities of this very special local community.

Thank you,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: Dave harper [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:50 AM
To: MayorandCouncil
Cc: Jim Bailey; Michelle McGuire; Lisa Berg
Subject: Eagle Harbour Development, Aquila

Mayor and Council I am David Harper the president of Sterling Pacific Developments who is the developer of the above project. I am writing to you this morning as our development is coming before you this evening as a Consent item. In this regard there have been a flurry of emails on the Eagle Harbour neighbourhood group site (which we are part of as we reside in the area) all stemming from some misinformation which was sent out by email last evening. The email asks that emails be sent to you this morning commenting on the following points

- public wasn't aware and developer removed site signage possibly as a tactic to show nothing was happening
- there will not be a large spread in the price of Aquila homes compared to entry level homes in Eagle Harbour
- Eagle Harbour is car dependent and with limited transit
- duplexes do not fit into the overall neighbourhood character

As we anticipate you will be receiving a significant number of emails including the above points we felt we should comment. Accordingly specific to such points our comments are as follows;

- West Van Bylaw Enforcement advised us they received a number of complaints about the signage and while it was allowed for a public information meeting it cannot remain. Thus in no uncertain terms West Van stated the signage must immediately come down. We want to make sure that everyone feels we are totally open and approachable and as a matter of fact several people have commented on how they appreciate that we provided our cell phone numbers and our phones are always on
- our homes will be priced from \$1.1 to \$2.2 million which clearly puts our price point dramatically below what any entry level home would currently sell for in Eagle Harbour. The last entry level home which sold in Eagle Harbour went for \$2.1 million. Aquila's homes also provide the diversity West Van needs and want as a downsizer is most likely not going to want to go into an old home requiring extensive renovation strictly due to price but would move into a nice new duplex home even if the price was similar.
- we have heard so often that Eagle Harbour is a car dependent neighbourhood with no or limited transit service. As stated in our report this is so far from the truth as everything one could possibly want in a community is all within a short walk or bike ride and we will be providing electric bikes to make it easier to not pick up the car keys. West Van's main transit corridor is Marine Dr which again is only less than a block away so most definitely the site has great transit.
- Duplexes have been seamlessly incorporated into numerous West Van neighbourhoods some of which are Headland Ct, Meadfield Rd, Howard Crt, Martin Crt, Highview Pl, and Highgrove Pl. Thus we see no reason why Aquila should be any different so with the right architecture duplexes definitely can fit into the existing neighbourhood.

As we have stated from the very beginning it is our goal to create a development that works for all stakeholders which includes the Eagle Harbour community, West Van residents, West Van Council, West Van Planning and ourselves. Accordingly we are confident that with open communication and constructive feedback we can all have a development to be proud of. In this regard we trust you will support our revised plan which will enable us to make a formal application and commence community engagement.

Best Regards

David Harper ~ President
Sterling Pacific Developments Inc.
[REDACTED] s. 22(1) West Vancouver.

604-831-1351

www.SterlingPacificDevelopments.com



From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:51 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: objection to the Eagle Harbour development on Daffodil

Dear Mayor and council members,

We, [REDACTED] s. 22(1), owners of [REDACTED] s. 22(1) in Eagle harbour, object to the proposed development of the land off Westport road and Daffodil for 53 homes. We approve of the original application for 10 homes. The addition of 53 homes can not be supported in the proposed area.

Thank you,

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Monday, November 16, 2020 11:51 AM
To: MayorandCouncil
Cc: Lisa Berg; Planning Department
Subject: Daffodil Drive Subdivision Proposal

Importance: High

Good Morning,

As a resident of Eagle Harbour, I strongly oppose the Daffodil Drive Subdivision Proposal. Our quiet community is not the setting for 53 duplexes and townhome units.

- Eagle Harbour simply does not support higher density:
 - The charm of the neighbourhood would be lost.
 - There is limited public transit and access to shops and restaurants (you have to drive everywhere).
 - The traffic on Westport Road and Marine Drive is already busy. This would certainly increase the traffic in and around the elementary school.
 - Marine Drive is a designated bike route. s. 22(1), I know that the existing traffic volume is already dangerous and I fear MORE traffic volume is a bigger threat to the many cyclists on that busy route.
 - Our local beach is very busy in the summer and supporting 53 new families would overwhelm the environment.
- Community Awareness
 - There was no public awareness of this topic being raised at council. The community should have been alerted that this an agenda item at Council's November 16th meeting.
 - There are no signs posted and no community communication regarding the project.
 - Our committed community is NOT in favour of this development.

We invested our lives in this neighbourhood because of its charm, we do not want to see that changed. Higher density is not what this neighbourhood needs, and there are other better suited areas of West Vancouver that can support this type of expansion e.g. Horseshoe Bay.

Regards,

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:53 AM
To: MayorandCouncil
Cc: Lisa Berg; Planning Department
Subject: Eagle Harbour Housing Development

Dear Mayor and Council

My family has been living in Eagle Harbour [REDACTED] s. 22(1) years and are concerned about the massive housing development proposed off Daffodil and Westport Road.

Our family and friends in the neighbourhood have enjoyed raising our children in this community and the negative impact this high density development will have is troubling to say the least.

There has been little to no consultation and we as a community are prepared to protect our children and family neighbourhood.

I look forward to hearing from you.

Regards

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Monday, November 16, 2020 11:53 AM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Letter of Objection: Daffodil Development, Eagle Harbour
Attachments: Daffodil Development Letter November 16, 2020.pdf

November 16, 2020

Delivered Via Electronic Mail

Mary-Ann Booth, Mayor City of West Vancouver: mayorandcouncil@westvancouver.ca

With a copy to:
Planning Department of West Vancouver: planningdepartment@westvancouver.ca
Lisa Berg, Senior Community Planner: lberg@westvancouver.ca

Re: Letter of objection: Preliminary Development Proposal for Daffodil Drive
Aquila Eagle Harbour, Lots C & D, DL 1374, Daffodil Drive, West Vancouver

Dear Mary-Ann,

My husband and I saved for years in order to purchase property in Eagle Harbor in [Redacted] s. 22(1) and [Redacted] s. 22(1) in a tight knit community. We now have [Redacted] s. 22(1). We were drawn to the neighborhood of Eagle Harbor for its quiet, family orientated and friendly community, something so rare and special. It is with this sentiment that we must protect it and in turn are in objection to the Daffodil Drive development proposal.

As per existing zoning, I am in support of the previously approved sub-division of Lots C & D into 10 lots as the essence of Eagle Harbour would remain unchanged. I do not however support 53 units. Upon reviewing the developer's website, there are also plans for 67 units, I am concerned that 10 lots will turn into 53 units and then 67+ units as a developer's highest objective is to maximize profit.

Eagle Harbour has had the following home sales over the last 12 months, all within the \$1.1 - \$1.9M range proposed by the developer. Although this price point may be hard to find in other areas of West Vancouver, it is quite prevalent in Eagle Harbour. Based on the below facts, the community already offers "missing middle" homes and therefore invalidates the developer's argument of offering homes prices below the norm. In addition, these homes are non-strata with no monthly strata fees and the owners own the land freehold thus offering substantially more value.

Eagle Harbour home sales in the past 12 months in the \$1.1M - \$1.9M range:

- | | |
|--|-------------------------------------|
| 5730 Bluebell Drive \$1,450,000 | 5759 Westport Road \$1,700,000 |
| 5550 Marine Drive \$1,490,000 | 5648 Eagle Harbour Road \$1,725,000 |
| 5711 Bluebell Drive \$1,500,000 | 5329 Westhaven Wynd \$1,730,000 |
| 5487 Greenleaf Road \$1,570,000 | 5465 Marine Drive \$1,760,000 |
| 5742 Bluebell Drive \$1,600,000 | 5473 Greenleaf Road \$1,771,000 |
| 5572 Gallagher Place \$1,650,000 | 5526 Marine Drive \$1,780,000 |
| 5636 Marine Drive \$1,650,000 | 5778 Gallagher Place \$1,800,000 |
| 5791 Telegraph Trail \$1,680,000 (listing expired) | 5773 Seaview Road \$1,862,000 |
| 5566 Gallagher Place \$1,695,000 | 5770 Cranley Drive \$1,909,000 |
| 5748 Cranley Drive \$1,698,000 (listing expired) | 5768 Cranley Drive \$1,925,000 |

Thank you for your consideration in protecting our special community,

s. 22(1)

West Vancouver

November 16, 2020

Delivered Via Electronic Mail

Mary-Ann Booth, Mayor City of West Vancouver: mayorandcouncil@westvancouver.ca

With a copy to:

Planning Department of West Vancouver: planningdepartment@westvancouver.ca

Lisa Berg, Senior Community Planner: lberg@westvancouver.ca

Re: Letter of objection: Preliminary Development Proposal for Daffodil Drive
Aquila Eagle Harbour, Lots C & D, DL 1374, Daffodil Drive, West Vancouver

Dear Mary-Ann,

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Eagle Harbour home sales in the past 12 months in the \$1.1M - \$1.9M range:

5730 Bluebell Drive \$1,450,000	5759 Westport Road \$1,700,000
5550 Marine Drive \$1,490,000	5648 Eagle Harbour Road \$1,725,000
5711 Bluebell Drive \$1,500,000	5329 Westhaven Wynd \$1,730,000
5487 Greenleaf Road \$1,570,000	5465 Marine Drive \$1,760,000
5742 Bluebell Drive \$1,600,000	5473 Greenleaf Road \$1,771,000
5572 Gallagher Place \$1,650,000	5526 Marine Drive \$1,780,000
5636 Marine Drive \$1,650,000	5778 Gallagher Place \$1,800,000
5791 Telegraph Trail \$1,680,000 (listing expired)	5773 Seaview Road \$1,862,000
5566 Gallagher Place \$1,695,000	5770 Cranley Drive \$1,909,000
5748 Cranley Drive \$1,698,000 (listing expired)	5768 Cranley Drive \$1,925,000

Thank you for your consideration in protecting our special community,

s. 22(1)

, West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:58 AM
To: MayorandCouncil
Cc: Planning Department
Subject: Against Daffodil Lane Redevelopment

Dear Mayor and West Van Council,

I am strongly against the revised Daffodil Lane proposal. Eagle Harbour was not mentioned in the Community Plan as one of the high density neighbourhoods. This proposed development will ruin the fabric of our neighbourhood. The increased traffic alone would overwhelm us. You need a car to get to amenities, bussing is not direct to Caulfeild Village. 10 luxury homes would work for our neighbourhood not 63 plus.

Please say NO to the proposed Daffodil Lane proposal.

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

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 11:58 AM
To: MayorandCouncil
Subject: Daffodil Drive

We are totally opposed to the subdivision proposal it is out of Character with the residential Neighbourhood of Eagle Harbour.

[REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 12:00 PM
To: MayorandCouncil
Subject: Preliminary Development Proposal for Daffodil Drive

Hi Mary-Ann and Council,
My understanding is that you are having a vote this evening on the proposed development on Daffodil Drive.

I am a long time home owner [REDACTED] s. 22(1) in Eagle Harbour at [REDACTED] s. 22(1), and would like to register my feelings against this deveoplment as laid on currently (i.e. the 53 units).

My understanding is that this is the latest: <https://westvancouver.ca/sites/default/files/dwv/council-agendas/2020/nov/16/20nov16-10-1.pdf>

I will be very brief here due to time constraints since only got this recently and you need a response by noon.

My main reluctance is due to the increased high density which will, in my opinion, adversely change the neighborhood.

I think the neighborhood needs more consultation on this development which allows for feedback to the Council.

Please give me a call if you have any questions.

Kind regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 12:03 PM
To: Mayor and Council; Lisa Berg
Cc: Planning Department
Subject: Aquila Development - Eagle Harbour

Mayor and Council,

I am aware of the proposed Aquila Development in Eagle Harbour and am at this time, opposed for the following considerations;

1. The developer meeting in the summer was during peak-holiday season, curbing the ability of community members to find out about in a timely manner and be able to attend.
2. Little notification of it being on tonight's council meeting.
3. I do not understand the traffic stats and how they can be so low, especially when getting kids to Rockridge - *already congested since the school buses were removed and public transit not an option for the kids of Eagle Harbour* - and groceries - everyday occurrences that require getting in a car.
4. Is the proposal stating that 10 larger homes (*would they be mega homes?*) will have more impact on the environment than 53 smaller homes and the day to day living of that many more people?

The report to council seems to support the development. It also presents of tone of NIMBY from the community and I strongly believe that is misguided. The community is scratching their heads at the size and approach of this development.

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

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 12:05 PM
To: MayorandCouncil
Cc: Lisa Berg; Planning Department
Subject: Daffodil Lane Development - complaint (homeowner)

Dear Mayor Booth,

In extreme disappointment I write you this morning November 16th, 2020.

As a [REDACTED] s. 22(1) Eagle Harbour homeowner on [REDACTED] s. 22(1) and [REDACTED] s. 22(1) resident of West Vancouver I would like to express my 100% disapproval for the proposed rezoning for the Daffodil Lane Development which will be discussed at today's council meeting. This proposed development will have a direct impact on [REDACTED] s. 22(1) and [REDACTED] s. 22(1) as [REDACTED] s. 22(1). We have been residents in this neighborhood [REDACTED] s. 22(1) years now and we chose this location purposefully for its peaceful, quiet, out town location to raise our young family. We choose to live here because of the location's character and for the fact that it is out of the way. The peacefulness, quiet and caring community ethos is why we stay despite having to endure longer commutes to work. The proposed development will utterly change this dynamic in the neighborhood and it is horrific that it is even being proposed. The density of homes being proposed is completely out of sync with the existing neighborhood and will affect: traffic, the existing natural environment as well as the aesthetic of the neighborhood. There are also a number of other reasons in addition to these that our family is vehemently opposed to this development:

- There was no public awareness of this topic being raised at council or signing up for every communication from the district. We have a very committed community and it was not referenced by one community member. In contrast when the one project sign went up and the proposed Developer submitted a proposal door to door there were over 70+ calls from concerned community members. All signs have been removed, (potentially as a tactic), and no community members were aware of the topic on councils agenda on Monday, Nov 16th. The community should have been alerted that this was moving forward as an agenda item at Council's November 16 meeting.
- There is a belief expressed by you, Mayor Booth, that these homes will be under the average single family home price currently available in Eagle Harbour. While we 100% believe this to be true in the neighbourhoods that support density; Eagle Harbour simply does not support higher density with limited transit and ease of connection to shops and restaurants.
- We understand the district/Mayor feel we need to contribute to the missing middle/lower income. Eagle Harbour is **not** an area to accomplish this. We all know that EH is a car dependent community with limited bus access.
- Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP.

I am sickened that we were not made aware of this discussion and proposal [at this evening](#)'s council meeting. This in itself erodes the trust of our community with the Town Council.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 12:09 PM
To: MayorandCouncil; Sharon Thompson; Marcus Wong; Bill Soprovich
Subject: Eagle Harbour Densification Proposal

Hello Everyone. We are distressed at the news that this proposal is on the meeting agenda tonight.

Why has there been no public awareness of this topic being raised at council tonight despite submitting previous letters, (acknowledged by the Mayor), or signing up for every communication from the district? In contrast when the one project sign went up and the proposed Developer submitted a proposal door to door months and months ago there was an outcry from the community against the proposal from our neighbourhood. All signs have now been removed, (to take it off our radar perhaps?), and no community members that we know were aware of the topic on councils agenda tonight. The community should have been alerted that this was moving forward as an agenda item at Council's November 16 meeting.

- The Mayor has previously suggested that these homes will be under the average single family home price currently available in Eagle Harbour. After [REDACTED] s. 22(1) in the area for [REDACTED] s. 22(1) years, this is not the case. At this time, entry level homes in Eagle Harbour which are 30-50 years old are priced in the range of \$1.5-7M and up which is near where these attached homes will have to be priced at for the developer to make a profit.
- We understand the District Staff/Mayor and Council feel we need to contribute to the missing middle/lower income. Eagle Harbour is not an area to accomplish this. Eagle Harbour is a car dependent community with limited transportation access.
- Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key principle in the West Van District OCP.
- Bottom line is that such a large development in this area is only beneficial to the developer and his family.
- Much, much, more community input is required for such an oversized development which will alter the nature of Eagle Harbour for ever.

We hope and expect that as responsible leaders you will take the time to listen to the neighbourhood as you deal with this proposal.

Yours sincerely,

[REDACTED] s. 22(1)

West Vancouver.

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 12:11 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Development Proposal on Daffodil Dr - File #1020-01-20

To: West Vancouver Mayor and Council

As resident of Eagle Harbour, and a former resident of [REDACTED] s. 22(1) I oppose this proposed development for many many reasons - too many to go into in an email, but primarily:

- There has simply not been enough opportunity for residents to hear in full the proposal
- What information we have been given is sporadic and often at the 11th hour - like this (I have received ONE piece of information in the mail)
- With COvid the opportunity for a complete neighbourhood forum is not possible
- The development will wreak havoc on the local community from a traffic and occupancy issue
- These properties, priced at well over a million dollars cannot be considered "affordable housing"
- There is not enough RELIABLE public transport to support this many more residents
- It is untenable from a logistics and construction issue

And the list goes on. Until there is opportunity for well informed community dialogue it would be irresponsible for the council to approve this

Best,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Monday, November 16, 2020 12:23 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Drive Proposal

Mayor and Council

I am writing this to you to voice my strong concern over the proposed Daffodil Drive development which would result in 53 homes being built.

Being in the [Redacted] s. 22(1), I understand how community consultation is supposed to work and I can tell you the developer in this proposal has not conducted anywhere near adequate consultation with us in the community. This is of major concern. If the proposal has merit, any objections to it should be addressed in consultation with full transparency and understanding.

Notwithstanding the fact, I do not believe the community can handle this development let alone when combined with the large-scale development nearby in Horseshoe Bay and then the inevitable future development at Thunderbird Marina, the consultation and communication of how concerns will be addressed has not been conducted. I also do not believe the proposal will address what appears to be genuine concern regarding the affordability of homes in West Vancouver. The pricing as proposed is 1) not affordable housing (+\$1M townhomes) and 2) they will price them at market prices.

Again, I would be interested to learn more about how the concerns of the community and the municipality (affordability) would be addressed in this proposal before it proceeds any further.

Thank you.

Best Regards,

[Redacted] s. 22(1)

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

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 2:19 PM
To: MayorandCouncil
Subject: Re Daffodil Development proposal

Dear Mayor and Council, My husband and I are totally shocked to hear about the proposal of up to 100 new dwelling places or more in the idyllic little community of Eagle Harbour! Having lived on [REDACTED] s. 22(1) for [REDACTED] s. 22(1) years we find it totally unacceptable to add so many residents to this exclusive area. The road is already congested on weekends when many people are heading down to the little beach with their children and various nautical equipment. During the pandemic we have witnessed what an increase in people can do to the neighbourhood and it was impossible to find a place where you could spread your towel or have your children play peacefully. When we moved here it was almost considered a "rural community" and it meant a long drive to any amenities. Of course over the years the traffic has become much more intense, especially during traffic times. Can you imagine how 1-200 more cars would effect the area? It is unrealistic to think that this is a good place for low income families. By the time the developer is finished, it will be just as expensive to live here than in other places in W.V. This is just not an ideal choice to put in condos because it is just as much a little jewel as other beautiful places in West Vancouver are. Please reconsider your choice before you propose such an unsuitable suggestion in Eagle Harbour!

Sincerely'

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 2:29 PM
To: MayorandCouncil
Subject: Aquila, Eagle Harbour Proposed Development

Hello ... my name is [REDACTED] s. 22(1). I live in West Vancouver with my wife at [REDACTED] s. 22(1). We have lived in this municipality for [REDACTED] s. 22(1) years and raised [REDACTED] s. 22(1) children here.

On July 27th I attended an open air information session at Thunderbird Marina regarding a proposed development known as Aquila. This project is located on a site of approximately 4.5 acres and is accessed off Daffodil Lane and Cranley Drive in Eagle Harbour. The project proposes approximately 67 townhouse style homes.

The reason I am writing to you today is to strongly encourage the Mayor and Council to allow this project to proceed through a full and transparent public hearing process to allow all stakeholders and community residents to express their opinions in support or in opposition to this proposed project. In this Covid era it is difficult to engage community groups in public forums to solicit feedback but a project of this nature deserves a full and unfettered review by both the municipality and the community. Direct communication from elected officials to area residents to solicit opinions on this project should not occur or be encouraged. Like any new development, local residents will have strong opinions both for and against a new project but every project deserves review and scrutiny from municipal staff, local area residents and the community.

From what I have seen at this preliminary stage, I support this project. It proposes to offer a form of housing that is sadly not prevalent in West Vancouver. Naturally with the price of land it's hard for developers to rationalize single family homes. Townhouse developments, such as the project being proposed can offer young couples, small families and empty nesters, a form of housing that offers a suburban, park-like environment for those who cannot afford a single family home in West Vancouver, want to live in this area and who don't want to live in a concrete high rise. In fact today, many people are shying away from high rise density housing especially now in this covid era where high rise condominium housing is "soft" and yet suburban housing is in great demand.

I urge the Mayor and Council to give this project it's opportunity to be considered through the full public hearing and review process.

Respectfully,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 3:17 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Development Proposal for Daffodil Drive

It is with great concern that the West Vancouver Council decided to put the Daffodil development project on today's council meeting agenda without informing the Public. As I noticed last week that all signs for the development at the site had been removed and I was wondering about the status of this project. I would hope that both actions - not informing the public of the meeting agenda and the removal of the signs - were incidental and not a deliberate tactic. It is paramount that the public is informed of every step of the rezoning process and has the opportunity to express their concerns.

Regarding this rezoning project I would like to object for the following reasons:

- Eagle Harbour is a quiet single-family home type of low-density community with larger lots and a very established green canopy of trees. Most of the people live here for many years and decades for this reason. That's why we moved here [REDACTED] s. 22(1) . High-density housing should be considered in new development areas like the Cypress village and not in areas that would destroy the character of a community.
- This rezoning proposal adds 53 units to the neighborhood. There is also another proposal in planning for additional 9 units on Westport Road which is in very close proximity to this project. The total would be an additional 62 units to this neighborhood.
- Westport Road is the only access to Highway #1 and to the Caulfeild Shopping Center. With an average of 2 cars per family that would bring another 124 cars onto Westport Road. At the minimum, each car would be traveling twice a day on this road. It is already a high accident-prone steep road with sharp turns, especially in rainy and snowy conditions. It has many hidden driveways which makes it already challenging to access Westport Road. Additional traffic would further impact the safety of pedestrians and children in the school zone.
- The closest shopping area is the Caulfeild shopping center with limited shopping and parking facilities. Many times parking is filled to capacity and it will worsen with the additional anticipated traffic.
- The original proposal for this development site of 10 housing units would be more appropriate to maintain the character of the community and the environment and to keep the addition of cars to a minimum.

Best Regards,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 3:17 PM
To: MayorandCouncil
Cc: Planning Department; iberger@westvancouver.ca
Subject: Daffodil Drive Submission

To Mayor Booth and the West Vancouver Council,

I would like to formally demonstrate my opposition to idea of planning such a large development on the Daffodil Drive lot.

The idea of such a dense development in this small community is concerning. There hasn't been opportunity for discussion with the residents of this community nor the time to submit our concerns.

While you are actively trying to build a place for the "missing middle" in West Vancouver, it seems there should be a supporting structure to go along with it. There are no surrounding amenities for such homes nor supporting transit.

I live here now and presently have children reliant on the public bus to get to and from school. The local schools do not provide school buses. Amazingly, the public bus system arrives and leaves at times not even close for shuttling someone to school. The entire Eagle Harbour region has evolved for those retired, those with the ability to stay home to work and possibly for those not needing to work, which allows shuttling by personal vehicle. The missing middle will need to work, be reliant on local schools and their services and on transit for normal life. There is also no access to local stores without car use.

Along with present Eagle Harbour residents, we have struggled with gaining any support from the West Vancouver district to manage the present speeding issues that exist in our community now. These include, a high volume of cars down Eagle Harbour Road during the summer months with limited parking options, cars blocking our driveways, no side walk for our children to walk safely. The roads and surrounding areas do not have traffic calming for the high route points to the beach and we have ample video footage showing speeding down this road. Unless you are a family member living here and or a parent, aware of the children in the area, visitors and younger residents without children, do not respect the speed limits and do not see the issues as important.

The only action over the years has been to remove speed bumps. I recognize the cross walk lights that have been placed to allow safer crossing along Marine Drive. This at least acknowledges the need for slowing the already fast traffic along and through this road.

I feel this small lot on Daffodil Drive can be developed into something that serves the owners and developers of the lot, without destroying this small community. This plan needs to be refined, along with the present community members.

I am available to discuss at any time.

[REDACTED] s. 22(1)

West Vancouver,

[REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 3:43 PM
To: MayorandCouncil; Mary-Ann Booth; Sharon Thompson; Peter Lambur; Bill Soprovich; Marcus Wong; Craig Cameron; Nora Gambioli
Cc: Lisa Berg; Planning Department
Subject: The Aquila Development

Dear Mayor and Council,

We understand the Aquila Development in Eagle Harbour is coming before council tonight. As residents of West Vancouver, we would like to convey our support and enthusiasm for this development. As we ourselves will be looking to downsize in the next few years, this development would be perfect and suit our needs in terms of location, size and price. A multi family low level project focused on providing homes for everyone from young families to those of us looking to downsize, is nothing but positive for this community.

For a development that starts at 1.2 Million dollars going up to 2.2 Million, we really think this project is aimed directly at what Mayor Booth often refers to as West Vancouver's "missing middle".

We have spoken to a number of local neighbours and friends and most are completely unaware of this proposed development. Not sure how this works, however, when we look at other developments in West Van, there seems to be plenty of opportunity for feedback but in the case of Aquila, the only feedback we have seen appears to come from the immediate neighbourhood. In fact, according to friends who live in close proximity to this property, it looks as if the biggest opponents are a couple who are [REDACTED] s. 22(1), both [REDACTED] s. 22(1) companies. So... this is "a bit" ironic don't you think?!? Sort of defines "NIMBY" at its best or in this case, at its worst!

If you can think back to 1974 when Caulfield Cove townhouses were built, we don't recall any blow back from the surrounding neighbourhood. That development is not dissimilar to the plan for Aquila and represents a fantastic mix of young families and seniors. In our view, this is precisely the type of living opportunities council should be focused on creating, which is a vibrant mix of young and old.

We certainly hope this exciting project which supports the often declared initiative to see new families be able to move into and seniors looking to be able to remain living in this community does not end tonight and that it will have the opportunity to be presented to all citizens of West Vancouver for everyone's consideration.

Thank you so much for your time.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 4:14 PM
To: MayorandCouncil
Cc: Mary-Ann Booth
Subject: RE: Daffodil Project

Dear Mayor and Council,

I would like to state that I support this project as it supports West Vancouver's OCP for "missing middle" housing. Please keep me updated on this project and let me know whether you need more detailed feedback/comment.

<https://westvancouver.ca/home-building-property/planning/major-applications/daffodil-drive>

Best regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 6:47 PM
To: MayorandCouncil
Cc: Planning Department; lberg@westvancouver.ca
Subject: Re: Daffodil Drive Subdivision Proposal - to be heard before Council Tuesday, November 17, 2020

Dear Mayor and West Vancouver City Council;

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

We were quite dismayed that we have been given almost no advance warning of the above council meeting on a matter of great significance to our community. We heard about this meeting only this morning.

For avoidance of doubt, we strongly oppose this development on several grounds. We were hoping to speak to this at the next council meeting to articulate our opposition. We were quite bewildered that the original proposal for approximately 10 single family homes was increased to 67 duplexes. We consider this proposal to be outrageous and anathema to all that makes Eagle Harbour a wonderful place to live.

There is a belief expressed by the Mayor that these homes will be under the average single family home price currently available in Eagle Harbour. While we believe this to be true in the neighbourhoods that support density, Eagle Harbour simply does not support higher density with limited transit and ease of connection to shops and restaurants. Eagle Harbour is absolutely the wrong area to accomplish this as everyone is aware that Eagle Harbour is a car dependent community, with limited bus access.

Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key component in the West Van District OCP

In closing, I direct you to the following petition which has almost 100 signatures.
(<https://www.ipetitions.com/petition/saynotoaquila>)

Sincerely,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 6:56 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: Daffodil Dr preliminary development proposal -- Aquila

Madam Mayor and Councillors,

As a resident of Horseshoe Bay, in the proximity of Eagle Harbour, I would like to express my concern to the 53 home proposed development at Daffodil Dr. While I support an organic approach to development and increase in density at appropriate sites in the western portion of West Vancouver, I believe that the Aquila proposal is out of scale for the micro-community of Eagle Harbour. Why isn't rezoning to duplex/triplex not considered on a much smaller scale over a longer time-period so that the community can slowly expand into providing some alternate forms of housing, instead of taking large quantum steps at once in introducing new housing forms? A more distributed approach where alternate housing forms are interspersed in the community, with a building form that blends in with the rest of the community would be much more attractive, rather than dropping 53 alien units in the middle of a totally foreign community.

In addition, I strongly object to West Vancouver's insistence to carry out public consultation during the Covid-19 pandemic period. The communities are already stressed from trying to handle a "new normal" that is anything but normal: from kids' schooling to workplace disruptions, to caring for at-risk elderly relatives, to economic worries, nothing is the same. It is unrealistic and detrimental for the District to attempt and expect to get meaningful consultation during these unprecedented times. The decisions Council are making on these potentially large development projects will be with us for a very long time, if not forever. Meaningful community input is essential and should be performed at a time when a community can reasonably be expected to provide such meaningful input. Please thread carefully.

Respectfully,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, November 16, 2020 9:34 PM
To: MayorandCouncil
Subject: Eagle Harbour

Dear planning Department:

As a neighbour in Eagle Harbour I would like to add my voice to oppose the new development. Affordable housing and transportation are in peoples minds. The new proposal for the site will not address affordable housing but will impact current community in many negative ways.

Please keep the original
Approved plan for 10
Homes.

[REDACTED] s. 22(1)

Sent from my iPhone

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 7:52 AM
To: Planning Department; MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: In support of Proposed Daffodil Drive Development

Mayor Booth and Council

We write in support of the proposed property development on Daffodil Drive in Eagle Harbour. We have lived in [REDACTED] s. 22(1) who have attended [REDACTED] s. 22(1) schools, and have actively supported both the local and West Vancouver communities.

We are aware that there is a group of residents actively lobbying against this proposal. Unfortunately they erroneously contend that the neighbourhood is not well served by public transit despite being on the #250 Blue bus route, nor ease of access to shopping despite the near proximity of the Caufeild shopping plaza.

The revised proposal is significantly more agreeable than the original proposal of a cluster of high-end single-family homes. Bringing greater density to the neighbourhood will help support schools and local businesses, and be at least a token step towards a more sustainable future.

We would suggest, however, that conditions, if feasible, be applied to any approval, such as sale only to Canadian tax residents and vacant home restrictions.

The undersigned would be happy to be contacted should any further clarification be required. We have no conflict of interest in supporting this development.

Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 8:38 AM
To: MayorandCouncil
Cc: iberger@westvancouver.ca; Planning Department
Subject: Daffodil Drive Subdivision Proposal

Dear Sirs/Madams,

I am writing to protest the development of the 'Daffodil Subdivision' as it currently stands.

I have been an Eagle Harbour resident for [REDACTED] s. 22(1) years and continue to live here due to the peacefulness and safety brought about by the location and low density population of the neighborhood, Higher density = more people, more cars, more visitors, more activity and potentially more crime.

Eagle Harbour is relatively remote from all / most commercial centres so a denser 53 Unit development will bring more at least 53 vehicles (likely double that) which will result in more traffic, more pollution, road safety concerns due to proximity to Eagle Harbour elementary school.

Please stop entertaining this townhouse proposal as NOBODY WANTS IT!! - if you want to develop the area go back to the original 10 lot, single family residence subdivision.

Regards,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 11:09 AM
To: MayorandCouncil
Cc: Planning Department
Subject: Daffodil Drive Subdivision Proposal

Hello,

I am emailing to express the excitement my partner and I have for the Daffodil Drive Subdivision Proposal. We are really looking forward to moving in to such beautiful and affordable housing in the West Vancouver area. We definitely support the development and look forward to joining the community.

Best Regards,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 10:38 PM
To: MayorandCouncil
Cc: Planning Department; Lisa Berg
Subject: RE: Daffodil Drive Subdivision Proposal

Hello,

I realise this email is coming late, but I was not aware of the urgency when I received an email from a neighbour a couple of days ago on a subdivision proposal in our neighbourhood that I did not have a chance to read until now.

I would just like to express that my wife and I are against this level of density in our neighbourhood. I did [REDACTED] s. 22(1) at a [REDACTED] s. 22(1) institute and run an [REDACTED] s. 22(1) firm working on [REDACTED] s. 22(1) and [REDACTED] s. 22(1) so I am not against urban renewal and density, but our neighbourhood is not the place for a townhouse development of 53 homes. Density does not suit the neighbourhood character that is car dependent and dominated by single family homes. As I'm sure you're aware, higher density developments fit best in walkable environments or around rapid transit, which does not describe where we live. There are far more suitable locations in West Vancouver than here (e.g. Horseshoe Bay, Dundarave, Park Royal).

Additionally, the trip generation of the development would add significant traffic to the local roads that are already busy with local traffic and visitors wanting to access the Seaview Trail, Whyte Lake Trail and Eagle Harbour Beach, on top of the traffic flow disruptions generated by the significant volumes of road cyclists on Marine Drive. We have [REDACTED] s. 22(1) with [REDACTED] s. 22(1), and they are among many other children in the neighbourhood and we are already getting levels of traffic on our roads making it unsafe for play.

Hopefully my input will still have some bearing on the development application process.

As an aside, it's been nearly 2 years since the storm occurred that destroyed the retaining wall and path at Eagle Harbour beach, and even now there is still asphalt in the water. When will something be done to repair this piece of community infrastructure?

Kind regards,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 7:11 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

17 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- This proposal is yet another example of spot-zoning and will set a precedent for the entire Taylor Way corridor. It should not be considered until a Local Area Plan has been completed. To do otherwise overrides a critical aspect of local community input as to the types of development residents want (or don't want) in their neighbourhood.
- I want a degree of predictability with zoning and development, yet this is another case of spot-zoning. **I strongly object to spot-zoning.** I despair that we are allowing developers to shape our community instead of residents. There is no point in having an Official Community Plan or Local Area Plans if Council continues to allow such significant exceptions.
- There are currently 230 publicly funded long-term care beds at this location. This proposal provides NO increase in public care beds. **We need more publicly funded long-term care beds, not expensive, private-care facilities.** The benefits to the community do not outweigh the drawbacks. If a significant increase in density is requested there needs to be a significant increase in publicly funded long-term care capacity.
- I am concerned about the impact this project will have on infrastructure (roads, sewer systems, drinking water, community facilities and parks).
- While the use of this site for housing and a graduated care facility is acceptable, the massive size of the project, particularly within a single-family residential neighbourhood, is not acceptable.
- We need more publicly funded long-term care beds, not expensive, private-care facilities. Yet this proposal provides NO increase in public care beds. I could possibly support a much smaller building if all beds were designated publicly funded long-term care.

- The benefits to the community do not outweigh the drawbacks. The majority of the proposed development is rental apartments and private, for-profit units. There must be a significant increase in publicly funded long-term care to offer true community benefit.
- I am concerned about the traffic impact the proposed development will have. Additional residents, visitors and support workers such as medical staff (doctors, nurses, physiotherapists, etc.) and maintenance workers (cleaning and commercial laundry services, deliveries, etc.), plus users of the contemplated child day care facility and Seniors Wellness centre will put undue pressure on already congested roads.

Please reject this proposal as currently presented to West Vancouver residents.

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 7:55 AM
To: [REDACTED] s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

[REDACTED] s. 22(1)

West Vancouver, B. .

17 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van’s small town, village character.**
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Please reject this proposal as currently presented to West Vancouver residents.

s. 22(1)

West Vancouver, B.C.

s. 22(1)

Thank you

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 8:00 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

17 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

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Please reject this proposal as currently presented to West Vancouver residents.

Do we really wish to follow the example set by the USA where democracy flies out the window and the profit of such developments goes to big business? The Baptist Church? Really? Our focus should be on respecting and protecting our seniors not exploiting them! Furthermore, environmentally, a smaller facility for seniors should be built with appropriate outdoor garden space for the enjoyment of those residing there.

To West Van council I say get your heads out of the sand and act like you care about the people who voted for you. We are so fortunate to live here so let's work towards keeping and enhancing nature. For once forget about money, money, money and do the people's bidding. Thank you. Kind regards, s. 22(1)

Thank you

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 8:00 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

17 Nov 2020

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Please reject this proposal as currently presented to West Vancouver residents.

Thank you

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 8:26 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

17 Nov 2020

Dear Councillors:

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Please reject this proposal as currently presented to West Vancouver residents.

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 8:57 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

17 Nov 2020

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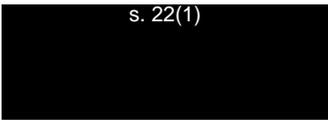
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Please reject this proposal as currently presented to West Vancouver residents.

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 9:23 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

[REDACTED] s. 22(1)

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

17 Nov 2020

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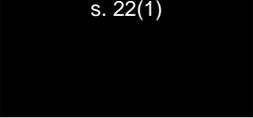
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Please reject this proposal as currently presented to West Vancouver residents.

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 10:06 AM
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

[REDACTED] s. 22(1)

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

17 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

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Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 12:20 PM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

17 Nov 2020

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Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 3:22 PM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

[REDACTED] s. 22(1)

West Vancouver
[REDACTED] s. 22(1)

17 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van's small town, village character.**

Please reject this proposal as currently presented to West Vancouver residents.

We need a new Mayor and Council.

Thank you

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, November 18, 2020 2:09 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

18 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- Based on the proposed living areas, 67% of this development is for condos and 33% is for senior care (Long Term Care and Assisted Living). This just sounds like a condo development dressed up and marketed as a senior care facility.
- I want a degree of predictability with zoning and development, yet this is another case of spot-zoning. **I strongly object to spot-zoning.** I despair that we are allowing developers to shape our community instead of residents. There is no point in having an Official Community Plan or Local Area Plans if Council continues to allow such significant exceptions.
- I am concerned about the impact this project will have on infrastructure (roads, sewer systems, drinking water, community facilities and parks).

Please reject this proposal as currently presented to West Vancouver residents.

Most disappointing is that West Vancouver Mayor and Council would support the practice of warehousing the elderly to the extreme in our community! Building these massive senior/nursing complexes has become distasteful and is no longer acceptable in most countries. I doubt there is a need (or justification) for West Vancouver to have close to 700 units of this particular type in our community. In addition, as many seniors residents here would find it difficult to afford the rent, we would only be accommodating those from other areas who could. Sadly this is just another money grab all around. If council wanted to responsibly fill the district coffers, why not consider practical small housing developments that would attract young families. That would provide a better long term investment. To be a successful community we need a vibrant and productive community that actively supports our schools, businesses, restaurants, and cultural/ sports facilities... and oh yes, taxes!

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Wednesday, November 18, 2020 4:19 PM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

18 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van's small town, village character.**

Please reject this proposal as currently presented to West Vancouver residents.

I feel frustrated that council allows massive developments to occur that are completely out of character for West Vancouver. Traffic is such an enormous issue for the north shore and yet it is not being addressed. Instead more and more developments are being planned without considering the added traffic congestion, pollution, noise and overcrowding.

Thank you

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Wednesday, November 18, 2020 6:27 PM
To: [Redacted] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [Redacted] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

18 Nov 2020

Dear Councillors:

My name is [Redacted] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van’s small town, village character.**

Please reject this proposal as currently presented to West Vancouver residents.

I have lived in this house for [Redacted] s. 22(1). [Redacted] s. 22(1) chose this house because of the breathtaking views of the mountains that we wake up to every morning as well as our quiet and peaceful neighbourhood. It's heartbreaking and gut wrenching to think that these things they live for could be taken away from them. This is their sanctuary as they spend most of their time at home, especially because they both [Redacted] s. 22(1). This will be a living nightmare for them to [Redacted] s. 22(1) at home amidst the neverending roar of machinery, drilling, hammering and noisy trucks it will take to complete this project over the next 6-10 years. We already struggle severely with traffic on Taylor Way and around [Redacted] s. 22(1), where many accidents have occurred. There is no need to build this monstrosity. Please reevaluate the intangible damage this will do to the surrounding residents. Don't take the integrity away from our neighbourhood and the joy out of [Redacted] s. 22(1) retirement.

Thank you

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, November 18, 2020 8:05 PM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

18 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van's small town, village character.**
- Based on the proposed living areas, 67% of this development is for condos and 33% is for senior care (Long Term Care and Assisted Living). This just sounds like a condo development dressed up and marketed as a senior care facility.
- This proposal is yet another example of spot-zoning and will set a precedent for the entire Taylor Way corridor. It should not be considered until a Local Area Plan has been completed. To do otherwise overrides a critical aspect of local community input as to the types of development residents want (or don't want) in their neighbourhood.
- There are currently 230 publicly funded long-term care beds at this location. This proposal provides NO increase in public care beds. **We need more publicly funded long-term care beds, not expensive, private-care facilities.** The benefits to the community do not outweigh the drawbacks. If a significant increase in density is requested there needs to be a significant increase in publicly funded long-term care capacity.

- While the use of this site for housing and a graduated care facility is acceptable, the massive size of the project, particularly within a single-family residential neighbourhood, is not acceptable.
- The benefits to the community do not outweigh the drawbacks. The majority of the proposed development is rental apartments and private, for-profit units. There must be a significant increase in publicly funded long-term care to offer true community benefit.
- I am concerned about the traffic impact the proposed development will have. Additional residents, visitors and support workers such as medical staff (doctors, nurses, physiotherapists, etc.) and maintenance workers (cleaning and commercial laundry services, deliveries, etc.), plus users of the contemplated child day care facility and Seniors Wellness centre will put undue pressure on already congested roads.

Please reject this proposal as currently presented to West Vancouver residents.

To avoid this gradual step by step turning West Vancouver into yet another cement jungle, I prefer we keep the senior, condo or rental buildings to no more than three to four stories dispersed throughout the city. This will hopefully keep the village ambiance and avoid creating huge traffic jam locations which has already happened at Taylor Way and around Park Royal.

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Thursday, November 19, 2020 8:13 AM
To: MayorandCouncil
Subject: STOP the 699 unit Inglewood / Taylor Way housing project

Council

Please stop over building with limited infra-structure.

Down size this project to meet the needs of the neighbourhood.

Please consider the community feel.

Taylor Way is already grid locked.

Stop developing to increase your tax base.

Sincerely,

[REDACTED] s. 22(1)

West vancouver BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, November 19, 2020 8:28 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

19 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van's small town, village character.**
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- This proposal is yet another example of spot-zoning and will set a precedent for the entire Taylor Way corridor. It should not be considered until a Local Area Plan has been completed. To do otherwise overrides a critical aspect of local community input as to the types of development residents want (or don't want) in their neighbourhood.
- I want a degree of predictability with zoning and development, yet this is another case of spot-zoning. **I strongly object to spot-zoning.** I despair that we are allowing developers to shape our community instead of residents. There is no point in having an Official Community Plan or Local Area Plans if Council continues to allow such significant exceptions.
- There are currently 230 publicly funded long-term care beds at this location. This proposal provides NO increase in public care beds. **We need more publicly funded long-term care beds, not expensive, private-care facilities.** The benefits to the community do not outweigh the drawbacks. If a significant increase in density is requested there needs to be a significant increase in publicly funded long-term care capacity.

- I am concerned about the impact this project will have on infrastructure (roads, sewer systems, drinking water, community facilities and parks).
- While the use of this site for housing and a graduated care facility is acceptable, the massive size of the project, particularly within a single-family residential neighbourhood, is not acceptable.
- We need more publicly funded long-term care beds, not expensive, private-care facilities. Yet this proposal provides NO increase in public care beds. I could possibly support a much smaller building if all beds were designated publicly funded long-term care.
- The benefits to the community do not outweigh the drawbacks. The majority of the proposed development is rental apartments and private, for-profit units. There must be a significant increase in publicly funded long-term care to offer true community benefit.
- I am concerned about the traffic impact the proposed development will have. Additional residents, visitors and support workers such as medical staff (doctors, nurses, physiotherapists, etc.) and maintenance workers (cleaning and commercial laundry services, deliveries, etc.), plus users of the contemplated child day care facility and Seniors Wellness centre will put undue pressure on already congested roads.

Please reject this proposal as currently presented to West Vancouver residents.

I hope you will do the right thing and what you were elected to do and respect the wishes of the community.

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Wednesday, November 18, 2020 10:52 PM
To: MayorandCouncil
Subject: Inglewood Care Centre

Your Worship and members of Council,

I am writing to support the proposal by Baptist Housing (BH) to expand and improve the care centre facilities at Inglewood. [REDACTED] s. 22(1), diagnosed with [REDACTED] s. 22(1), has been resident there [REDACTED] s. 22(1), and I became well-acquainted with Inglewood's procedures and problems.

Within 1 year of their arrival, BH have brought much-needed changes to the operations of Inglewood. I summarized my feelings about this in a 7-minute video at <https://youtu.be/ZGfXbkF1pLo> which I hope you may find time to watch.

Staffed by professionals and constantly seeking improvements in all areas, the BH "campus of care" concept will allow seniors to age in place within their own community. Rebuilding plans include significant expansion, private (one bed, one bath) rooms for residents, multiple care needs and onsite staff housing. Everything is designed for better care delivered more efficiently, improved staff morale and peace of mind for ageing seniors.

It is icing on the cake that BH is professional yet non-profit, and that all funds raised are ploughed back into care centre operations. They have an excellent track record, and are sure to include lessons learned from the COVID pandemic into future designs.

I do hope that the West Van council was pleased to have Baptist Housing examine the need for care in the community, and that they will approve the proposed plans for Inglewood.

Sincerely,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Thursday, November 19, 2020 11:57 AM
To: [REDACTED] s. 22(1); Mayor and Council; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

[REDACTED] s. 22(1)

19 Nov 2020

Dear Councillors:

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver. I am sending you this email to tell you that I do not support the expansion of Inglewood Care Centre as currently proposed. I could possibly support a much smaller and lower building height proposal.

There are other reasons why I oppose this spot re-zoning application:

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- I am concerned about the impact this project will have on infrastructure (roads, sewer systems, drinking water, community facilities and parks).
- While the use of this site for housing and a graduated care facility is acceptable, the massive size of the project, particularly within a single-family residential neighbourhood, is not acceptable.
- We need more publicly funded long-term care beds, not expensive, private-care facilities. Yet this proposal provides NO increase in public care beds. I could possibly support a much smaller building if all beds were designated publicly funded long-term care.

- I am concerned about the traffic impact the proposed development will have. Additional residents, visitors and support workers such as medical staff (doctors, nurses, physiotherapists, etc.) and maintenance workers (cleaning and commercial laundry services, deliveries, etc.), plus users of the contemplated child day care facility and Seniors Wellness centre will put undue pressure on already congested roads.

Please reject this proposal as currently presented to West Vancouver residents.

Thank you

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Wednesday, November 18, 2020 6:31 PM
To: MayorandCouncil; Mary-Ann Booth; Marcus Wong; Sharon Thompson; Craig Cameron; Nora Gambioli
Subject: Very sad!

Sorry to see our council whining over their salaries.
Nobody in the real world has a tax free portion of their salary.
Those who want the raise should move on! I hope you don't run next time.
The public will help you by not voting for you.
It's funny how it's the left wingers that want the raise. Shouldn't they be sharing.

[REDACTED] s. 22(1)
West Vancouver

this is the article suggested by _____:

https://secure-web.cisco.com/1aIS3bY_-LIX5nne30vh356iJsj6V9ET-cSiKcJP3IFyKiXcr7aGAYMRas8z8efVxDKiRiCQZ48eYyE360VIn1QpQw5dgLuXGXu8EOvrn0ox1AhUkIDfbJJvw8PES4j9nCctnJVga0r9-GbFoarVTC0Ud3pQ7eQJiryTSWeN6R5FQpcmZzZOx-9Z0y2tk--H8r2Oa5c_QolrzLuAar66O4KC-HJvZm3qWp5p-vkWxJRy4kmdch4gPZI9T9fEFnxYHIOdY_yYxxgiORTt8C07K4EvGPJZW_Quq7ngoTTmDOZGf0xGjt3-jN38BcnT818Tz04X8PMnb7bcV4x7yqoAtAQ/https%3A%2F%2Fwww.nsnews.com%2Fnews%2Fwest-van-council-votes-to-top-up-pay-1.23855372

From: [REDACTED] s. 22(1)
Sent: Thursday, November 19, 2020 10:31 AM
To: MayorandCouncil
Subject: Fwd: Tree cutting in Altamont now across from [REDACTED] s. 22(1)

Sent from my iPad

Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: November 19, 2020 at 10:10:00 AM PST
To: Jim Bailey <jbailey@westvancouver.ca>, Heather Keith <hkeith@westvancouver.ca>
Subject: Tree cutting in Altamont now across from [REDACTED] s. 22(1)

Good morning,
I have just called bylaws about tree cutting on this development site.
Burley Boys are cutting trees in behind this site.
I cannot tell the dbh but they are very tall.

Balance please, with Altamont Trees
The past had Creeks and Trees to capture rainfall
The future has a big pipe
The present needs our trees

Can we please discuss this need for trees before anymore come down in Altamont.
They are our carbon sink.
They are our water towers
Absorb, retain, release the rain
Absorb, retain, release again
again and again and again.

Please STOP cutting now.

Thank you.

[REDACTED] s. 22(1)

Sent from my iPad

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

From: Mark Panneton
Sent: Tuesday, November 17, 2020 9:46 AM
To: Claus Jensen
Cc: MayorandCouncil
Subject: Response regarding "Language in a Recent Twitter Exchange"
Attachments: Action-West Vancouver Community Stakeholders.pdf

Good morning Mr. Jensen,

Thank you for your email. The District's Respectful Behaviour Bylaw applies to interactions between the public, volunteers, and staff in relation to District facilities, services, programs, and events. Staff have been directed to draft a Code of Conduct for Council's consideration; this document, once approved, would apply to Council.

Sincerely,

-Mark

Mark Panneton he, him, his
Director, Legislative Services/Corporate Officer | District of West Vancouver
t: 604-925-7045 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral and unceded territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: Claus Jensen [REDACTED] s. 22(1)
Sent: Tuesday, November 3, 2020 11:59 AM
To: MayorandCouncil
Subject: [Possible Malware Fraud]Survey Results of Councillor Cameron's use of Inappropriate Language in a Recent Twitter Exchange
Attachments: wvcs letter to mayor councillors re cameron inappropriate twitter oct2020.doc

WARNING: Your email security system has determined the message below may be a potential threat.

It may trick victims into clicking a link and downloading malware. Do not open suspicious links.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

District of West Vancouver
Mayor & Council

Please see the below letter in "email format" and the identical letter in a word document attached which was previously sent to "Mayor and Council" and now we wish to be on record and look forward to your response.

And in addition, We have a specific question and request an answer. In the letter created by WV residents-voters-taxpayers the following question was asked and no response has been received. Please respond to me and I will share the response received.

District of West Vancouver has a "respectful behaviour" by law that states in West Vancouver residents and employees must "treat others with respect, courtesy, fairness and equality". Does this by law not apply to our Councillors or are they exempt???

Thank you.

West Vancouver Community Stakeholders

per:
Claus Jensen
West Vancouver, BC

[REDACTED] s. 22(1)

West Vancouver Community Stakeholders

West Vancouver

1 November 2020

Mayor Booth, Councillors: Wong, Thompson, Soprovich, Lambur, Gambioli

re: Survey Results of Councillor Cameron's use of Inappropriate Language in a Recent Twitter Exchange

To date 91% of WV residents who voted in WVCS sponsored survey concluded that Councillor Cameron's tweet was inappropriate. See Appendix A for more statistical detail and explanation and the link to the survey report. And also note what consequences residents felt were most appropriate (based on their votes).

As council considers what action to take with respect of the above we would ask you Madam Mayor and Councillors to consider the following:

1. Mr Cameron's behaviour re twitter is not the sort of behaviour residents find acceptable from an elected representative of the District of West Vancouver. And it is not only this twitter but Mr. Cameron has a long term persistent pattern of bullying behaviour displayed during council meetings and exchanges with residents and fellow councillors.
2. His behaviour does not set a good example for staff of the District of West Vancouver (DWV).
3. Mr Cameron should likely seek some counselling re his behaviour in this and regarding previous instances of inappropriate behaviour.
4. In surveying residents at the very least Mr Cameron should issue an unreserved written apology to his fellow Councillors, Staff and Residents of DWV and:

5. You should consider replacing Mr Cameron on the Translink Mayors' Council with yourself or another Councillor as his behaviour makes it unacceptable to have him representing DWV.

Thank you.

WEST VANCOUVER COMMUNITY STAKEHOLDERS

"signed on behalf of WVCS"

Nigel Malkin

Bob Charworth-Musters

Graham Mclsaac

Claus Jensen

Appendix A

My name is Claus Jensen and I administered the survey where WVCS made an open invitation to **all** WV Residents (who certified they were WV residents) and who wanted to give their opinion on a recent tweet made by Councillor Cameron. The core question:

"It is INAPPROPRIATE for WV councillor Craig Cameron to twitter: "Chip would be better off playing with his erection rather than meddling in the election." [alternate options: Inappropriate or OK on twitter or None of above]. Link to survey result: https://dataca.surveygizmo.com/r/50008356_5f9f1447aec946.90500122

For the above survey question, I confirm that 90.1% of WV residents who voted felt that Mr. Cameron's twitter was **inappropriate**. 90.1% is an interesting and informative number, but not on its own. Based on statistical theory, what is more accurate and powerfull is the following statement:

Based on the number of WV residents answering the survey (sample size) and number of WV resident-voters, I am 99% confident that if every WV resident was polled AND if every WV resident responded then 99% of the time WV residents' whole community vote result would be in the range of 81% to 98% of WV that Mr. Cameron's tweet was inappropriate.

It then follows that we can say with 99% statistical confidence that at least 81% of all WV residents (community) feel that Mr. Cameron's tweet was inappropriate. And Council if you do not believe your responsibility is to the whole WV community, then read no further because it will be a waste of your time.

More information from the survey results:

1. 60.5% of people made this statement about Councillor Cameron: "... It seems to me he is being a bully, insensitive, ignorant, offensive, inappropriate and he needs to be accountable for his unacceptable behaviour" Hence it seems pretty clear that WV community is looking for Council to hold Mr. Cameron "accountable for his unacceptable behaviour".
2. 67.1% requested that council passed a formal resolution condemning the inappropriate language on Twitter used by Mr. Cameron ... If council can pass an environmental emergency resolution, council can certainly legally pass this type of resolution. This you can legally do.

3. 55% felt that you should "fire" Mr. Cameron from being on the Translink council and from being on DWV committees (like the Arts). This you can legally do.

4. 67% felt Mr Cameron should make a public written statement of apology ... this, of course you can not legally make Mr. Cameron do.

5. 59% felt that cell phone usage by by Mr. Cameron and councillors during council meetings should be forbidden. This can legally be done.

And every person who sent a letter to council, finished their letter with: "Please urge Mr. Cameron to take a leave of absence or resign from Council and take appropriate sensitivity training and training on District of West Vancouver Code of Conduct dealing with respectful behaviour." You can urge all you want. But legally Mr. Cameron can do whatever he choses to do (subject to the power of DWV code of conduct bylaw

West Vancouver Community Stakeholders West Vancouver

1 November 2020

Mayor Booth, Councillors: Wong, Thompson, Soprovich, Lambur, Gambioli

re: Survey Results of Councillor Cameron's use of Inappropriate Language in a Recent Twitter Exchange

To date 91% of WV residents who voted in WVCS sponsored survey concluded that Councillor Cameron's tweet was inappropriate. See Appendix A for more statistical detail and explanation and the link to the survey report. And also note what consequences residents felt were most appropriate (based on their votes).

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3. Mr Cameron should likely seek some counselling re his behaviour in this and regarding previous instances of inappropriate behaviour.
4. In surveying residents at the very least Mr Cameron should issue an unreserved written apology to his fellow Councillors, Staff and Residents of DWV and:
5. You should consider replacing Mr Cameron on the Translink Mayors' Council with yourself or another Councillor as his behaviour makes it unacceptable to have him representing DWV.

Thank you.

WEST VANCOUVER COMMUNITY STAKEHOLDERS

"signed on behalf of WVCS"

Nigel Malkin
Bob Charworth-Musters
Graham McIsaac
Claus Jensen

Appendix A

My name is Claus Jensen and I administered the survey where WVCS made an open invitation to **all** WV Residents (who certified they were WV residents) and who wanted to give their opinion on a recent tweet made by Councillor Cameron. The core question:

"It is INAPPROPRIATE for WV councillor Craig Cameron to twitter: "Chip would be better off playing with his erection rather than meddling in the election." [alternate options: Inappropriate or OK on twitter or None of above]. Link to survey result: https://dataca.surveygizmo.com/r/50008356_5f9f1447aec946.90500122

For the above survey question, I confirm that 90.1% of WV residents who voted felt that Mr. Cameron's twitter was **inappropriate**. 90.1% is an interesting and informative number, but not on its own. Based on statistical theory, what is more accurate and powerfull is the following statement:

Based on the number of WV residents answering the survey (sample size) and number of WV resident-voters, I am 99% confident that if every WV resident was polled AND if every WV resident responded then 99% of the time WV residents' whole community vote result would be in the range of 81% to 98% of WV that Mr. Cameron's tweet was inappropriate.

It then follows that we can say with 99% statistical confidence that at least 81% of all WV residents (community) feel that Mr. Cameron's tweet was inappropriate. And Council if you do not believe your responsibility is to the whole WV community, then read no further because it will be a waste of your time.

More information from the survey results:

1. 60.5% of people made this statement about Councillor Cameron: "... It seems to me he is being a bully, insensitive, ignorant, offensive, inappropriate and he needs to be accountable for his unacceptable behaviour" Hence it seems pretty clear that WV community is looking for Council to hold Mr. Cameron "accountable for his unacceptable behaviour".
2. 67.1% requested that council passed a formal resolution condemning the inappropriate language on Twitter used by Mr. Cameron ... If council can pass an environmental emergency resolution, council can certainly legally pass this type of resolution. This you can legally do.
3. 55% felt that you should "fire" Mr. Cameron from being on the Translink council and from being on DWV committees (like the Arts). This you can legally do.
4. 67% felt Mr Cameron should make a public written statement of apology ... this, of course you can not legally make Mr. Cameron do.
5. 59% felt that cell phone usage by by Mr. Cameron and councillors during council meetings should be forbidden. This can legally be done.

And every person who sent a letter to council, finished their letter with: "Please urge Mr. Cameron to take a leave of absence or resign from Council and take appropriate sensitivity training and training on District of West Vancouver Code of Conduct dealing with respectful behaviour." You can urge all you want. But legally Mr. Cameron can do whatever he choses to do (subject to the power of DWV code of conduct bylaw).

From: Mark Panneton
Sent: Tuesday, November 17, 2020 9:47 AM
To: s. 22(1)
Cc: MayorandCouncil
Subject: Response regarding "Use of district email for Councillors"
Attachments: s. 22(1).pdf

Good morning s. 22(1),

Thank you for your email. I confirm that the District does not have a policy regarding the use of District email when conducting Council business. This will be considered during the formulation of the Council code of conduct.

Sincerely,

-Mark

Mark Panneton he, him, his
Director, Legislative Services/Corporate Officer | District of West Vancouver
t: 604-925-7045 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral and unceded territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: [REDACTED] s. 22(1)
Sent: Tuesday, November 3, 2020 5:47 AM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Use of district email for Councillors

Dear Mayor and staff,

Does West Van District have a policy for use of the district email when conducting council business or engaging with community orgs?

Say, can a Councillor use their personal or their wife's email for such things or is it expected or even required they use their district email?

If not, this should be considered in the Council code of conduct policy discussion. I applaud Mayor for taking a public stand on the Cameron Tweet issue but if the total response is to just continue to work on something you have allegedly been working on for 2 years, well... that's some pretty weak leadership.

Councillor Cameron does not deserve the visibility of Mayors Council and his performance during b-line should have made you consider rotating the representative for West Van at the very least.

Other than a power sharing agreement between Mayor and Councillor Cameron what is the long term plan for this role?

Councillor Cameron takes his marching orders from Metro Van Twitter and seems to represent ideas and concepts that are not supported in the community of West Van.

Maybe it's time to review this approach.

When did Councillor Cameron know about the Irwin Park B-line terminus? He won't answer. An FOI request will be made, unfortunately West Van is one of the few municipalities that charges ridiculous fees to answer such a question. A question so many people really just want the truth about.

[REDACTED] s. 22(1)

Maple Ridge BC

Sent from my iPhone

From: Michelle McGuire
Sent: Tuesday, November 17, 2020 2:59 PM
To: MayorandCouncil
Cc: Jim Bailey
FW: Council meeting agenda for tonight- a few questions pls.

From: Michelle McGuire
Sent: Tuesday, November 17, 2020 2:59 PM
To: [REDACTED] s. 22(1)
Subject: RE: Council meeting agenda for tonight- a few questions pls.

Hi [REDACTED] s. 22(1)

Thank you for your email. The development permit exemptions being considered by Council at tonight's public hearing are intended to streamline internal processes for District initiated works and they would enable on-site materials reuse in the upper lands area. For the works in the upper lands the materials processing (rocks, soil, etc.) that would be permitted through a development permit exemption would occur on sites where development is already approved (i.e. there would still be a separate approval process that would require public notification and input for new development permits). The proposed exemptions are not stemming from work related to Cypress Village. The proposed amendments, to be clear, do not change any of the development permit guidelines for the upper lands (including above the 1200 ft. contour). The requirement for a qualified professional report and sign off on works adjacent to riparian areas is a standard requirement already that the District would require for any riparian area works and could be from any consultant that meets the qualification requirements (my understanding is that there are a number of local consultant firms that have this qualification).

Let me know if you have any further questions.

Best regards,
Michelle

Michelle McGuire, MCIP
Manager of Current Planning and Urban Design | District of West Vancouver
t: 604-925-7059 | westvancouver.ca



From: [REDACTED] s. 22(1)
Sent: Tuesday, November 17, 2020 11:01 AM
To: Michelle McGuire <mmcguire@westvancouver.ca>
Subject: Council meeting agenda for tonight- a few questions pls.

Michelle, I have read this agenda over and over and am still in the dark as to the significance of what council is being asked to approve.

It does sound like streamlining the permit process, or actually removing it entirely in some instances. Yes I understand the caveat is that the Director has the last say but with every council meeting the public hears that the District has no money and is understaffed, so what are the chances, unless there is a public complaint, that this will happen? Is this proposal the result of consultation and based on recommendations by [REDACTED] s. 22(1) Coriolis? There is a mention of Limited Use and Recreation Area Development permit Areas – what would that be? Does this in any way impact or include areas above the 1200 ft. contour line, either owned by BPP or the District? It does seem that much of this is in favour of BPP, is it not? They hire their own contractors and develop as they see fit unless a complaint brings in the Director. And, finally, is the “registered professions biologist” always Sartori?

Thank you for getting back to me with answers to my questions.

Regards,

[REDACTED] s. 22(1)

[REDACTED]