

## **COUNCIL CORRESPONDENCE UPDATE TO OCTOBER 2, 2020 (8:30 a.m.)**

### **Referred for Action**

- (1) September 25, 2020, regarding Suspected Methamphetamine Lab Complaint (Referred for consideration and response)**
- (2) September 26, 2020, regarding “Need of correction & clarification re: masks/MAYOR’S UPDATE SEPT.24, 2020” (Referred for consideration and response)**

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

No items.

### **Received for Information**

- (3) Committee and Board Meeting Minutes – Arts & Culture Advisory Committee meeting March 11, 2020; Board of Variance hearing March 18, 2020; Design Review Committee meeting July 21, 2020; and Arts Facilities Advisory Committee meeting August 31, 2020**
- (4) September 25, 2020, regarding “Agenda Item #4 (9/28/2020) Mayor’s Motion regarding the Draft Treaty on the Prohibition of Nuclear Weapons (File: 0160-01)”**
- (5) September 26, 2020, regarding “Inferno and the "Fourth Circle". The American Empire and the 2020 Pandemic -”**
- (6) September 27, 2020, regarding “LiDAR study and tree protection in WVD”**
- (7) HUB Cycling (3 submissions), September 28-30, 2020, regarding Cycling Events and Advocacy**
- (8) September 28, 2020, regarding “So, what’s another million or billion?”**
- (9) September 28, 2020, regarding “The Banning of Rodenticides”**
- (10) British Columbia Restaurant and Foodservices Association, September 29, 2020, regarding “Expanded Patio Permissions - LCRB extension received”**
- (11) September 29, 2020, regarding “Windstorm and Wildfire Risks and the Interim Tree Bylaw in West Vancouver”**
- (12) September 29, 2020, regarding “Navy Jack House”**
- (13) West Vancouver Chamber of Commerce, September 29, 2020, regarding “Leader to Leader with Mayor Mary-Ann Booth - Have you registered?” (October 1, 2020)**
- (14) September 30, 2020, regarding “RE: Traffic Calming for 25th Street”**
- (15) 2 submissions, October 1, 2020, regarding “Regulation and policy -- negative externalities”**
- (16) October 1, 2020, regarding “Arts Facility”**

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

- (17) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), September 25, 2020, regarding "Letter from MP Patrick Weiler - Rapid Housing Initiative (RHI)"**

**Responses to Correspondence**

- (18) Director of Community Relations & Communications, September 30, 2020, response regarding "Need of correction & clarification re: masks/MAYOR'S UPDATE SEpt.24, 2020"**
- (19) Manager of Roads & Transportation, October 1, 2020, response regarding Horseshoe Bay Streetscape Work Complaint**

**From:** [Redacted] s. 22(1)  
**Sent:** Friday, September 25, 2020 2:19 PM  
**To:** Bill Soprovich; MayorandCouncil; Kevin Goodmurphy  
**Subject:** RE: John Lo: "Hazardous & Nuisance Lot" (Update Please!) @ [Redacted] s. 22(1), West Vancouver, B.C., [Redacted] s. 22(1) & Another Meth House on [Redacted] s. 22(1)

**Importance:** High

Dear Bill and Mayor in Council AND Kevin Good Murphy,

I want to know what actions will be taken to encourage or force the owner of [Redacted] s. 22(1) to demolish the house and clear the lot. It is not only a hazard, but also unfixable and should be condemned.

ALSO, it has come to my attention that there is a suspected METH house on [Redacted] s. 22(1) between [Redacted] s. 22(1) and [Redacted] s. 22(1) in [Redacted] s. 22(1). I am also told that the people on the street know of it and have seen the occupants loading materials that could be used for Meth into the house. I am also told that both the Police and Fire Department are aware of the activities going on there. So, if the police are not able to make an arrest, are they at least willing to talk to the criminals and get them to leave? Or are we wanting to wait for another fire OR possibly even a major crime?

Our district really has to take more forceful actions to both remove and prevent these Meth Houses – including penalizing the owners of these properties – many of which are unwilling to take proper care of their properties and willing to rent to anyone.

Does the city advise the owner in writing and by phone that their house is a suspected drug lab and advise them of their legal responsibilities, liabilities and the financial impact that will occur if they do not intervene?

Please get back to me on this ASAP.

Regards,

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

**From:** [Redacted] s. 22(1)  
**Sent:** September 15, 2020 9:38 AM  
**To:** 'Bill Soprovich' <bsoprovich@westvancouver.ca>; 'MayorandCouncil' <MayorandCouncil@westvancouver.ca>  
**Subject:** FW: John Lo: "Hazardous & Nuisance Lot" (Update Please!) @ [Redacted] s. 22(1), West Vancouver, B.C., [Redacted] s. 22(1)

Dear Bill & Mayor,

Please see below from [Redacted] s. 22(1). I want to echo his comments. It seems that the current owner of the property at [Redacted] s. 22(1) and the WV District are OK with accepting the liability associated with this house since it has not been demolished yet.

It is obvious that it is a hazard and can't be repaired. Please get back to me with a resolution ASAP.

Regards,

s. 22(1)

West Vancouver, BC s. 22(1)

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

**Sent:** September 13, 2020 11:45 AM

**To:** John Lo <[JohnLo@wvpd.ca](mailto:JohnLo@wvpd.ca)>; s. 22(1)

**Subject:** John Lo: "Hazardous & Nuisance Lot" (Update Please!) @ s. 22(1), West Vancouver, B.C, s. 22(1)

September 13th 2020

Hello John,

Thank you for contacting me about the above property @ s. 22(1).

I did also receive a phone message from A Mr. Scott Finlay - Major Crimes (604-925-7338), is he also in your department?

Was the home used for the manufacture of illegal substances and was the cause of the fire?

Has the ground around it and / or the interior been contaminated in anyway?

Our main concern is with the current state of the property, the attention it attracts daily and the safety of families and children in the area as a direct result of the property remaining in its current abandoned and dangerous state.

The owners / insurance company to date have only taken very temporary steps in securing the property as can be seen clearly in the pictures I provided. Currently the site is overgrown, the roof has an unsuitable cover (tarps poorly attached) and there is at this moment a window clearly open that someone may be accessing the home through. With the home's close proximity to trees (there is a heavily treed area / trail immediately beside it) there is an ongoing and real concern that if there was another fire (teenagers and other individuals who are not residents in the area are continually accessing the site) that all the homes surrounding it would be at great risk.

It was expected that the home would be either fully demolished (particularly if it was drug related) or if the fire was not drug related that restoration would begin within a month or two months after the occurrence of the fire (during the finer summer months). However, nearly 6 months later (and heading into winter) it remains a real concern in our community for all families (particularly with those with young children living close by).

What we would hope to see is the owners / insurance company being issued an order by the city to remediate the home / site immediately for health and safety reasons - providing a clear plan of how and when this will happen and understanding their full responsibility / liability should any harm come to any persons or property in the area while the site remains in its current state / condition.

I look forward to hearing from you shortly.

Yours Sincerely,

s. 22(1)

West Vancouver,

s. 22(1)

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**From:** John Lo <[JohnLo@wvpd.ca](mailto:JohnLo@wvpd.ca)>

**Sent:** September 9, 2020 6:53 AM

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

Cc: Sarah Almas <[salmas@westvancouver.ca](mailto:salmas@westvancouver.ca)>; 'Mark Chan' <[mchan@westvancouver.ca](mailto:mchan@westvancouver.ca)>

Subject: RE: Mayor Booth: "Hazardous & Nuisance Lot" (Update Please!) @ [REDACTED] s. 22(1), West Vancouver, B.C.,  
[REDACTED] s. 22(1)

Hello [REDACTED] s. 22(1)

Our members are aware of this property having conducted the criminal investigation into the production of illicit drugs. If you have any current safety concerns that we can assist with from a policing perspective feel free to give me a call.

Thank you,  
John

**Inspector John Lo** B.A.  
Operations Division  
West Vancouver Police Department | *Serving with Honour*  
t: 604-925-7336 | [westvanpolice.ca](http://westvanpolice.ca)



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**From:** Nancy Henderson <[nhenderson@westvancouver.ca](mailto:nhenderson@westvancouver.ca)> **On Behalf Of** Mary-Ann Booth

**Sent:** September 8, 2020 12:16 PM

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

**Cc:** Sarah Almas <[salmas@westvancouver.ca](mailto:salmas@westvancouver.ca)>; Mark Chan <[mchan@westvancouver.ca](mailto:mchan@westvancouver.ca)>; Len Goerke <[LenGoerke@wvpd.ca](mailto:LenGoerke@wvpd.ca)>

**Subject:** RE: Mayor Booth: "Hazardous & Nuisance Lot" (Update Please!) @ [REDACTED] s. 22(1), West Vancouver, B.C.,  
[REDACTED] s. 22(1)

Good afternoon [REDACTED] s. 22(1)

On behalf of Mayor Booth, thank you for your follow up email.

We are sorry for the stress this matter is causing you.

In Sarah's absence today, we have copied Mark Chan, Deputy CAO, District of West Vancouver and Chief Goerke for their direct response.

Mr. Chan is familiar with the situation and will be able to advise further to Sarah's response and Chief Goerke can respond to your concerns regarding safety.

Thanks and regards,

**Nancy Henderson**  
Administrative Assistant  
Mayor Booth | District of West Vancouver  
t: 604-925-7003



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*In respect and gratitude, I recognize that I live, work and play on the traditional, ancestral, and unceded territories of the Coast Salish People. We recognize and respect them as nations in this territory and their connection to the lands and waters around us since time immemorial.*

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, September 5, 2020 3:45 PM  
**To:** Mary-Ann Booth <[mbooth@westvancouver.ca](mailto:mbooth@westvancouver.ca)>  
**Cc:** Sarah Almas <[salmas@westvancouver.ca](mailto:salmas@westvancouver.ca)>; Nancy Henderson <[nhenderson@westvancouver.ca](mailto:nhenderson@westvancouver.ca)>; [REDACTED] s. 22(1)  
**Subject:** Mayor Booth: "Hazardous & Nuisance Lot" (Update Please!) @ [REDACTED] s. 22(1), West Vancouver, B.C., [REDACTED] s. 22(1)

**My apologies for the format in the last mail, it was very poor - I hope this copy is clearer!**

**Subject:**  
Mayor Booth: "Hazardous & Nuisance Lot" (Update Please!) @ [REDACTED] s. 22(1), West Vancouver, B.C., [REDACTED] s. 22(1)

**September 5th 2020**

Dear Mayor,

I have already been in contact with your office and bylaw regarding [REDACTED] s. 22(1) where a serious fire that gutted that home on [REDACTED] s. 22(1) occurred and is believed to be as a direct result of criminal activities. Please see all attached correspondence below.

The community of [REDACTED] s. 22(1) as your constituents remain extremely concerned with this as yet unaddressed situation.

Can you please personally take an active part in these proceedings going forward?

Drugs, their manufacture and the devastation they leave behind are of huge concern in Vancouver as a city and West Vancouver seems to be seeing an increased use as a base / and manufacture hub for some of the criminal elements involved. We believe the city (including property management companies renting many of the homes used in West Vancouver - in the case of this home, I believe, ORCA Realty) have a responsibility to the community to ensure its residents (and their children) are safe and that the properties rented are more closely monitored.

That can start with more restrictions regarding the rental of homes and should also include regular checks by the rental companies involved.

In the case of [REDACTED] s. 22(1) the home remains a potentially dangerous and hazardous building and this needs to be addressed immediately (before school resumes) and your constituents in [REDACTED] s. 22(1)

would appreciate your leadership / involvement in this regard. We would greatly appreciate being kept updated as to how and when this will take place.

Thank you for your understanding and care in this matter.

Yours Sincerely,

s. 22(1)

West Vancouver,

s. 22(1)

### Correspondence Dated: August 21st 2020

#### URGENT

Hello Sarah,

Thank you for your timely response.

With regard to the tarps (and batons with nails, securing them) - unless they are secured tightly - completely / in their entirety - to the structure (@ s. 22(1)), then the wind gets underneath and blows them up creating the **considerable noise disruption (ongoing both day and night!!)** and also, a serious concern that they will come loose and be a **serious risk** to the surrounding homes around it and children that play in the cul-de-sac.

The only way to remove the danger posed by poorly attached weather proofing is to wrap the building completely in the appropriate material (a type of temporary shrink wrapping you often see on home builds). Anything less and it will pose an ongoing liability. Tarps are not the solution in this instance and are only a short-term temporary fix - which as I have pointed out **are still dangerous and noisy** - this is totally unacceptable (either short or long term). **Fencing, tarps and sheets of timber are not the solution - all can too easily be removed / climbed by teenagers - I regularly see people in the area by this home (particularly with its suspected link to drug manufacture - another worry where children are concerned)!!**

A tarp may in some instances work for small areas on a very short-term temporary basis but this is the entire roof!! **The homeowner (and insurers of the home) need to address this immediately and also a definitive and acceptable timescale on the correct repairs being completed / home restoration (or demolition and replacement of s. 22(1))**  
**The home (and surrounding land) in its current state of disrepair possess a very dangerous and hazardous threat to the children (both young and old), families and homes in the immediate vicinity.** When the schools are back the area will see far greater amounts of youngsters passing directly by the home - both in the cul-de-sac and the adjoining trail. **This continues to be of great concern to all of the residents of s. 22(1)**

Thank you again.

Kind Regards,

s. 22(1)

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**From:** Sarah Almas <[salmas@westvancouver.ca](mailto:salmas@westvancouver.ca)>

**Sent:** August 21, 2020 3:00 PM

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

**Cc:** Robert Bartlett <[rbartlett@westvancouver.ca](mailto:rbartlett@westvancouver.ca)>; Christie Mills <[cmills@westvancouver.ca](mailto:cmills@westvancouver.ca)>; Sheryl LeBlanc <[sleblanc@westvancouver.ca](mailto:sleblanc@westvancouver.ca)>

**Subject:** RE: "Hazardous & Nuisance Lot" @ s. 22(1), West Vancouver, B.C., s. 22(1)

Good afternoon s. 22(1)

Thank you for your email below, which has been forwarded to me for review and response.

I will liaise with my colleagues in Permits & Inspections in regards to the status of the structure, and follow-up with you next week. In the meantime, a Bylaw Officer will attend the property to inspect the fencing, and reach out to the property owner to request that they have the tarps secured.

Sincerely,

**Sarah Almas**

Manager, Bylaw & Licensing Services | District of West Vancouver  
t: 604-925-7153 | [westvancouver.ca](http://westvancouver.ca)



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**From:** Sarah Almas <[salmas@westvancouver.ca](mailto:salmas@westvancouver.ca)>

**Sent:** August 21, 2020 3:00 PM

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

**Cc:** Robert Bartlett <[rbartlett@westvancouver.ca](mailto:rbartlett@westvancouver.ca)>; Christie Mills <[cmills@westvancouver.ca](mailto:cmills@westvancouver.ca)>; Sheryl LeBlanc <[sleblanc@westvancouver.ca](mailto:sleblanc@westvancouver.ca)>

**Subject:** RE: "Hazardous & Nuisance Lot" @ s. 22(1), West Vancouver, B.C., s. 22(1)

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Sincerely,

**Sarah Almas**

Manager, Bylaw & Licensing Services | District of West Vancouver  
t: 604-925-7153 | [westvancouver.ca](http://westvancouver.ca)



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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.

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**From:** Nancy Henderson <[nhenderson@westvancouver.ca](mailto:nhenderson@westvancouver.ca)> **On Behalf Of** Mary-Ann Booth  
**Sent:** Thursday, August 20, 2020 1:27 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** Robert Bartlett <[rbartlett@westvancouver.ca](mailto:rbartlett@westvancouver.ca)>  
**Subject:** FW: "Hazardous & Nuisance Lot" @ [REDACTED] s. 22(1), West Vancouver, B.C, [REDACTED] s. 22(1)

Good afternoon [REDACTED] s. 22(1)

On behalf of Mayor Booth, thank you for your email and sharing your concerns. We are sorry for the stress the home at [REDACTED] s. 22(1) is causing you.

As the Mayor and Council do not handle day-to-day operations, we have copied Robert Bartlett, Chief Administrative Officer, for his direct response to your concerns.

Yours sincerely,

**Nancy Henderson**  
Administrative Assistant  
Mayor Booth | District of West Vancouver  
t: 604-925-7003



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*In respect and gratitude, I recognize that I live, work and play on the traditional, ancestral, and unceded territories of the Coast Salish People. We recognize and respect them as nations in this territory and their connection to the lands and waters around us since time immemorial.*

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, August 20, 2020 12:49 PM  
**To:** Mary-Ann Booth <[mbooth@westvancouver.ca](mailto:mbooth@westvancouver.ca)>; [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** "Hazardous & Nuisance Lot" @ [REDACTED] s. 22(1), West Vancouver, B.C, [REDACTED] s. 22(1)

**URGENT:**

**District of West Vancouver Council.**

**Ref: Hazardous & Nuisance Lot" @ [REDACTED] s. 22(1), West Vancouver, B.C, [REDACTED] s. 22(1)**

Without Prejudice.

Dear Mayor,

My family and I live [REDACTED] s. 22(1) where a serious fire that almost completely demolished that home at [REDACTED] s. 22(1) and involved considerable fire department resources to contain is currently lying vacant and in a very dangerous and hazardous state. The cause of the fire seems to have been electrical and may have been directly linked with the home being used for the manufacture of illegal drugs by the renters – a meth lab with hazardous materials is how the fire department described it at the time of the fire. Since then it has been examined by the relevant authorities and criminal investigators. Various individuals have been to the site to carry out tests, put up security fencing etc. Most recently a crew draped and nailed tarps over the roof. See attached photos. The remaining structure however most definitely remains a real concern for all concerned within our community.

I have spoken to the relevant insurance company of [REDACTED] s. 22(1) "All Perils Claims" ( there contact details are below) and made efforts to contact the homeowners [REDACTED] s. 22(1) [REDACTED] s. 22(1) who currently reside [REDACTED] s. 22(1) who did respond but as yet nothing significant has happened to either repair / remediate or replace the home. The ongoing response is that "it takes time" and "we are working with the [REDACTED] s. 22(1) to resolve this"!

We live [REDACTED] s. 22(1) is accessible from a walking trail for young children frequently used to get to [REDACTED] s. 22(1). There are a number of families with young children who live and play daily within the cul-de-sac. Worryingly the house in question attracts daily drive by visitors some of which regularly exit there vehicles to look around as well as teenagers living in the area that wander around the home. This has been occurring since the fire.

At present the home is derelict, the tarps on the roof are very noisy in inclement weather both day and night (and there is a real concern when there is bad weather that they will come loose). The fencing is easily climbed and young individuals have already been seen doing so and if they gain access to the inside of the home I believe it could be an extremely hazardous situation. The area around the home is a mess and the whole yard has become overgrown which allows for individuals to wander around the site unnoticed.

We are now heading into September and Fall, over 4 months on from the incident at s. 22(1) and there has been no development, repair / rebuild even looking like it may take place any time soon. This entire situation is a very serious ongoing safety and health issue!

It is unacceptable and negligent of the owners of s. 22(1) and the insurance company to allow this to continue.

For the safety and health of our families, with your help, the residents of s. 22(1) and surrounding s. 22(1) would like this very dangerous and hazardous situation resolved and a clear plan of action for this home outlined and undertaken immediately.

Thank you.

Yours Sincerely,

s. 22(1)

West Vancouver.

s. 22(1)

Insurance company associated with s. 22(1)

**Darren Ho, B.Sc.** | Senior Claims Adjuster

All Perils Claims

#601, 3292 Production Way, Burnaby, BC V5A 4R4

Tel: [604-420-4022](tel:604-420-4022), Ext 102 | Cell: [604-356-3372](tel:604-356-3372)

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, September 26, 2020 1:38 PM  
**To:** MayorandCouncil  
**Subject:** Need of correction & clarification re: masks/MAYOR'S UPDATE SEpt.24, 2020

Reading over the recent Mayor's Update, Sept. 24, 2020, it caught my attention when Mayor Booth addressed her response to requests made to her to impose a more general mandate, rather than just guidelines, for wearing masks in West Van. The Mayor states "Dr. Henry did not make masks mandatory" and concludes that WV District will continue following PHO (Dr. Henry) guidelines, but will not impose a mandate.

Unfortunately, this causes troubling confusion for West Van Blue Bus users, and to parents (usually non-users of transit) of schoolchildren going back and/or forth to school on public transit.

In fact, face masks have been MANDATORY on public transit, including the WV Blue Bus, since August 24, 2020. This mandate was issued by BC Transit, the provincial authority for public bus service throughout the province. Please quickly clarify & correct this important information on the Mayor's website.

Thanks,

[REDACTED] s. 22(1)

West Vancouver

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ARTS & CULTURE ADVISORY COMMITTEE  
COMMUNICATIONS SUBCOMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
WEDNESDAY, MARCH 11, 2020**

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Committee Members: P. Bowles (Meeting Chair); G. Nicholls; and S. Tsangarakis (Habib). Absent: S. Swan.

Staff: D. Niedermayer, Senior Manager, Cultural Services; and L. de Jesus, Recording Clerk.

**1. CALL TO ORDER**

The meeting was called to order at 10:34 a.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the March 11, 2020, Communications Subcommittee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the February 19, 2020, Communications Subcommittee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Develop Work Plan from Communications Goal, Audiences, Messages and Strategy Document**

Committee discussed effective branding the subcommittee could use moving forward. Preferences and next steps were identified. Examples:  
#WestVanArtsMatter; #loveWestVanArts

Discussions continued regarding the North Shore Culture Map and how it may tie in with the ACAC's work.

**Action:** Staff to confer with Communications Department regarding the viability of developing a separate brand for the arts and culture sector. Subcommittee also discussed coordination between the art facilities planning and marketing and the work of this subcommittee.

P. Bowles to connect with S. Swan on branding preference.

P. Bowles to refine the content of the Communications Goal, Audiences, Messages and Strategy – Feb 2020 (Summary) and distribute to the subcommittee for review. This Summary will explain this subcommittee's

goals in reaching a common understanding of why arts and culture are important community health and wellness.

Upon approval of the Summary, the subcommittee will re-confirm priority of groups to reach out to and set up a meeting with to discuss opportunities and alignment. A subsequent debrief meeting will be scheduled.

**5. Other Business**

No other business discussed.

**6. Next Meeting**

The next meeting is on Wednesday, April 1 at 11:15 a.m. in the Raven Room at Municipal Hall.

**PUBLIC QUESTIONS**

**7. PUBLIC QUESTIONS**

There were no questions.

**8. ADJOURNMENT**

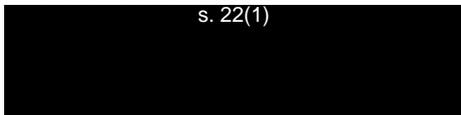
It was Moved and Seconded:

THAT the March 11, 2020, Communications Subcommittee meeting (open session) be adjourned.

**CARRIED**

The meeting adjourned at 11:36 a.m.

Certified Correct:

 s. 22(1)

Co-Chair

 s. 22(1)

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
WEDNESDAY, MARCH 18, 2020**

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**BOARD MEMBERS:** Chair L. Radage; Members I. Davis, S. Sanguinetti, and D. Simmons. Absent: Member R. Yaworsky.

**STAFF:** M. Panneton, Acting Board Secretary; and T. Yee, Building Inspector.

**1. Call to Order**

The Hearing was called to order at 5:04 p.m.

**2. Introduction**

Staff introduced the Board Members and described the Hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the March 18, 2020 Board of Variance Hearing agenda be amended by:

- adding to Item 14 regarding a recommendation to cancel upcoming Board of Variance hearings;

AND THAT the agenda be approved as amended.

CARRIED

**4. Adoption of the February 19, 2020 Minutes**

Chair Radage referred to the Minutes of the Board of Variance Hearing held on February 19, 2020.

It was Moved and Seconded:

THAT the February 19, 2020 Board of Variance Hearing minutes be adopted as circulated.

CARRIED

**5. Time Limit of Board of Variance Orders**

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

“Pursuant to section 542 of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Orders of this Board of Variance that permit a variance specify that: if construction is not substantially started within 6 months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.”

**6. Application 19-049 (971 Wildwood Lane)**

Staff informed that: the Board of Variance considered this application at its November 20, 2019 hearing and deferred further consideration to the January 22, 2020 hearing; as the applicant was unable to attend the January 22, 2020 hearing, the Board deferred consideration of the application to the February 19, 2020 hearing; as the applicant was unable to attend the February 19, 2020 hearing, the applicant requested that consideration of this application be deferred to the March 18, 2020 hearing; and application 19-049 was withdrawn by the applicant on February 26, 2020.

**7. Application 20-008 (2159 Chairlift Place)**

Staff confirmed the following requested variance regarding a proposed pool cabana:

- a) 3.53 m to Front Yard Setback.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

J. Cheng (Architect, James K.M. Cheng Architects, representing the owner of 2159 Chairlift Place) described the variance application for a proposed pool cabana and responded to Board members' questions. Staff provided additional information regarding the status of the adjacent property.

Chair Radage queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 12, 2020, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected the subject site, and having heard the submission of J. Cheng:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 20-008 regarding a proposed pool cabana at 2159 Chairlift Place with a variance of:

- 3.53 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated November 7, 2019 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

DEFEATED

Chair Radage and Member Sanguinetti voted in the negative

The Chair confirmed that as the motion to approve the application was defeated due to a tie vote, the application did not receive approval and cannot proceed.

**8. Application 20-009 (817 Younette Drive)**

Staff confirmed the following requested variances regarding a proposed power pole (accessory structure):

- a) 2.06 m to Front Yard Setback
- b) 1.48 m to Accessory Structure Height.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

E. Winsborrow (817 Younette Drive) described the variance application for a proposed power pole (accessory structure) and responded to Board members' questions.

Chair Radage queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 19, 2020, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected the subject site, and having heard the submission of E. Winsborrow:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 20-009 regarding a proposed power pole (accessory structure) at 817 Younette Drive with variances of:

- 2.06 m to Front Yard Setback
- 1.48 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 28, 2020 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

**9. Application 20-010 (1488 Braeside Street)**

Staff confirmed the following requested variance regarding a proposed shed:  
a) 6.315 m to Front Yard Setback.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 14, 2020	1

Staff provided permit history of the subject property.

H. Chu (1488 Braeside Street) described the variance application for a proposed shed.

Chair Radage queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 20, 2020, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected the subject site, and having heard the submission of H. Chu:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 20-010 regarding a proposed shed at 1488 Braeside Street with a variance of:

- 6.315 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated February 19, 2020 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

**10. Application 20-011 (8055 Pasco Road)**

Staff informed that Application 20-011 was withdrawn on March 3, 2020.

**11. Application 20-012 (5566 Gallagher Place)**

Staff confirmed the following requested variance regarding a proposed addition:

- a) 2.45 m to Front Yard Setback.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted (On-Table)	March 17, 2020	1
K. Shoemaker (On-Table)	March 18, 2020	2

Staff provided permit history of the subject property.

K. Shoemaker (5566 Gallagher Place) described the variance application for a proposed addition and responded to Board members' questions.

Chair Radage queried whether there was anyone in the gallery who wished to address the Board regarding the application and there was no response.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 21, 2020, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected the subject site, and having heard the submission of K. Shoemaker:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 20-012 regarding a proposed addition at 5566 Gallagher Place with a variance of:

- 2.45 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated November 25, 2019 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

## **12. Receipt of Written and Oral Submissions**

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 19-049 (971 Wildwood Lane);
- Application 20-008 (2159 Chairlift Place);
- Application 20-009 (817 Younette Drive);
- Application 20-010 (1488 Braeside Street);

- Application 20-011 (8055 Pasco Road);
  - Application 20-012 (5566 Gallagher Place);
- up to and including March 18, 2020, be received.

CARRIED

**13. Public Question Period**

There were no questions.

**14. Next Hearing**

It was Moved and Seconded:

THAT, due to the COVID-19 pandemic, the 2020 Board of Variance hearing schedule be modified by cancelling all Board of Variance hearings until such time that staff believe it to be safe for the Board of Variance to resume its regularly scheduled hearings.

CARRIED

Staff confirmed that they would monitor the COVID-19 pandemic and would inform the Board of Variance when regularly scheduled hearings could resume.

**15. Adjournment**

It was Moved and Seconded:

THAT the March 18, 2020 Board of Variance Hearing be adjourned.

CARRIED

The Board of Variance Hearing adjourned at 5:32 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

M. Panneton, Acting Secretary

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
TUESDAY, JULY 21, 2020**

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Committee Members: D. Harrison; A. van Hoek; J. McDougall; L. McKenna; A. Matis; B. Phillips; and P. Lambur attended the meeting via electronic communication facilities  
Absent: J. Levine, B. Nelson and Councillor S. Thompson

Staff: L. Berg, Senior Community Planner and Staff Liaison; M. McGuire, Manager of Current Planning and Urban Design, and C. Mayne, Recording Secretary, attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 6:31 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the July 21, 2020, Design Review Committee Meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the February 20, 2020, Design Review Committee Meeting minutes be adopted as circulated.

CARRIED

**4. APPLICATIONS FOR CONSIDERATION**

**4.1 1495 ESQUIMALT AVENUE, BUILDING ENVELOPE UPGRADE**

**Background:**

L. Berg, Senior Community Planner, introduced the proposal and spoke relative to site location and context, proposed building envelope and site safety upgrades and screening.

**Project Presentation:**

D. Chies, Project Engineer, provided the presentation, including:

- The "Sunnyside Manor" is a 10-storey building for +55 years.

- The proposed building envelope remediation and energy conservation implementation project includes thermal performance upgrades to the envelope and other life-safety upgrades.
- Project description:
  - thermal upgrade;
  - outdoor generator, relocated from the basement to exterior;
  - all original statistics of the primary building will not change; and
  - sustainability measures see a reduction in GHG emissions by 50%;
- The mass of the building does not change; the balconies will have more light. Only noticeable change is the ends of the fins that project off the buildings, they vary 8" to 10" thick; will increase up to 16".
- Accessory Structure:
  - generator is considered an accessory structure according to the zoning bylaw;
  - north west area of the property was selected to limit noise and visual disturbance – one will not see generator with exterior. The single family house that is located near the generator will hear the exhaust that is tested once a month; and
  - selected screening to match the property.

#### **Committee Questions:**

The Committee went on to question the presenters, with the applicants' and staff responses in *italics*:

- What is the size and height of the generator and did you look at other options to surround the generator? *Few inches taller than 6 feet. Aluminum framing with cedar planks in between. We are following direction to match materials on the property.*
- Why can it not be relocated in the below grade parking lot? *There is a lack of space in the building and the physical issue is getting it in to the building. Would have to blast a wall and excavate down. The basement is only half the main floor, partial basement.*
- How tall is the exhaust and how close to next unit? *The exhaust comes out from the top. The corner of the generator is about 6 meters.*
- The material on the new balcony, the building is getting a refresh, was opaque glass considered instead of clear? *We have not ruled out that option, use an obscure glass possibly.*
- The generator, is there any way, part of the reactions from community is the exhaust noise? Was a top to the enclosure considered that might help muffle the noise, and does the enclosure itself provides sound protection? *Sound levels are 75 decibels, equal to the use of a vacuum cleaner. Would have to address that with electrical consultant. This enclosure will reduce the sound.*
- Looking at the design of the cladding system, there is a project in North Van near the hospital that are doing a similar retrofit. They recently went in there with new cladding and it is all light beige, the appearance of it is dull. Wondering if in the selection of materials if the idea of some contrast might be a benefit, the glass guard railings could be aluminum or an accent color or window frames could be contrasted. *We are looking at a few different color*

*schemes; client would not have an issue with contrasting. The window frames and railings will be one color but not same color as cladding, no concern with adding another color. Suggestion is to add contrast in the selection that possibly comes in to the miscellaneous elements, like windows and guardrails, which will help create visual contrast.*

- *The silver cladding, it seems quite shiny, are you worried about glare? Probably looks more than it is. It does have a bit of a sheen but not extremely reflective, it is more of a pearl or satin.*
- *Has this cladding been used, have you seen this affect? Yes, we have used it on many projects*
- *The patio space you are reserving with the pavers, is that for everyone to use? It is a common patio, it does not get a lot of use right now, has a lot of flooding, we will improve it and want to get more use out of it.*
- *The screening around the generator is to match what is there, what is the enclosure material? The screening is an aluminum louvers and aluminum coat. The wood and steel is a very tiny element.*

### **Committee Comments:**

The Committee went on to provide comments on the presentation, including:

- Concerned with the location of the benches immediately adjacent to the generator; the benches are hidden away from surveillance, not attractive to sit in when they are in the corner. Alternate locations on the property that would benefit from a sun aspect and safety concerns just not to be so close to the generator, please give that consideration.
- Overall, it is a supportable project, revitalizing older buildings is positive. Anything we can do to support the efforts. I think the building is handsome, color of the guardrails and the windows and the panelling is metallic silver, match the guard and window to the railing. The generator issue is greatest potential concern, done the best you can in terms of locating, and your description of acoustic works. Some good comments around glass and potential clutter, support partially obscured guards.
- Benches in the proposed location is not best suited, and if opportunity to move them to a more suitable spot and improve the public realm. The comments about finishes, making them match the metal framing and window frames, using opaque or obscure glass, could see many things on balconies, material capacity choice. Nice to see an older building upgraded.
- Agree with comments on applying 50% GHG reduction and revitalizing existing building, in support. Consideration of some contrast in the metalwork for guardrails. Agree with fencing around generator that could be a part of the color scheme. I applaud the project and support.
- Applaud making the tired building look better and the GHG. Had no idea this was subsidized housing, interesting and value of signage and what you are doing and who you are doing it for.
- I support and the most sustainable thing we can do is to revitalize. I support comments made about balconies, looking at obscured glass there, I like the look of the glazed railings.

Further discussion ensued on the comments regarding the colour treatment of the windows and railings. It was suggested that the guardrails, windows and dominant colours should be coordinated with the flashing, metal rails, and fencing. They should be thought of as a package of colours with consistency of the miscellaneous items. The existing concrete has simplicity to its approach with its materials, glass, metal, and siding – keep the palette simple and with a consistent application to the building, but not introduce an excess of colours.

Having reviewed the application and heard the presentation provided on behalf of the applicant:

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the application subject to further review by staff of the following:

- consider using obscured glass on balconies;
- consider a consistent application of colour throughout the building, including the miscellaneous elements; and
- relocation of the benches near the generator to a suitable location on the site.

CARRIED

The Committee further suggests that it would have a positive influence if BC Housing would install site signage during construction regarding the project benefits.

## **5. OTHER ITEMS**

### **REPORT, ITEMS REFERRED OR UNFINISHED BUSINESS**

There were no reports/items.

## **6. PUBLIC QUESTIONS**

There were no questions.

## **7. SCHEDULE OF MEETINGS**

It was Moved and Seconded:

THAT the 2020 Design Review Committee Meeting schedule be adopted.

CARRIED

## **8. ADJOURNMENT**

It was Moved and Seconded:

THAT the July 21, 2020, Design Review Committee Meeting be adjourned.

CARRIED

The meeting adjourned at 7:23 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Liaison

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ARTS FACILITIES ADVISORY COMMITTEE (AFAC) MEETING MINUTES  
ELECTRONIC MEETING VIA COUNCIL CHAMBER, MUNICIPAL HALL  
MONDAY, AUGUST 31, 2020**

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Committee Members: B. Brink; R. Brown; M. Evans; E. Fiss; C. Stringer; S. Tsangarakis (Habib); P. Tutsch; J. Webb (Meeting Chair); J. Wexler; and Councillor C. Cameron.  
Absent: R. Seyednejad.

Staff: C. Rosta, Cultural Services Manager; D. Niedermayer, Senior Manager, Cultural Services; P. Fretz, Business Manager; I. Haras, Parks Planning & Development Manager; D. Powers, Director, Community Relations & Communications; and L. de Jesus, Recording Clerk.

**1. CALL TO ORDER**

The meeting was called to order at 4:03 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the August 31, 2020, Arts Facilities Advisory Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the July 7, 2020, Arts Facilities Advisory Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Arts & Culture Advisory Committee Update**

S. Tsangarakis reported on the July 22nd meeting of the Arts & Culture Advisory Committee (ACAC). Two ACAC members participated in the adjudication of the Arts, Culture and Heritage grant applications. Due to COVID, the grants process was interrupted in March before all funding recommendations were discussed and approved by the Community Grants Committee (CGC). As organizations made changes to their programs and operational plans, District staff made adjustments to the funding levels. CGC will bring forward recommendations to Council. S. Tsangarakis noted the funds distributed will be of great help to the community especially during this time.

ACAC reviewed its work plan and discussed how to get back on track after temporarily suspending meetings for four months. ACAC will continue to meet with community stakeholders. ACAC discussed Park Royal's initial offer of space and

CACs for more building height. ACAC would like to see a portion of CACs routinely allocated towards the arts. Currently, there is no formula for how CACs are apportioned.

## **5. Consultation Process**

C. Rosta confirmed that the 1400 Block of Marine Drive, the top ranked privately owned site will be included in the public consultation, along with the two top ranked District-owned sites: Ambleside Park Tennis Courts and Ambleside Park South Parking Lot. D. Powers reiterated that the 1400 Block Marine Drive was the top private site and it is prudent to be considered at this time. C. Rosta provided an update on Cornerstone Planning Group's (Cornerstone) work on this project. A communications plan is being adjusted due to COVID-19. There will be one open house, a video presentation, and survey. Cornerstone is also creating a model of Ambleside Park locations to show how the building structures may look on the sites.

The two District-owned sites in Ambleside Park (Tennis Courts and South Parking Lot) are the AFAC's preferences. The private site and public sites will have different funding models. The purpose of the public consultation for the Arts Facilities Site Identification Analysis (Analysis) is to confirm the site for a new arts facility.

D. Niedermayer commented that it is important to provide alternative funding options that may come from working with a private owner.

D. Powers commented that including the top ranked public sites and the top ranked private site will demonstrate the scope of the Analysis and the process. B. Brink commented that the location of the 1400 Block of Marine Drive location will help revitalize Ambleside and that it demonstrates that the AFAC has reviewed all land options in the Ambleside area.

E. Fiss commented that the survey should be simple to use and designed to tease out the different site preferences. D. Powers commented that there are attributes attached to each of the site that can be ranked.

Discussion ensued regarding different approaches to the consultation process. At the next AFAC meeting, Cornerstone will present the framework and survey for the committee's review and discussion.

## **6. Committee Membership Status**

All members' terms end on December 31, 2020. Those who wish to re-apply are encouraged to do so.

The committee's Terms of Reference will need to be updated to address the future work plan. While the AFAC will focus on building development, a separate group will be formed to work on governance and funding aspects of the project.

## **7. Other Business**

No other business discussed.

**8. Schedule Next Meeting**

Due to meeting room constraints, staff will get back to the committee to confirm the next meeting date.

**PUBLIC QUESTIONS**

**9. PUBLIC QUESTIONS**

There were no questions.

**10. ADJOURNMENT**

It was Moved and Seconded:

THAT the August 31, 2020, Arts Facilities Advisory Committee meeting (open session) be adjourned.

CARRIED

The meeting adjourned at 5:12 p.m.

Certified Correct:

\_\_\_\_\_  
Co-Chair

s. 22(1)

\_\_\_\_\_  
Committee Clerk

s. 22(1)

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**From:** [REDACTED] s. 22(1) 0160-01  
**Sent:** Friday, September 25, 2020 2:59 PM  
**To:** MayorandCouncil  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Agenda Item #4 (9/28/2020) Mayor's Motion regarding the Draft Treaty on the Prohibition of Nuclear Weapons (File: 0160-01)

Your Worship,

When I was growing up in West Vancouver in the [REDACTED] s. 22(1) there was an air-raid siren apparatus located just off 11th Street at Queens Avenue that would sound off every so often. The siren was intended to alert the residents of an impending air-raid from foreign bomber fleets and/or inter-continental ballistic missiles carrying nuclear warheads.

I notice today, [REDACTED] s. 22(1) years later, that the air-raid siren apparatus is no longer in place in the vicinity of 11th Street and Queens Avenue. Instead, there is a single-family residence in that location where the air-raid siren was situated. That should tell us something about the likelihood of an air-raid in the present era of world politics, I should think.

As for the "whereas" clauses in the preamble of the motion, your work-up in that section is a little misleading, to say the least. If, for some reason, the City of Vancouver is subjected to a nuclear warhead attack from across the Arctic Ocean or from across the Pacific Ocean, the former from the Russian Federation and the latter from either the People's Republic of China or North Korea or from both, then it is highly unlikely that there will much in the way of a municipality to draw succor and support from when the missiles do arrive, judging from the destruction documented in Hiroshima and Nagasaki nuclear explosions. I firmly doubt that Ambleside-Dundarave, Sentinel Hill, The British Properties and the Upper Lands, Altamont, West Bay, Sandy Cove, Caulfeild (upper, lower, and Olde), or points west, would be spared the extreme sort of destruction that was visited upon Hiroshima and Nagasaki under the Truman Administration. Indeed, there would be little left standing if a thermonuclear event were to occur over the City of Vancouver in the future.

Now we come to the nub of the question: What is the value of the government of Canada signing up to a draft treaty that the major nuclear weapon owning countries are not inclined to sign on to? Only symbolic value would accrue. It would not stop any of the countries listed above and the United States of America from exchanging nuclear warheads in a war prompted by one of the adversaries, would it? It would not. None of those countries or their leadership would blink an eye if their exchanges happened to cause collateral damage to Canada, in part or in whole. What good then is signing a draft treaty offered by a group of physicians, students and technicians even if they are sincere and well-meaning? Not much good at all. None at all, in fact.

What of the object of your motion? Your letter further presupposes that the government of Canada is unaware of the facts on the ground, and is incapable of putting

two and two together to come up with four. I have no doubt, whatsoever, that they are far, far ahead of you on this file. After all, it was Prime Minister John Diefenbaker who refused to allow the U.S.A. to position Bomarc missiles on Canadian soil, was it not? Did it make any difference to the USSR and the USA? Not much, if any. Will a draft treaty make a difference today? Same answer--not much difference, if any. So, why go through the motion practice? Why, indeed?

As to financial implications, there are always financial implications whenever a councillor or a mayor puts forward a motion that has nothing to do with the business of the municipality. Each such motion requires staff time, and council time, to prepare, to attend to, and to dispose of the matter and material relating to the motion. Staff time requires resources and money, as well as precious time. There is a financial impact, and it is past time that we, the residents, and you, the members of council, own up to it and recognize it for what it is--a real cost and a loss of opportunity to address more pressing matters of concern to the municipality at large.

Sincerely,

s. 22(1)

s. 22(1)

, West Vancouver, BC

s. 22(1)

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, September 26, 2020 11:07 AM  
**To:** MayorandCouncil; Leah Arthur; Robert Bartlett  
**Subject:** Inferno and the "Fourth Circle". The American Empire and the 2020 Pandemic -

<https://www.globalresearch.ca/inferno-and-the-fourth-circle-the-american-empire-and-the-2020-pandemic/5724833>

For dessert, here are two scoops of another 'P-2' addition:

<https://www.globalresearch.ca/us-hybrid-war-russian-energy-targets-germany-belarus-bulgaria/5724761>

[https://www.globalresearch.ca/pipeline-geopolitics-the-us-is-against-russias-nord-stream-ii-because-of-the-three-seas-initiative/5642821?utm\\_campaign=magnet&utm\\_source=article\\_page&utm\\_medium=related\\_articles](https://www.globalresearch.ca/pipeline-geopolitics-the-us-is-against-russias-nord-stream-ii-because-of-the-three-seas-initiative/5642821?utm_campaign=magnet&utm_source=article_page&utm_medium=related_articles)

Courtesy,  
[REDACTED] s. 22(1)

West Van

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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, September 27, 2020 8:26 PM  
**To:** MayorandCouncil  
**Subject:** LiDAR study and tree protection in WVD  
**Attachments:** WVD letter trees Sep 27 2020.pdf

Dear Mayor and Council,

Please see my attached letter regarding tree protection in WVD.

Thank you,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Sept. 27, 2020

**Dear WVD Mayor and Council:**

I am vastly disappointed in the recommendations by the Tree Working Group to:

- (1) Maintain the current status quo tree interim bylaw (75-cm dbh) and
- (2) Obtain more funds for a 2021 LiDAR study.

The is not supported on any level – scientific or otherwise and it would be absolutely unacceptable to have yet another delay on what clearly needs to be done in a climate emergency - namely the implementation of meaningful bylaws to protect trees (20-cm dbh, and full protection for some species) and a scientifically conceived Urban Reforestation Strategy. I can send you a very well-thought-out strategy should you require assistance on this.

I am pretty sure that you are thinking that the working group is justified in their recommendations based on their narrow and limited LiDAR study which does not provide any valuable science. I question the canopy height, some of the ways in which the data were generated, and in particular – the data's reliability for truly assessing the 2013 –2020 loss of ecologically-*critical* canopy. Trees were indeed lost – and I witnessed this loss. These losses most certainly included trees that offer our community a vast range of ecological “services” and mitigate climate change. Trees were lost that would have normally served as barriers to noise, as mitigators of flooding, and as essential regulators of air and water quality. Trees were also lost that provided essential habitat for our valued wildlife. If you disagree based on the limited data provided to you, then why are there so many signs around the neighborhood related to coyote- and bear -sightings? And trees were certainly lost that would have normally safeguarded against biodiversity losses in wildlife, and especially in bird populations. Many birds, especially birds of prey (e.g. merlins) that we value in our WVD rely upon trees – especially tall trees for their homes.

Most importantly the LiDAR data is **meaningless for assessing what really is important for climate change resilience in our vital urban forests – namely the temporal changes in species- and genetic-diversity**. It is maintaining a rich diversity that will enable our trees – and our community - to survive the future. When other communities are taking tree-based strategies to mitigating climate change, any inaction at this stage would speak very poorly of our community - a very privileged community.

The request for more funds and time to generate more LiDAR data is a stalling tactic, nothing more - and this is clearly not the time to procrastinate on policies that should have been implemented years ago. WVD has declared a *climate emergency* and has assessed our Natural Assets. Scientists are pretty clear that we have **eight years left** to avoid **catastrophic** climate impacts. If you think that COVID-19 is bad, you have no idea what is in store for future generations.

Finally, I believe that inaction on your part would represent a gross underestimation and misrepresentation of your community – especially your informed and caring community. And moreover, if you were to embrace the recommendations provided to you, I must ask: **Who are you listening to?** Because it is not scientists, it's not youth, it's not ethicists, and it is not the real stewards of this coastal community. It is up to you to act now – do not waste any more time or resources on LiDAR or any other trivial endeavour. Those funds could establish a tree keeping group in the community (trees need more care in these times of climate change – they are complex biological

organisms), the implementation of strategies to enhance our vital urban trees, and the necessary education of the community on the critical “services” of trees toward offsetting climate change. The time has come for you to demonstrate intelligence and leadership on this issue. The science behind preserving trees is vast and irrefutable. The 20 cm dbh bylaw is a compromise. Communities bear the consequences of irresponsible “management” of urban forests. Drinking water, flood and fire mitigation, carbon storage and climate adaptation are all life-giving services that trees – especially conifers – but also angiosperms give.

Yours sincerely,

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

**From:** Bike to Work Week [HUB Cycling] <biketowork@bikehub.ca>  
**Sent:** Monday, September 28, 2020 4:01 AM  
**To:** MayorandCouncil  
**Subject:** Bike to Work Week has Begun! 🚲

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## No More Sleeps! Bike to Work Week is Here!

Hello HUB Supporter,

Bike to Work Week has begun! Each day has a fun-filled schedule of both [Knowledge HUBs](#) and online events. Stop by our Knowledge HUBs and grab a snack, enter to win a prize, and get a quick bike fix!

Can't make them? No worries! Complete our [#SlowStreets Scavenger Hunt](#), join a webinar and our mobility lab, complete the #ComorChallenge, learn coffee and bike tips, enter amazing prizes, and loads more!

Check out Monday and Tuesday's schedule below. The full schedule is at [www.btww.ca](http://www.btww.ca).

Don't forget to log your bike trips to win! Your logged trips show decision-makers that cycling matters, and that more investments in cycling facilities and education are welcome! Remember all bike trips anywhere and everywhere count - even those made on an indoor cycle trainer.

# Log Monday's Trip!

## Monday's Schedule of Events



**HUB** bike to  
work week

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Monday's  
Schedule

- **07:00 - 9:00 AM Knowledge HUBs:** [Burrard and Pacific and BC Parkway](#) (at 22nd st and 7th Avenue)
- **11:00 AM:** How to do a pre-ride check with Dunbar Cycles! Watch on [HUB's Facebook](#) and comment for a chance to win a multi-tool
- **12:00 - 2:00 PM Knowledge HUB:** [Science World](#)

- **12:00 - 1:00 PM:** 'Intro to City Cycling' webinar, hosted by HUB's Bike Education Team. Attend the webinar and you'll be entered to win an icon throw pillow from Translink! [Register Here](#). Space is limited!
- **3:00 - 5:00 PM Knowledge HUB:** [McInnes Street Overpass](#)
- **4:00 - 6:00 PM Knowledge HUB:** [Lion's Gate Bridge - North Side](#)
- **ALL DAY:** Explore your neighbourhood with the #SlowStreets Scavenger Hunt! Follow the [clues](#) and enter to win a daily \$100 Clif Bar prize pack!

## Tuesday's Schedule of Events



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Tuesday's  
Schedule

- **07:00 - 9:00 AM Knowledge HUBs:** [Central Valley Greenway/Victoria](#) and [Granville Avenue / No 3 Road \(City Hall\)](#)

- 
- **10:00 AM:** How to brew a fancy siphon coffee with Ethical Bean! Watch on [HUB's Facebook](#) and comment for a chance to win a coffee pack from Ethical Bean
  - **10:00 AM - ONWARDS:** Set your alarms for the #ComorChallenge! The **first 5 people** who bike to Comor Sports Kitsilano will instantly win a \$20 voucher. Instructions at [btww.ca](#)
  - **11:00 AM:** Tips for buying a bike with Dunbar Cycles! Watch on [HUB's Facebook](#) and comment for a chance to win a set of lights
  - **12:00 - 2:00 PM Knowledge HUB:** [Lot 19 \(Hastings and Hornby\)](#)
  - **1:30 - 2:00 PM:** Stretch it out with the [Myodetox](#) Mobility Lab for Cyclists! Tune into this workshop live on [HUB's Facebook](#) for a chance to win a Myodetox Experience Session
  - **4:00 - 6:00 PM Knowledge HUBs:** [Pinetree and Guildford](#) and [1st and Welch St at Spirit Trail](#)
  - **ALL DAY:** Explore your neighbourhood with the #SlowStreets Scavenger Hunt! Follow the [clues](#) and enter to win a daily \$100 Clif Bar prize pack!
  - **ALL DAY:** Do a [0 km Commute!](#) Share your ride on social media with the hashtags #RideHourChallenge #0kmCommute

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## IN-PERSON EVENTS AND COVID-19

Read our [COVID-19 protocols](#) for in-person engagement to learn about what HUB Cycling is doing, and what you can do, to stay safe while participating in our programs. Please note that our in-person events are subject to change at short notice. If you are feeling sick or experiencing symptoms of COVID-19, please stay home and do not attend our in-person events.



## Knowledge HUB's

What can you expect at our 23 Knowledge HUB's this week? Carefully-curated stations offer free 15-minute quick bike fixes from local mechanics, cycling information, prizes, CLIF bars, and good vibes!

HUB Local Committee and Board Members will be there to answer your questions about cycling in the area.

[Find a Knowledge HUB Near You](#)



## Daily Prize Giveaway

[Log your bike trip today](#) and you'll be entered to win two bath passes to Scandinave Spa Whistler! Log a trip tomorrow and you'll be entered to win a \$300 Ryders Eyewear Prize Pack.



## Get Social!

Help spread the word about #Bike2Work Week to your friends and family on your social media! Use one of our images online or take a photo and share why you're getting involved. Don't forget to tag HUB Cycling on [Facebook \(@WeAreHUB\)](#), [Twitter \(@WeAreHUB\)](#), or [Instagram \(@HUBCycling\)](#).

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## Discounted Mobi by Shaw Go 30-Day Pass

No Bike? No problem! You can still participate in Bike to Work Week thanks to our good friends at Mobi by Shaw Go. This Bike to Work Week, discover the benefits of commuting with bike-share all month long for *just \$10*. Between September 28th - October 4th, get \$15 off a 30-Day [Mobi by Shaw Go](#) Pass with promo code **btww30**.

## Thank you to our incredible sponsors!



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

### Our mailing address is:

HUB Cycling  
312 Main (2nd Floor)  
Vancouver, BC V6A 2T2  
Canada

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

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**From:** HUB Cycling <web@bikehub.ca>  
**Sent:** Monday, September 28, 2020 12:00 PM  
**To:** MayorandCouncil  
**Subject:** Two weeks of events celebrating Streets for People in New West starts today!

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## Join us for two weeks of family-friendly activities!

Hi HUB Supporter,

How can cities maintain pandemic restrictions while encouraging people to get outside and have fun? By making sure people have enough space to walk, bike and roll. New West did just that!

HUB Cycling and Happy City are collaborating to host fun, family-friendly and wheelchair accessible street events for the City of New Westminster over the next two weeks to raise public awareness and support for the [Streets for People in 2020 initiative](#).

**Want to learn more? We have a packed schedule - join us at one of our upcoming events!**

[Learn More](#)



### Self-Guided Tour

Get to know your city a little better by walking, wheeling, or rolling through our Self-Guided Tour! Follow along with our online map, highlighting fun facts and places to explore. Do the tour and be entered to win \$200 to any local business in New West of your choosing!

**Fri, Sept 25 - Mon, Oct 12th**

See the tour [guidebook here](#), along with instructions for how to enter the prize draw.



### Pop-Ups

Stop by to get your chain oiled with our free bike safety checks, join in with the family-friendly activities, or enter to win a \$150 gift card from your choice of local shop in New Westminster!

- **Mon, Sep 28th @ McInness Overpass (3-5pm)**
- **Fri, Oct 2nd @ 9th Street between 4th and Kennedy (3-5pm)**
- **Wed, Oct 7th @ 6th and 6th (3-5pm)**

Learn more [here](#).



### Shop Local Challenge

Local businesses are offering free goodies to participants who register free and get there by bike, transit, on foot or wheelchair. Score treats, drinks and more! Register free and



### Family StreetWise Courses

Family StreetWise courses are tailored to children aged 8-14 and their families. With practical on-bike skills and a group ride, these courses provide the opportunity for

be entered to win \$150 to any local business in New West. More info on participating businesses coming soon!

**Fri, Oct 9th - Sat, Oct 10th**

[Register here.](#)

you to learn about traffic safety and build road safety skills and confidence in a fun environment.

- **Sat, Oct 3rd, 1-4pm**
- **Sat, Oct 10th, 1-4pm**

View details and [register here.](#)

We would like to acknowledge that we are fortunate to be able to hold these events on the unceded territories of the Qayqayt First Nation and traditional territories of Coast Salish peoples.

[Learn More](#)

### Please Note:

- COVID-19 protocols such as physical distancing, enhanced sanitization, and limited touch points will be in place.
- Please check our [webpage](#) for more information on accessibility at each event and feel free to reach out to [events@bikehub.ca](mailto:events@bikehub.ca) with more questions.





## Your **Cycling** Connection

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**From:** Bike to Work Week [HUB Cycling] <biketowork@bikehub.ca>  
**Sent:** Wednesday, September 30, 2020 6:00 AM  
**To:** MayorandCouncil  
**Subject:** [BULK] Keep on riding this Bike to Work Week! 🚲

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Hello HUB Supporter,

Happy Wellness Wednesday!

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

Don't forget to [log your bike trips online](#) for a chance to win amazing prizes, track your carbon emissions savings and burned calories. Remember all bike trips count - even those 0 km commutes to get out and stretch your legs while you're working from home. Forgot to log your Monday or Tuesday trips? No worries. You can [backlog](#) all trips until Monday, October 5th.

[Log Your Bike Trips](#)



**HUB** bike to  
work week

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Wednesday's  
Schedule

## Today's Schedule of Events

- **07:00 AM Knowledge HUBs\*:** [Port Mann Bridge - South East Side](#) and [Frances and Willingdon](#)
- **11:00 AM:** How to lock your bike with [Dunbar Cycles](#)! Watch on [HUB's Facebook](#) and comment for a chance to win a lock from Dunbar Cycles
- **12:00 PM Knowledge HUB\*:** [Dunsmuir & Richards](#)
- **12:45 PM: Free Webinar** "Injury Prevention for Cyclists and Bike Fit Tips" with [Allan McGavin Sports Medicine Centre](#). Attend and you'll be entered to win a TransLink puzzle. Space is limited! [Register here](#).
- **4:00 PM Knowledge HUBs\*:** [Thompson Community Centre - Richmond](#) and [Science World - Creekside Park](#). Midori from [Allan McGavin Sports Medicine Clinic](#) will be giving bike fit tips at our Science World Station.
- **ALL DAY:** Explore your neighborhood with the #SlowStreets Scavenger Hunt! [Follow the clues](#) and enter to win a daily \$100 [Clif Bar](#) prize pack!

---

*\*All Knowledge HUB's have Clif Bars, quick bike fixes from local bike shops and mechanics, bike maps, and experts on cycling in your area!*

To check out what's in store for the rest of the week, visit [btww.ca](http://btww.ca)

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## Where will your #RideHour take you?



Last week, we held our inaugural [#RideHourChallenge](#) on World Car-Free Day where we challenged ten local leaders to spend up to an hour of their day riding their bike. One of our leaders was Mitchell Reardon, Senior Urban Planner at Happy City! Mickey says **cycling is like a “mental bubble bath”** and has been a great way for him to get out and stretch his legs, and break up the day while working from home.

[Research shows](#) that cycling helps people meet their daily physical activity targets suggested by the World Health Organization, which have been proven to improve control over symptoms of stress, anxiety, and depression.

Don't believe us? Try it yourself! Hop on a bike and go for a spin around your neighborhood. The [0 km commute](#) is the 'new normal' and you don't need a destination to go to in order to go for a ride on your bike.

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## Win a Cycling Adventure to Portugal

This Fall, we're partnering with [Exodus Travels](#) to offer one lucky winner a cycling adventure for two to Portugal! To be in with a chance of winning, log a bike trip during Bike to Work Week and enter the [Exodus contest](#).

*This prize includes flexible Terms and Conditions. Trip can be redeemed once it's safe to travel internationally again.*



## Give Back this Bike to Work Week

Do you have an extra bike that is just going to sit in your garage or storage all winter? Donate it to someone in need! We have about fifteen people who are between 5-6 feet tall looking for a bike through [HUB Cycling's Bike Match Program](#).

[Donate your bike](#)



## Outdoor Bike to Work Week Activities

- Explore your Vancouver neighborhood this Bike to Work Week with the #SlowStreets Scavenger Hunt. [Follow the clues](#) and enter to win a \$100 Clif Bar prize pack!
- Complete the #ComorChallenge for the chance to win a \$20 Comor gift card ON THE SPOT

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## [How to take part](#)



RICHARDS  
BUELL  
SUTTON<sup>LLP</sup>  
LAWYERS

### **Richards Buell Sutton**

Be prepared in case of an incident on your bike. [Download, print and save this handy wallet card](#), courtesy of Richards Buell Sutton LLP, to remind you what to do at the scene and when you get home.

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## **In-Person Events and COVID-19**

*Read our [COVID-19 protocols](#) for in-person engagement to learn about what HUB Cycling is doing, and what you can do, to stay safe while participating in our programs. Please note that our in-person events are subject to change at short notice.*

*If you are feeling sick or experiencing symptoms of COVID-19, please stay home and do not attend our in-person events.*

*If you are displaying symptoms of COVID-19, refer to HealthLink BC by calling 8-1-1.*

*For in-depth information regarding COVID-19, read more [here](#).*

*To download the BC Centre for Disease Control Support APP and Self-Assessment Tool, see [here](#).*

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## **Thank you to our incredible sponsors!**

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From: [REDACTED] s. 22(1)  
Sent: Monday, September 28, 2020 11:37 AM  
To: MayorandCouncil <MayorandCouncil@westvancouver.ca>  
Subject: So, what's another million or billion?

## **A major wake-up call to all who run our different levels of government !!!**

Then if we add "fees" to this list , which is another form of tax!!!

# Scary !!!.....

-After reading this, and the HUGE amounts of money being spent by our many levels of Government, makes one wonder just how much is coming IN from all the taxes listed below and what are they doing with our tax dollars ???!!!

### So what is a billion?

If I give you \$1 billion and you stand on a street corner handing out \$1 per second,

twenty-four hours a day, seven days a week, you would still not have handed out

\$1 billion after 31 years!

**Now read on. This is true and rather hard to really understand.**

The next time you hear a politician use the word **'billion' in a casual manner**, think about

whether you want the 'politicians' spending YOUR tax money.

A billion is a difficult number to comprehend, but one advertising agency did a good job

of putting that figure into some perspective in one of its releases.

1. A billion seconds ago, it was 1959.

2. A billion minutes ago, Jesus was alive.

3. A billion hours ago, our ancestors were living in the Stone Age.

4. A billion days ago, no-one walked on the earth on two feet.

5. A billion Dollars ago was only 13 hours and 12 minutes, at the rate our present government

is spending it.

**We are charged:**

- Stamp Duty
- Tobacco Tax
- Corporate Income Tax
- Income Tax
- Council Tax
- Unemployment Tax
- Fishing License Tax
- Petrol/Diesel Tax
- Inheritance Tax (tax on top of tax)
- Alcohol Tax
- G.S.T.
- Property Tax
- Purchase Property Tax
- Tax on Title Searches
- Tax on Building Inspections
- Tax on supplements
- Taxes on various food items
- Taxes on Dining out
- Tax on all utilities – Phone, hydro, water, waste disposal
- Service charge taxes
- Social Security Tax
- Vehicle License / Registration Tax
- Vehicle Sales Tax
- Workers Compensation Tax

· And now Carbon Tax

AND I'm sure you can think of more.....

STILL THINK THIS IS FUNNY?

**Not one of these taxes existed 60 years ago, and our nation was one**

**of the most prosperous in the world. We had absolutely no national debt.**

We had the largest middle class in the world.

A criminal's life was uncomfortable.

What on earth happened?

**I hope this goes around CANADA**

s. 22(1)

West Vancouver, BC

s. 22(1)



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, September 28, 2020 1:02 PM  
**To:** MayorandCouncil  
**Subject:** The Banning of Rodenticides  
**Attachments:** IMG\_20200529\_164441\_252.jpg

Dear Mayor & Council,

I am following up on my July 2020 letter requesting a public ban of rodenticides in the District of West Vancouver. I will be watching your virtual meeting tonight with eager anticipation.

Since my last communication with you, my petition has garnered over 11,000 supporters for a Province-wide ban of all rodenticides (<http://chnng.it/4RxVKkK6>). A public ban is a start, but there are many private users of these poisons and until the Province changes the law, our wildlife will continue to suffer.

I hope you will also support a Provincial ban of all rodenticides to restore our eco-system and save our beautiful raptors.

Many thanks,

[REDACTED] s. 22(1)

Latest articles:

<https://www.nsnews.com/news/city-of-north-van-seeks-total-ban-on-owl-killing-poisons-1.24205038>

<https://www.squamishchief.com/news/local-news/is-it-time-to-ban-rat-poison-in-squamish-on-district-property-1.24210019>

[REDACTED] s. 22(1)

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

Canada



**From:** Ian Tostenson <itostenson@bcdfa.com>  
**Sent:** Tuesday, September 29, 2020 10:01 AM  
**To:** MayorandCouncil  
**Cc:** jordan.sturdy.MLA@leg.bc.ca; ralph.sultan.MLA@leg.bc.ca  
**Subject:** Expanded Patio Permissions - LCRB extension received  
**Attachments:** COVID-19 Letter to Municipalities Follow up.pdf

Your Worship and Council:

On behalf of the BC Restaurant and Foodservices Association, the Alliance of Beverage Licensees, and the BC Craft Brewers Guild, we are writing to follow up on our request for expanded outdoor dining in your municipality.

One hurdle that municipalities have brought to our attention is the expanded service area permissions that are regulated by the Liquor Cannabis Regulation Branch (LCRB). **We are pleased to report that the LCRB has extended their approval of [Temporary Expanded Service Areas \(TESA\) for patios until October 31, 2021 under policy directive 20-26.](#)**

Under this regulation, with your jurisdiction's support for patio extensions, the LCRB will reissue authorization letters for an additional year to licensees with existing TESAs prior to October 31, 2020.

**This LCRB change means that having municipality support for low-cost, simple to execute winterizing guidelines and approvals for these temporary spaces is especially urgent for operators.** *Expanded outdoor dining into the winter months will allow operators to maintain much needed physical distance between tables that would not be possible without the additional footprint.*

Restaurants, pubs and breweries are facing new challenges as a result of the recent Public Health Order limiting alcohol service from 11 am to 10 pm. While it seems on the surface that this reduced window would have a limited impact, many responsible business owners rely on late dinner and drinks service. The time between 10 pm and 12 am can amount to as much as 65% of an operator's gross revenue. Find out more about our industry's concerns for this change [here](#).

We are doing everything we can to help struggling operators to think differently and pivot to face the unknown. It is our sincere hope that we can support your council to find material and hard-hitting measures to ensure this industry survives. We are at your disposal to offer advice and perspective on these issues.

Sincerely,

**Ian Tostenson**, President and CEO  
**cell: 604.986.1429**  
British Columbia Restaurant and Foodservices Association

**Jeff Guignard**, Executive Director  
**cell: 604-499-2566**  
Alliance of Beverage Licensees

**Ken Beattie**, Executive Director

**cell: 604.306.1500**

BC Craft Brewers Guild



September 28, 2020

VIA EMAIL

Your Worship and Council:

***REQUEST FOR SUPPORT FOR EXPANDED PATIO PERMISSIONS – LCRB Extension Received***

On behalf of the BC Restaurant and Foodservices Association, the Alliance of Beverage Licensees, and the BC Craft Brewers Guild, we are writing to follow up on our request for expanded outdoor dining in your municipality.

One hurdle that municipalities have brought to our attention is the expanded service area permissions that are regulated by the Liquor Cannabis Regulation Branch (LCRB). **We are pleased to report that the LCRB has extended their approval of Temporary Expanded Service Areas (TESA) for patios until October 31, 2021 under policy directive 20-26.** We have linked to this directive in the cover email.

This extension will allow operators who have already received the approval to October 31, 2020 to extend an additional year. As a result, having municipality support for low-cost, simple to execute winterizing guidelines and approvals for these temporary spaces is especially urgent for operators.

We do hope that you will continue to work to support restaurant operators facing considerable financial challenges and reduced guest counts. BC restaurants, pubs and breweries employ people in every municipality around the province. They continue to be significantly impacted by changing COVID-19 operating regulations.

The recent Public Health Order limiting alcohol service from 11 am to 10 pm has had an additional adverse impact on operators that are struggling to make ends meet. While it seems on the surface that this reduced window would have a limited impact, with people working longer hours and internal travel between BC towns by car or ferry, many responsible business owners rely on an additional late dinner and drinks service. The time between 10 pm and 12 am can amount to as much as 65% of an operator's gross revenue. Our industry, under the Business Technical Advisory Panel, has made a submission to request reconsideration of these limited hours in order to allow compliant operators to meet their obligations (attached).

Expanded outdoor dining into the winter months will allow operators to maintain much needed physical distance between tables that would not be possible without the additional footprint.

Our industry has never faced a crisis of this magnitude. With 190,000 families across the province relying on restaurant and foodservice jobs, the impact of additional business closures will be widespread. We are doing everything we can to help struggling operators to think differently and pivot to face the unknown.

It is our sincere hope that we can support your council to find material and hard-hitting measures to ensure this industry survives. We are at your disposal to offer advice and perspective on these issues. Please do not hesitate to contact the undersigned at any time.

s. 22(1)

Ian Tostenson, President and CEO cell: 604.986.1429  
British Columbia Restaurant and Foodservices Association

s. 22(1)

Executive Director cell: 604-499-2566

Alliance of Beverage Licensees

s. 22(1)

Ken Beattie, Executive Director cell: 604.306.1500  
BC Craft Brewers Guild

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, September 29, 2020 10:30 AM  
**To:** MayorandCouncil  
**Subject:** Windstorm and Wildfire Risks and the Interim Tree Bylaw in West Vancouver

Your Worship,

We have witnessed the horrific events taking place in the State of California over the past several weeks as wildfire encroaches upon and enters into built up areas, towns and cities around the state. The Wall Street Journal reported on one such fire in today's edition of that newspaper. It had this to say in conclusion:

" Wildfires in California this year have burned more than 3.6 million acres—more than in any full year previously recorded—and killed at least 29 people, according to Cal Fire. " High temperatures and strong winds have helped the blazes spread quickly in dry, wooded areas. Scientists say the most significant causes are poor forest management and climate change."  
 -- Wall Street Journal, "Thousands Flee Fires in Northern California", Tuesday, September 29, 2020, page A3.

"...the most significant causes are poor forest management and climate change." Very little if anything can be done about climate change in the short-term. But we can do something more constructive about poor forest management immediately.

Although West Vancouver is not facing Northern California's hot, dry weather conditions, West Vancouver is no stranger to forest fires. The watershed area between Nelson and Eagle Creeks up to the ridge of above Eagle Lake was burned in a forest fire. The growth that one sees today is a new forest that regenerated after the fire swept those slopes. At the time, the suburban developments did not extend far from Marine Drive, and the fire was not a threat to the suburbs to the extent that it would be today.

Even in lowly Horseshoe Bay village, there is the possibility of damage from a forest fire that sets in on the surrounding mountain and ridge slopes. There are far too many large standing coniferous trees adjacent to single-family and duplex housing units that represent a danger to the residents should a forest fire occur in the vicinity. Tantalus Park is one such example, that, should it ignite for any reason and burn uncontrolled, would set off a chain reaction that would consume nearby trees, preserved by the Interim Tree Bylaw, standing next to and amongst adjacent housing. The side-yard setbacks that under ordinary house on fire conditions would somewhat protect adjacent houses, would have no appreciable benefit under the intense fire that a coniferous tree produces when its crown burns.

The Interim Tree Bylaw is the single-most impediment today to managing and mitigating fire risk in West Vancouver. On my own property in [REDACTED] s. 22(1), I have a [REDACTED] s. 22(1) that straddles the property line and the crown of that [REDACTED] s. 22(1) tree touches the [REDACTED] s. 22(1) house next door to me and stands partly over the roof of my own house. In addition to the [REDACTED] s. 22(1), there is a [REDACTED] s. 22(1) tree that rises at

least 100 feet above natural grade in the rear yard, and which would, if it catches fire, ignite the [s. 22(1)] tree mentioned earlier as well as a [s. 22(1)] tree on a neighbouring property across the 20-foot lane. That [s. 22(1)] tree stands between two [s. 22(1)] units facing [s. 22(1)] Street. Should that [s. 22(1)] tree blaze, those housing units would be in grave danger from above.

The recent paper presented to council earlier this month or late last month spoke to the issue of "wildfire risk", but while it made some practical proposals for managing the peripheral forest growth in the Upper Lands and on Eagle Ridge and elsewhere in West Vancouver, the paper's authors did not address the Interim Tree Bylaw which as it currently is worded impedes property owners from doing anything in or around large coniferous trees on their properties. One cannot, for example, disturb the ground around such trees that lie within the tree's 'drip-line', i.e., within the maximum extent of the projected shadow of the tree's crown on the adjacent ground without violating the Interim Tree Bylaw. The property owner cannot trim or remove the tree; she cannot remove branches overhanging the roof of her housing unit or overhanging the roof of a neighbouring house for fear of violating the Interim Tree Bylaw.

As we witnessed a couple of years ago in [s. 22(1)], a [s. 22(1)] tree standing in the boulevard of [s. 22(1)] snapped its trunk five feet or so above adjacent grade and toppled onto the adjacent [s. 22(1)] housing unit crushing the roof and penetrating an unoccupied bedroom during a moderate wind storm of the type that frequently occur in [s. 22(1)]. Had the bedroom been occupied, the damage might have extended to personal injuries or worse, loss of a human life. The [s. 22(1)] tree was on municipal property. It showed no outward sign of disease or rot, but the disease and rot was amply evident from the freshly broken stump. The District soon after ordered the [s. 22(1)] tree at the front of the same [s. 22(1)] housing unit removed down to grade level as a precautionary step against future blow-down events. The District can do this without violating the Interim Tree Bylaw for its own coniferous trees. A private property owner cannot do the same for mature coniferous trees standing on his own property because of the Interim Tree Bylaw without considerable difficulty, cost and push-back from the District staff who are charged with enforcing the Bylaw.

In view of wind storm and wildfire risks within the neighbourhoods, such as exist in the [s. 22(1)], there is a very compelling need to do away with or extensively modify the Interim Tree Bylaw so that private property owners can regain full management control of the mature coniferous trees on their own properties. As the recent LIDAR survey and past LIDAR surveys have shown, the high forest canopy in the established neighbourhoods is not being altered significantly from survey to survey. Where there is alteration of the high tree canopy in the established neighbourhoods, that alteration is associated with District issued building permits for redevelopment of individual properties in accordance with the Interim Tree Bylaw.

As residents and property owners we have waited patiently for council to amend, modify and vary the Interim Tree Bylaw which, as the title of the bylaw indicates, was intended to be an interim measure. It was sold to the public as an interim solution to control removal of significant coniferous and deciduous trees on redevelopment building sites in the Ambleside-Dundarave neighbourhoods. It has become an arbitrary measure imposed on the community by council in part to discourage property owners from

managing large mature trees on their properties even as those trees grow ever larger and become an ever increasing risk to the property and persons on the property and on adjacent properties.

It is time that this state of affairs changes. It is time to repeal the Interim Tree Bylaw, and allow the rightful owners of those trees standing on private property to manage those trees to mitigate risks to property and persons as they see fit. It is time to take those decisions out of the hands of the District's bureaucrats and return those decision making powers to the property owners. It is time to dispel the charade that has been promulgated that those trees on private property are community property. Nothing in law states that they are.

Sincerely,

s. 22(1)

s. 22(1)

, West Vancouver BC

s. 22(1)

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, September 29, 2020 12:26 PM  
**To:** MayorandCouncil  
**Subject:** Navy Jacks House

2100-01

Your Honour and Councillors,

I was astounded to learn of Councils decision to demolish the Navy Jacks house, one of the most significant historical buildings in our community.

This decision seems wrong in so many ways:

I have talked with [REDACTED] s. 22(1) previous caregiver who stated he sold the house and property to the City for below market value as he genuinely felt it would be saved for the future use and enjoyment of the West Vancouver citizens. I suggest it is disrespectful for Council not to consider [REDACTED] s. 22(1) wishes.

It seems a horrendous task to get developers to save our heritage houses as they are mainly interested in making a profit. With this significant house being owned by the City and as the citizens representatives we don't have to worry about the profit motive. We also shouldn't have to worry about the real-estate market value of the site and house. It's stated that there has been "demonstrable lack of public support to sink any public money into the home." A very strange statement. Has there been any effort to solicit support either public or private? Has Canadian Heritage been approached? Who has estimated the cost of refurbishing it? I remind you that the estimated cost of saving the Gleneagles Great Hall and providing the golf shop and restaurant was \$3.5 million. The design-build contract management route did the job for under the \$2 million budget!

The Stream-keepers say they hoped to turn the house into a nature centre. This would be an excellent use and long term community benefit. If one visits the site where the Lawson Studios was situated next door you will find it extremely boggy and probably well suited for developing a salmon rearing pond. A useful attraction and educational adjunct to Ambleside Park versus more lawn area of which there is plenty.

I personally offer my services to help organizers to save this heritage treasure.

Respectfully yours,

[REDACTED] s. 22(1)

West Vancouver,

[REDACTED] s. 22(1)

**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Tuesday, September 29, 2020 1:44 PM  
**To:** MayorandCouncil  
**Subject:** Leader to Leader with Mayor Mary-Ann Booth - Have you registered?

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West Vancouver Chamber of Commerce

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## Upcoming Virtual Events

Have you Registered?



**THURSDAY October 1st, 3:00-4:30 pm:**

**Leader to Leader - WV Exchange (via Zoom).**

Join **Mayor Mary-Ann Booth** for the first in a series of discussions with guest business leaders addressing a range of topics important to the growth and vitality of West Vancouver businesses. On October 1st hear from **Robert Barlett West Vancouver’s new Chief Administrative Officer** and hear his thoughts about economic growth and recovery in West Van.

Click [HERE](#) to register

**SAVE THE DATE**

We will be hosting an All Candidates Meeting on Wednesday October 14th from 4pm-5:30pm. Details to Follow.



**Join now!**

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, September 30, 2020 11:09 AM  
**To:** MayorandCouncil; 'rfung@westvancouver.ca'  
**Subject:** RE: Traffic Calming for 25th Street

Dear Mayor, Council and Transportation Director,

I'm writing in follow up to my previous note on traffic calming for 25<sup>th</sup> street. As it looks like the road will be re-paved soon, this may be an opportune time to consider some traffic calming measures for 25<sup>th</sup> street between Marine Drive and Mathers Avenue.

I live [REDACTED] s. 22(1) - and have noticed increased traffic using 25<sup>th</sup> to bypass Marine Drive. There are currently no stop signs over this stretch, as compared to 24<sup>th</sup> where there are stop signs on Kings and Haywood.

[REDACTED] s. 22(1) as well as many other pedestrians use 25<sup>th</sup> frequently as a passage to West Vancouver Child Development Centre/Irwin Park School/Dundarave Village and Dundarave Beach; and the crosswalks on Kings and Haywood are currently unsafe. There is a speedometer currently in place but it is not working effectively to slow traffic.

I would strongly suggest:

- 1) Add a stop sign at Kings and 25<sup>th</sup> (4-way stop)
- 2) Add a stop sign at Haywood and 25<sup>th</sup> (4-way stop)
- 3) Adding speed bumps on 25<sup>th</sup> between Marine and Mathers (as has been done successfully in multiple areas in West Vancouver (Inglewood and 15<sup>th</sup>, 21<sup>st</sup> near Marine, Fulton between 16<sup>th</sup>-20<sup>th</sup>)).

Thank you for your consideration.

Sincerely,

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, February 19, 2020 9:14 AM  
**To:** 'MayorandCouncil@westvancouver.ca'; 'rfung@westvancouver.ca'  
**Subject:** Traffic Calming for 25th Street

Dear Mayor, Council and Transportation Director,

I'm writing to request consideration for traffic calming measures for 25<sup>th</sup> street between Marine Drive and Mathers Avenue. I live [REDACTED] s. 22(1) - and have noticed increased traffic using 25<sup>th</sup> to bypass Marine Drive. There are currently no stop signs over this stretch, as compared to 24<sup>th</sup> where there are stop signs on Kings and Haywood.

[REDACTED] s. 22(1) as well as many other pedestrians use 25<sup>th</sup> frequently as a passage to West Vancouver Child Development Centre/Irwin Park School/Dundarave Village and Dundarave Beach; and the crosswalks on Kings and Haywood are currently unsafe. There is a speedometer currently in place but it is not working effectively to slow traffic.

I would strongly suggest:

- 1) Add a stop sign at Kings and 25<sup>th</sup> (4-way stop)
- 2) Add a stop sign at Haywood and 25<sup>th</sup> (4-way stop)
- 3) Consider adding speed bumps between Marine and Mathers- as has been done on Inglewood and 15<sup>th</sup>

Thank you for your consideration.

Sincerely,

s. 22(1)

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, October 1, 2020 8:15 AM  
**To:** MayorandCouncil  
**Subject:** Regulation and policy -- negative externalities

Your Worship,

An interesting study on the effect of government regulation that imposes mandatory child car seats for children under a certain age when transported in a private automobile was published on the 22nd of September of this year.

The abstract of the article reads:

**Abstract**

Since 1977, U.S. states have passed laws steadily raising the age for which a child must ride in a car safety seat. These laws significantly raise the cost of having a third child, as many regular-sized cars cannot fit three child seats in the back. Using census data and state-year variation in laws, we estimate that when women have two children of ages requiring mandated car seats, they have a lower annual probability of giving birth by 0.73 percentage points. Consistent with a causal channel, this effect is limited to third child births, is concentrated in households with access to a car, and is larger when a male is present (when both front seats are likely to be occupied). We estimate that these laws prevented only 57 car crash fatalities of children nationwide in 2017. Simultaneously, they led to a permanent reduction of approximately 8,000 births in the same year, and 145,000 fewer births since 1980, with 90% of this decline being since 2000.

**Keywords:** Family Formation, Fertility, Car Seats, Safety Regulations

The article is found by navigating to:

[https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=3665046](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3665046)

Quite apart from the impact on population growth, the article points out the need for proper evaluation of the impacts of government regulatory action. In the case of West Vancouver, it has been my experience that proposed regulatory action by the municipality in the form of bylaws and policy announcements has not been subject to adequate review of the negative consequences of those regulations and policy. Too often, proposed regulations and policy actions minimize the consequences of the regulation or policy. Frequently, this is the result of inadequate effort on the part of council and senior administration to understand the full ramifications of regulations and policy, in part because of lack of time, and in part because the regulations or policies address the concerns of a narrow segment of the municipal residents or businesses.

The fiscal sustainability task force committee of 2016 did not delve into this issue because of time constraints and limits imposed on the committee's mandate. [REDACTED] s. 22(1) did examine the effect of special interests in the community on fiscal spending arising from lobbying efforts by focused special interest groups.

There is a need today for a review of regulation- and policy-making process undertaken by municipal staff and council in order to avoid negative outcomes such as those described in the article noted at the beginning of this email communication. Government can produce negative externalities just as private business activities can produce negative externalities that government strives to prevent through regulation. The negative externalities of government regulation and policy differ in kind and in scope, being both broader and more pervasive, than private business activities' negative externalities. Hence the need to undertake effect reviews of proposed legislation and regulation before implementation.

s. 22(1)

West Vancouver, BC

s. 22(1)

s. 22(1)

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, October 1, 2020 12:53 PM  
**To:** MayorandCouncil  
**Subject:** Regulation and policy -- negative externalities

Your Worship,

In an email communication sent this morning at 8:15 AM regarding the above captioned subject, I mistakenly stated,

"The fiscal sustainability task force committee of 2016 did not delve into this issue because of time constraints and limits imposed on the committee's mandate. [REDACTED] s. 22(1)

[REDACTED] did examine the effect of special interests in the community on fiscal spending arising from lobbying efforts by focused special interest groups."

The year cited as the year the fiscal sustainability task force committee was active, appearing in the first sentence of the above quoted passage, is wrong--the fiscal sustainability task force committee performed its work and delivered its findings in the year 2006, not in the year 2016. The error was not caught in the editing phase before transmittal this morning.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1) 0116-20-AFAC  
**Sent:** Thursday, October 1, 2020 9:02 PM  
**To:** MayorandCouncil  
**Subject:** Arts Facility

Dear Mayor and Council,

I am writing to you to voice my concern regarding the proposed arts facility that is being proposed in Ambleside. Is this facility really necessary when we have major infrastructure projects that are needed? Also we only have to look at the Polygon Centre in Lower Lonsdale to see how this has been a drain on the public purse. Could we not share this facility?

Also I am vehemently opposed to trading off additional density for an arts facility with a private developer. If an arts centre has to be built in Ambleside it should go on the parking spaces where the public market is currently held.

Again I believe West Vancouver has many more pressing needs than worrying about building an arts facility. Please reconsider any further action on this questionable project.

Yours truly,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Friday, September 25, 2020 1:02 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Letter from MP Patrick Weiler - Rapid Housing Initiative (RHI)  
**Attachments:** Letter from MP Patrick Weiler - Rapid Housing Initiative (RHI).pdf

Good afternoon,

Please find attached a letter from MP Weiler regarding this week's announcement of the Rapid Housing Initiative (RHI) to help address urgent housing needs of vulnerable Canadians.

Sincerely,



Kevin Hemmat  
Office of Patrick Weiler  
Communications & Correspondence Assistant  
West Vancouver-Sunshine Coast-Sea to Sky Country  
Office: 604-913-2660  
Cell: 604-353-2550  
Kevin.Hemmat.842@parl.gc.ca



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

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

September 25, 2020

Dear Friends & Neighbours,

As Canadians have done their part to contain the spread of COVID-19, home has become a sanctuary - a place of safety and refuge. That is why the Government of Canada is working to ensure that every Canadian has a safe and affordable place to call home.

This week, the Honourable Ahmed Hussen, Minister of Families, Children and Social Development and Minister Responsible for Canada Mortgage and Housing Corporation (CMHC), announced a new **Rapid Housing Initiative (RHI)** to help address urgent housing needs of vulnerable Canadians by rapidly creating new affordable housing. The initiative will also help support Canada's economic recovery by creating employment in the housing and construction sectors.

Delivered by CMHC, this \$1 billion initiative will cover the construction of modular housing, as well as the acquisition of land, and the conversion of existing buildings to affordable housing. The RHI is the newest initiative of the National Housing Strategy (NHS). It is expected to enable the rapid creation of up to 3,000 new affordable housing units across the country and will help stimulate the economy.

The RHI will be available to municipalities, provinces, territories, Indigenous governing bodies and organizations, and non-profit organizations.

In addition to this substantial investment in housing, the Government of Canada will provide \$236.7 million through [Reaching Home: Canada's Homelessness Strategy](#) to help extend and expand the emergency response to the COVID-19 outbreak. This funding is in addition to the \$157.5 million announced in April 2020 to help communities address the immediate impacts of the pandemic.

**For more information and to sign up for application details for the RHI when they are announced, [please see this webpage.](#)**

As always, please do not hesitate to reach out with any questions or concerns. I am happy to meet with you to discuss any proposed projects and our office stands ready to support your application.

Sincerely,

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

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

<i>Constituency</i>	<i>Ottawa</i>
6367 Bruce Street	Suite 282, Confederation Building
West Vancouver	229 Wellington Street, Ottawa
British Columbia V7W 2G5	Ontario K1A 0A6
Tel.: 604-913-2660   Fax.: 604-913-2664	Tel.: 613-947-4617   Fax.: 613-847-4620

**From:** Donna Powers  
**Sent:** Wednesday, September 30, 2020 11:38 AM  
**To:** s. 22(1)  
**Cc:** MayorandCouncil  
**Subject:** re: Need of correction & clarification re: masks/MAYOR'S UPDATE SEpt.24, 2020  
**Attachments:** s. 22(1).pdf

Hello s. 22(1),

Thank you for your email to Mayor and Council regarding the Mayor’s Update dated September 24, which has been assigned to me for action and response.

Your feedback and comments are appreciated regarding clarifying information about face masks. Accordingly, the Mayor’s Update for September 24, 2020 has been updated in the following places:

- News Post (on the website homepage): <https://westvancouver.ca/news/mayors-update-september-24-2020>
- Mayor’s Updates (links to past issues): <https://westvancouver.ca/government/mayor-council/updates-mayor>

The updated text is below:

**Face masks** have been made mandatory in a number of cities, and I’ve been asked why we don’t make them mandatory in West Vancouver. I have raised that question with my colleagues at Metro and the consensus was to follow the guidelines of the Public Health Officer. Dr. Henry has not made masks mandatory and unless there is a provincial order, the current approach is to educate and encourage, not punish. **Of course, TransLink has made masks mandatory for passengers, and so have some retailers.** So please do your part and wear a face mask in all enclosed public spaces **and when requested to**, unless you have a medical condition that prevents it.

Sincerely,  
Donna

**Donna Powers** she, her, hers  
 Director, Community Relations & Communications | District of West Vancouver  
 t: 604-925-7168 | c: 604-219-4806 | [westvancouver.ca](https://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.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, September 26, 2020 1:38 PM  
**To:** MayorandCouncil  
**Subject:** Need of correction & clarification re: masks/MAYOR'S UPDATE SEpt.24, 2020

Reading over the recent Mayor's Update, Sept. 24, 2020, it caught my attention when Mayor Booth addressed her response to requests made to her to impose a more general mandate, rather than just guidelines, for wearing masks in West Van. The Mayor states "Dr. Henry did not make masks mandatory" and concludes that WV District will continue following PHO (Dr. Henry) guidelines, but will not impose a mandate. Unfortunately, this causes troubling confusion for West Van Blue Bus users, and to parents (usually non-users of transit) of schoolchildren going back and/or forth to school on public transit. In fact, face masks have been MANDATORY on public transit, including the WV Blur Bus, since August 24, 2020. This mandate was issued by BC Transit, the provincial authority for public bus service throughout the province. Please quickly clarify & correct this important information on the Mayor's website.

Thanks,

[REDACTED] s. 22(1)

West Vancouver

**From:** Vanessa Garrett  
**Sent:** Thursday, October 1, 2020 2:36 PM  
**To:** s. 22(1)  
**Cc:** MayorandCouncil; Jenn Moller; Donna Powers; John Calimente  
**Subject:** Council correspondence - Horseshoe Bay Gas Leak  
**Attachments:** hsb letter - mailing area map - aug 2020.jpg; s. 22(1) (4 submissions).pdf

Dear s. 22(1):

In discussions with yourself and staff, the two issues that were brought up were the questions on the irrigation for the plants located in the bulb outs and the communication to residents.

The plants located in the bulb outs were removed in the fall of 2019 prior to the initial start of construction in October of that year. Subsequent conversation with you and staff in September was around the capping of the services. Because the plantings were being removed, the irrigation was no longer required. The services were planned to be capped, as was noted during phone conversation with yourself and staff.

A letter with this information was mailed to every resident and business in the area. The mailed letter was unaddressed, meaning it was not in an envelope and was sent broadly to the entire Horseshoe Bay community. Unaddressed mail from the municipality is guaranteed by Canada Post to be delivered to every household. The Communications Department is following up with Canada Post to get an explanation of why you did not receive this letter.

In the event that a resident or business missed seeing the letter due to the fact that it is unaddressed, we also posted construction information on site signage. Information from the letter was also posted on a new Horseshoe Bay Projects webpage featuring details about all area projects: <https://westvancouver.ca/horseshoe-bay-projects>. The letter also invited the public to visit the project webpage and subscribe to receive email updates.

Royal Avenue between Bruce Street and Bay Street is only open to pedestrians during the construction period. As with motor vehicles, bicycles must follow the rules of the road and should not be riding through the site. During work hours this can be regulated by on site crews, but unfortunately there may be occasional cyclists who choose to ride through the construction site after hours.

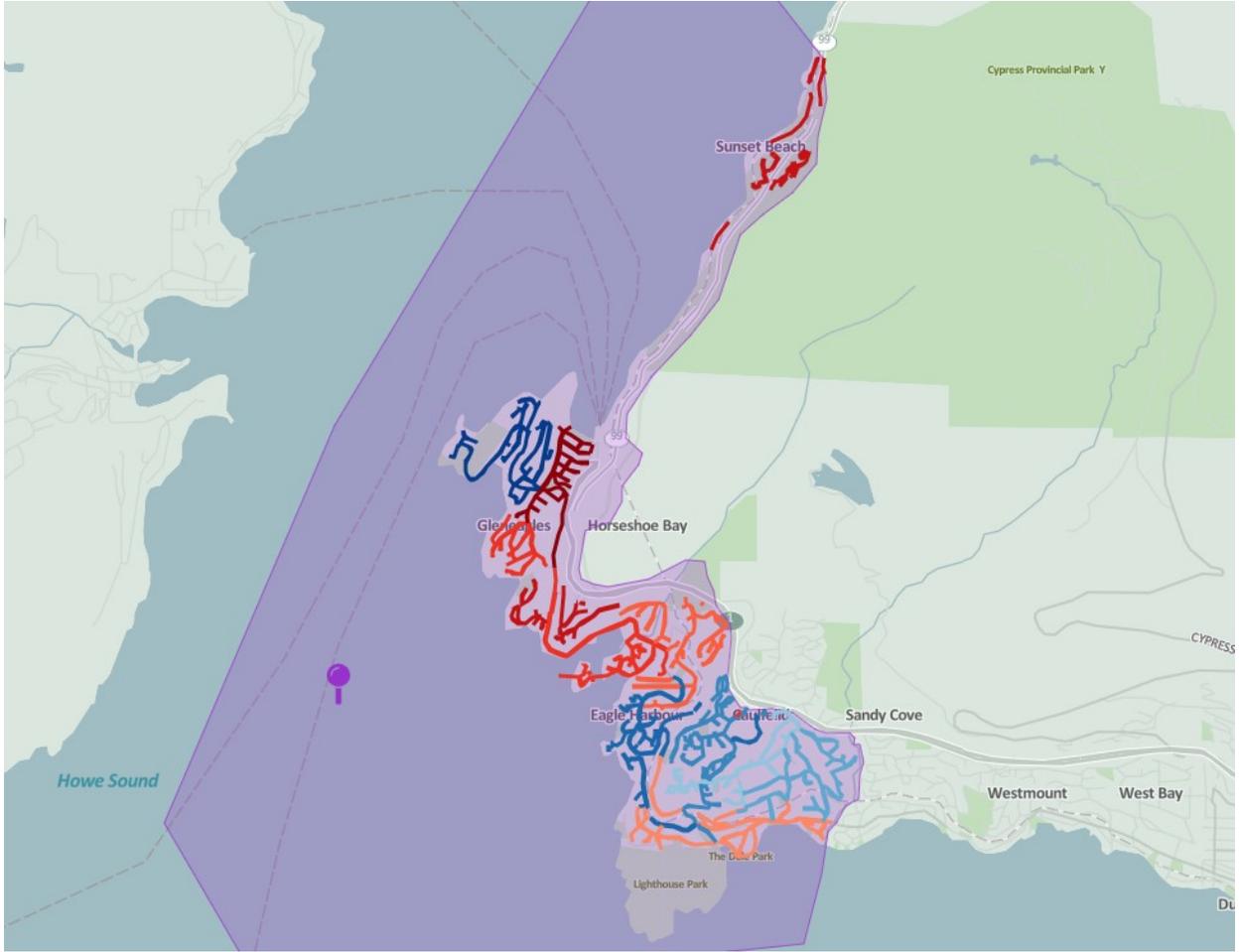
Top soil was placed on site Wednesday, September 23rd, and will be used in the soil trenches to support tree growth, not as road base. Installation was planned for the following day, Thursday, September 24th, but heavy rains delayed this process.

The construction work on Royal Avenue follows the District of West Vancouver's noise bylaw. Noise is a by-product of construction and regrettably is unavoidable. The removals period at the beginning of construction has the highest degree of noise impact. Once this is complete, noise levels associated with this construction activity should be reduced.

We agree, the incident of the ruptured gas line is inexcusable. Immediately following the gas line rupture, the District called an emergency meeting with Jack Cewe Construction Limited's Safety Coordinator, Project Manager, Construction Manager and the Consultant, McElhenney. At this meeting, expectations for safety protocols were re-established and a request for an incident report was issued. We are currently in receipt of the incident report. Staff also discussed general housekeeping matters, such as barricades, with the contractor so that the site is left secured after the shift ends. All claims related to this incident are being directed to Jack Cewe Construction Limited.

Sincerely;

**Vanessa Garrett** P.Eng. PMP  
Manager, Roads & Transportation | District of West Vancouver  
t: 604-921-2933 | [westvancouver.ca](http://westvancouver.ca)



**From:** s. 22(1)  
**Sent:** Wednesday, September 23, 2020 10:41 AM  
**To:** MayorandCouncil  
**Subject:** Horseshoe Bay Gas Leak  
**Attachments:** IMG\_5151.mov

Hello Mayor and Council, I'm a s. 22(1) Horseshoe Bay resident and I like so many other residents are really upset at how the streetscape upgrade is going, I'm going to list issues in point form.

1. Almost no residents that actually live in Horseshoe Bay received the mail out from the district alerting us to all the upcoming projects, I confirmed this on the Horseshoe community Facebook page, whereas people up by the golf course and even out at stone cliff towards lions bay received it, I called John Calimente about this and he said they did a wide area mail out and didn't know why we didn't receive it, after being alerted about this nothing was done to remedy the situation. Also this project includes removing the curb bump outs between Bay Street and the alley on Royal in front of the Galleries building, s. 22(1) had to plant those and irrigate those as part of the agreement when it was built, removing the bump outs meant s. 22(1) irrigation had to be removed, we emailed about this to John Calimente and left messages, we never got a clear s. 22(1) answer as to who was going to remove it and how, it's tied into s. 22(1) so it has to be done properly, I asked several of the contractors and nobody had a clear answer, i called John again right before the start of the project and he said he'd get back to me about it, he never got back to me and a couple days later it was all dug up and cut off, I called him again after this and he told me the contractor removed it and capped off the remaining pipes, this should not have been addressed so carelessly, we did our due diligence by reaching out and got nothing in the way of an informed answer in return.

2. Proper signage for this project was not setup, there's no detour signs to tell cars how to get to businesses on Bay Street, and there's no bicycle detour signs, the bicycles are just riding straight down the sidewalk for two blocks now and a lot of times really fast while there are pedestrians trying to walk, this is extremely dangerous.

3. The large steel track excavator on site is completely overkill, this has steel tracks which make an incredible amount of noise when they move it, the district should have specified that a rubber track excavator be used given the amount of residential units and commercial including restaurants with patios that are in such a small area, I will send you the video of the machine moving in a separate email otherwise the file will be too large, the video highlights just how extremely loud this machine is.

4. The site is unorganized and there's only proper rental fencing around half of the site and the rest is pylons and caution tape which are definitely not adequate, the project manager for the city should be all over this kind of stuff, it's obvious and it's not proper.

5. This project is at least 6 more weeks until completion and for some reason they dumped a huge 15yard pile of stinky top soil on the street yesterday afternoon, you can smell it bad on every restaurant patio in the area and I can smell it inside the s. 22(1) building where I live, soil is not used for road compaction as it's an organic material that will break down, it's used for garden beds and you would have that delivered at the end of the project when the beds are formed and ready to plant, instead residents and businesses will be putting up with this unpleasant smell.

6. The gas leak, under no circumstances in this day in age is there any excuse for a gas line to be hit, services can all be traced to location and depth quite easily, these guys exposed the gas pipe with the excavator yesterday, as soon as they exposed the pipe the excavator should have stopped and that's when you spend 10-15 mins with shovels exposing more of the line, this isn't complicated, it's the way it's done, instead of doing that they kept exposing with the machine and

burst a high pressure gas line. There was no safety plan in place for this event, the workers all started running and yelling, business owners were running to try and get out of the area leaving their doors open and businesses vulnerable, there was no chain of command setup, and everything seemed to be disorganized chaos. Several restaurant owners are out money because customers took off running and didn't settle their bills, several residents were evacuated and had to hang out on the street for a couple of hours, and all in all this really could have been an absolute disaster if a spark had managed to ignite the gas.

I amongst so many other Horseshoe Bay residents am really choked about this whole thing and we deserve answers as to why this project has been such a haywire mess. Please let me know your thoughts on this because we're eagerly awaiting prudent answers.

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

, Canada

s. 22(1)

**From:** s. 22(1)  
**Sent:** Wednesday, September 23, 2020 11:27 AM  
**To:** MayorandCouncil  
**Subject:** Horseshoe Bay Streetscape issues

Hello Mayor and Council, I'm a s. 22(1) Horseshoe Bay resident and I like so many other residents are really upset at how the streetscape upgrade is going, I'm going to list issues in point form.

1. Almost no residents that actually live in Horseshoe Bay received the mail out from the district alerting us to all the upcoming projects, I confirmed this on the Horseshoe community Facebook page, whereas people up by the golf course and even out at stone cliff towards lions bay received it, I called John Calimente about this and he said they did a wide area mail out and didn't know why we didn't receive it, after being alerted about this nothing was done to remedy the situation. Also this project includes removing the curb bump outs between Bay Street and the alley on Royal in front of the Galleries building, s. 22(1) building had to plant those and irrigate those as part of the agreement when it was built, removing the bump s. 22(1) meant s. 22(1) had to be removed, we emailed about this to John Calimente and left messages, we never got a clear answer as to who was going to remove it and how, it's tied into s. 22(1) so it has to be done properly, I asked several of the contractors and nobody had a clear answer, i called John again right before the start of the project and he said he'd get back to me about it, he never got back to me and a couple days later it was all dug up and cut off, I called him again after this and he told me the contractor removed it and capped off the remaining pipes, this should not have been addressed so carelessly, we did our due diligence by reaching out and got nothing in the way of an informed answer in return.

2. Proper signage for this project was not setup, there's no detour signs to tell cars how to get to businesses on Bay Street, and there's no bicycle detour signs, the bicycles are just riding straight down the sidewalk for two blocks now and a lot of times really fast while there are pedestrians trying to walk, this is extremely dangerous.

3. The large steel track excavator on site is completely overkill, this has steel tracks which make an incredible amount of noise when they move it, the district should have specified that a rubber track excavator be used given the amount of residential units and commercial including restaurants with patios that are in such a small area. I have a video clip that you all need to see so that you can understand just how loud this thing is, I will send it in a separate email.

4. The site is unorganized and there's only proper rental fencing around half of the site and the rest is pylons and caution tape which are definitely not adequate, the project manager for the city should be all over this kind of stuff, it's obvious and it's not proper.

5. This project is at least 6 more weeks until completion and for some reason they dumped a huge 15yard pile of stinky top soil on the street yesterday afternoon, you can smell it bad on every restaurant patio in the area and I can smell it inside the s. 22(1) building where I live, soil is not used for road compaction as it's an organic material that will break down, it's used for garden beds and you would have that delivered at the end of the project when the beds are formed and ready to plant, instead residents and businesses will be putting up with this unpleasant smell.

6. The gas leak, under no circumstances in this day in age is there any excuse for a gas line to be hit, services can all be traced to location and depth quite easily, these guys exposed the gas pipe with the excavator

yesterday, as soon as they exposed the pipe the excavator should have stopped and that's when you spend 10-15 mins with shovels exposing more of the line, this isn't complicated, it's the way it's done, instead of doing that they kept exposing with the machine and burst a high pressure gas line. There was no safety plan in place for this event, the workers all started running and yelling, business owners were running to try and get out of the area leaving their doors open and businesses vulnerable, there was no chain of command setup, and everything seemed to be disorganized chaos. Several restaurant owners are out money because customers took off running and didn't settle their bills, several residents were evacuated and had to hang out on the street for a couple of hours, and all in all this really could have been an absolute disaster if a spark had managed to ignite the gas. I have a video of the gas leak which you also need to see, it really was unreal, I will also send that separately.

I amongst so many other Horseshoe Bay residents am really choked about this whole thing and we deserve answers as to why this project has been such a haywire mess. Please let me know your thoughts on this because we're eagerly awaiting prudent answers.

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

, Canada

s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, September 23, 2020 11:46 AM  
**To:** MayorandCouncil  
**Subject:** Horseshoe Bay gas leak video  
**Attachments:** IMG\_0348.mov

2560-03

You can see from this video how big the gas leak was yesterday that was caused by the contractor doing the Streetscape upgrade.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, September 23, 2020 11:48 AM  
**To:** MayorandCouncil  
**Subject:** Steel track excavator noise HBay Streetscape  
**Attachments:** IMG\_0358.MOV

You can hear just how loud this machine is in the video, as I said I'm my letter to you, this should've been a rubber tracked excavator for working in the community.

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