

COUNCIL CORRESPONDENCE UPDATE TO FEBRUARY 3, 2021 (8:30 a.m.)

Referred for Action

- (1) I. Hume, January 27, 2021, regarding “West Vancouver 2021 Proposed Budget” (Referred for consideration and response)**
- (2) January 28, 2021, regarding “Budget 2021 glitch with input form” (Referred for consideration and response)**
- (3) January 28, 2021, regarding “Tantalus Gardens Development” (Referred for consideration and response)**
- (4) R. Smith, January 28, 2021, regarding “RE: Klee Wyck - Moving Forward” (Referred for consideration and response)**
- (5) January 29, 2021, regarding “Jump on a Heat Pump webinar” (Referred for consideration and response)**
- (6) Strata Council BCS 2833, January 30, 2021, regarding “GALLERIES ON THE BAY ~Communication + Bike Path & Sidewalk Tiles” (Referred for consideration and response)**
- (7) January 31, 2021, regarding “Additional Staffing” (Proposed 2021 Budget) (Referred for consideration and response)**
- (8) February 1, 2021, regarding “2021 Capital Budget” (Referred for consideration and response)**
- (9) February 2, 2021, regarding “Taxes” (Proposed 2021 Budget) (Referred for consideration and response)**

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (10) Petition with 14 names, January 5, 2021, regarding Foreshore Deck and Walkway Removal**
- (11) 6 submissions, January 28 to February 2, 2021, regarding Preliminary Development Proposal for Inglewood Campus of Care**
- (12) January 28, 2021, regarding Travel During COVID-19**
- (13) January 28, 2021, regarding “Klee Wyck future”**
- (14) 19 submissions, January 28 to February 3, 2021, regarding Proposed 2021 Budget**
- (15) January 29, 2021, regarding “Ten Reasons Why SARS-CoV-2 Is an “Imaginary” and “Theoretical Virus”. ”They Never Isolated the Virus” - Global ResearchGlobal Research - Centre for Research on Globalization”**
- (16) 7 submissions, January 29 to February 2, 2021, regarding Preliminary Development Proposal for Daffodil Drive**
- (17) January 29, 2021, regarding “Homeless Gentleman in John Lawson Park”**

- (18) January 30, 2021, regarding “unreliable transit service”**
- (19) January 31, 2021, regarding “2905 Marine Drive Rezoning Should be Denied”**
- (20) January 31, 2021, regarding “Metro Vancouver Regional Greenways 2050 Plan”**
- (21) West Vancouver Chamber of Commerce, February 2, 2021, regarding “Roundtable with MLAs Jordan Sturdy & Karin Kirkpatrick”**

Received for Information from Other Governments and Government Agencies

- (22) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), January, 29, 2021, regarding “Letter from MP Patrick Weiler - Launch of the Highly Affected Sectors Credit Availability Program (HASCAP)”**

Responses to Correspondence

- (23) Director of Community Relations & Communications, February 2, 2021, response regarding “Taxes” (Proposed 2021 Budget)**

From: IAIN HUME [REDACTED] s.22(1)
Sent: Wednesday, January 27, 2021 3:36 PM
To: MayorandCouncil
Cc: Isabel V. Gordon
Subject: West Vancouver 2021 Proposed Budget

Dear Mayor, Members of Council and Ms. Gordon,

I am a 15 year resident and property-taxpayer of West Vancouver.

I am writing to you to raise several matters regarding the 2021 proposed budget.

1. OVERALL COMMENTS

As I read the introduction to the 2021 budget, I was struck by this statement:

District of West Vancouver's 2021 budget

Like any business or household, each year the municipality is challenged with increased costs. The cost of providing services must be balanced with a tax increase that the community can afford at any one time.

When a business or household is challenged with increased costs, the financially responsible answer is always to look for economies: eliminating the “nice to have” expenditures, seeking alternative ways of managing, avoiding expenditures that become fixed.

So how exactly is the District of West Vancouver responding to the continuing pandemic and the consequentially weaker economy? Well, it seems to me the same way as occurred when the District prepared the first version of the 2020 budget: “business as usual” with much higher than then-current inflation increases in expenditures. That is, until taxpayers voiced their serious displeasure and forced an expenditure reduction.

The 2021 proposed budget provides for a total increase of approximately 4.5%. There is no detailed reference in the budget material to what significant cost reductions, if any, have been made; rather I note, for example, a planned increase of 12 in the number of full-time staff. By way of comparison, I do not observe many businesses currently seeking to add to their fixed costs by adding headcount.

I was also curious about the budget introduction statement that: The cost of providing services must be balanced with a tax increase that the community can afford at any one time.

Could one of you please explain to me and to other West Vancouver taxpayers who exactly is determining the community’s ability and willingness to afford a tax increase, and based on what criteria?

Finally, if the District is seeking to impose a property tax increase well above the current rate of inflation, it seems to me only reasonable that taxpayers are provided at least a 3 -5 year forecast of future planned tax increases. Providing financial forecasts over such periods is exactly what businesses do, so why cannot the District do the same and be held accountable for missing those forecasts?

2. THE DISTRICT’S LACK OF RESPONSIVENESS

Graham McIsaac kindly shared with me his email dated January 26, 2021 to Mayor and Council which I have included below for your ease of reference.

I know Graham to be a devoted member of our community, willing to spend many hours to help improve the financial affairs of the District. That he has, on behalf of ADRA and WVCS, received either inadequate responses or no responses to his questions from both District senior staff members and from certain Council members is, to me, abhorrent and inexcusable. Why exactly are senior District staff and certain members of Council so unwilling or unable to provide prompt answers to quite reasonable questions of taxpayers?

I look forward to hearing from you.

Respectfully yours (please do not redact my name),

Iain Hume

s.22(1)

West Vancouver, BC

s. 22(1)

Subject: Remarks made by Graham McIsaac at District of West Vancouver Council Meeting on January 25, 2021 re unanswered questions to 2020 Budget Presentation on behalf of Ambleside and Dundarave Residents Association and West Vancouver Community Stakeholders.

Madam Mayor and Councillors,

Firstly Happy Rabbie Burns Day to you all. I am a 38 year resident of West Vancouver.

As you commence your very short public consultation period on the 2021 Budget I am disappointed to have to advise you tonight about the lack of responsiveness of staff to basic inquiries from members of the public on the 2020 Budget. It is regrettable that citizens groups have been put in this situation.

In early 2020 I was asked by both Ambleside and Dundarave Residents Association (ADRA) and West Vancouver Community Stakeholders (WVCS) to consolidate questions around the 2020 budget. My first list of questions was sent to Isabel Gordon, Finance Director on February 27, 2020 following up after an earlier meeting. The second list of questions (some were kindly answered by one Finance staff member) was sent on April 19, 2020 also to Isabel Gordon. Both lists were fairly short with 6 and 18 basic questions on the Finances of the District of West Vancouver and the 2020 Budget. Nearly one year later many remain unanswered.

During this time I communicated by email (and in addition with some phone calls) with Isabel Gordon, Finance Director and Nina

Leemhuis, CAO five separate times re each list of questions between February and June 2020.

In August 2020 having still not received answers to many of the questions I started communicating with Mr Bartlett our new CAO to attempt to get answers. I have emailed him five times (plus one phone call) also re each list of questions. I received two replies undertaking to follow up and as of today still no answers. In fact in his second email to me in September , 2020 Mr Bartlett stated “I am a big advocate for an administration that is open and responsive but aligned to where our efforts need to be”. My only conclusion can be that answering questions of Residents and Community Groups on the Finances of the District of West Vancouver are not aligned with where the Management of the District of West Vancouver think their efforts need to be.

I have also Madam Mayor communicated with you twice on this topic along with some of your fellow Councillors and provided copies of the questions and the string of emails.

I am frustrated with the lack of answers. Residents are the customers of the District of West Vancouver and it is the Residents that pay the bills. I expected better particularly when the questions were asked on behalf of two well respected Community Groups almost a year ago. Indeed a very sad commentary on the District of West Vancouver.

So I have three questions for you tonight-

A) Are you and your fellow Councillors satisfied with the situation I have described above?

B) When will ADRA and WVCS receive answers to the questions on the 2020 budget?

C) How can you reassure Residents that questions on District Finances and Budget 2021 will be answered in a timely manner and by sending in questions we will not all be wasting our time?

As a note after I spoke at the meeting you Madam Mayor said you would take the comments and questions under advisement. I trust an apology to ADRA and WVCS together with a commitment to get answers will be forthcoming.

Respectfully submitted- please do not redact my name.

Graham McIsaac

s. 22(1)

[West Vancouver,](#)

s. 22(1)

[Redacted]
[Redacted]

Sent from my iPad

From: s. 22(1)
Sent: Thursday, January 28, 2021 8:13 AM
To: Budget; MayorandCouncil
Subject: Budget 2021 glitch with input form

The online form is not working - there are two boxes below the comment box that refuse to accept any input and then the accept terms links disappears that prevents one from submitting

All I had was a simple question

Projected Land Sales revenue - budgeted in 2020 and again for 2021- can you please explain in detail what is being sold ?

s. 22(1) WV

From: [REDACTED] s. 22(1)
Sent: Thursday, January 28, 2021 12:40 PM
To: MayorandCouncil
Subject: Tantalus Gardens Development

Dear Mayor and Council

Now that the Draft Horseshoe Bay LAP has been provided for comment and the boundaries for the HB LAP are clearly defined - can each of you please explain why Tantalus Gardens has not been approved as the development is clearly outside the HB LAP Boundaries & conforms to the intent of the WV OCP.

Regards

[REDACTED] s. 22(1)



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

From: Rosina Smith [REDACTED] s. 22(1)
Sent: Thursday, January 28, 2021 2:39 PM
To: MayorandCouncil
Cc: sointula.kirkpatrick@gov.bc.ca
Subject: RE: Klee Wyck - Moving Forward
Attachments: Letter to Mayor and Council Jan 28 2021 (1).docx

Thank you for your kind consideration in this matter and we look forward to hearing from you at your earliest convenience. There is no need to redact the names when publishing.

Thank you
Rosina Smith

[REDACTED] s. 22(1)

Calgary, AB

[REDACTED] s. 22(1)

January 28, 2021

Email Transmission: MayorandCouncil@westvancouver.ca

Mayor and Council,
District of West Vancouver

Raymond and Rosina Smith

[REDACTED] s. 22(1)

Calgary, Ab [REDACTED] s. 22(1)

Dear Mayor Booth and Council:

RE: Klee Wyck: Moving Forward Together

The family of Dr. Ethlyn Trapp O.C. are pleased with the District's decision to explore options for a potential community use facility to support future programming aligned with the site restoration effort. This letter serves to confirm that the family wishes to be an active, consistent and ongoing participant in all decisions related to Klee Wyck moving forward.

At the Council meeting of December 7, 2020 we understand that Council would include the family in decisions moving forward. However, when I contacted the District, Ms. Mooi responded on January 8, 2020 with the following email: "I want to confirm that we will not be setting up a committee to explore options for a potential community use facility. Through a district-wide community consultation process, we will be seeking input from the community on ideas for the site including ideas for a community-use facility suitable for the site. We will be working with our Communications Department on the community consultation process and will be posting information for this process on the District's website."

The historic stewardship of assets within the District has been a challenge and Klee Wyck is no exception. The family would like clarification regarding our participation. A Donor Recognition Program for Dr. Trapp is critical to family participation ensuring her legacy is not lost. The Family has intimate knowledge of our great Aunt and therefore it behooves the District to create an equal partnership to. I have attached the guidelines for such gifts that other Municipalities and Stewarts employ to maintain and sustain properties in perpetuity.

To that end the family would request involvement in creating the methodological approach that will be taken in the consultation process; the creation of the questions and the data collection to ensure that the outcome is in alignment with the wishes of Auntie Et and within the spirit of the agreement.

We are hopeful that Ms. Mooi's correspondence is not contrary to Council's promises to include the family and that her comments do not close the door to our involvement. Please provide the timeframe when the consultation process and our participation will begin?

We look forward to working with the District in guaranteeing that Klee Wyck will benefit the West Vancouver community through a facility that: will be used for recreational purpose, can serve to self-sustain this gift in perpetuity and that will abide by the terms of the 1960 agreement.

Yours sincerely,

[REDACTED] s. 22(1)

Rosina Smith
Raymond Smith
Bruce Smith
Lynn Roseman

Robin Wayne
Cc/ Attorney General's Office

From: s. 22(1)
Sent: Friday, January 29, 2021 11:37 AM
To: MayorandCouncil
Subject: Jump on a Heat Pump webinar

Hi to Mayor and Council,

I have heard there is a North Shore initiative (with all 3 municipalities) on **promoting Heat Pumps**. I have not seen this advertised yet.

Could you comment please, how do you plan to promote this to the widest-possible audience ?

The North Shore initiative promoting heat pumps is called "Jump on a Heat Pump". The contractor webinar was January 14th. The homeowner webinar is February 23rd at 7:30pm

Thank you

s. 22(1)

North Vanc

s. 22(1)



Wildlife Overpass, Banff Natural Park, Canadian Rockies.
Photo: Ross MacDonald

From: Connie Spiers [REDACTED] s. 22(1)
Sent: Saturday, January 30, 2021 11:00 AM
To: Mayor and Council
Subject: GALLERIES ON THE BAY ~Communication + Bike Path & Sidewalk Tiles

Dear Mayor and Council,

Subject: GALLERIES ON THE BAY ~ Strata Council BCS 2833

I am writing to you on behalf of our Strata Council representing 36 units of residential and commercial members.

We are located on the corner of Royal Avenue and Bay Street and we are very concerned about the lack of communication and/or consultation we have with the District. As you are aware, we have a lot of construction activity here at present and this is expected to continue for an extended period of time. We would like to address this issue as soon as possible so that we may move forward in a manner which is comfortable for all parties.

COMMUNICATION:

It appears the District assumes they have all of Horseshoe Bay's opinion and input covered if and when they communicate with the HBBA or the WRA. First of all, very few business owners/managers live in Horseshoe Bay and there has not been an HBBA meeting since March 2020. I have not received notice of any WRA meetings for a long while either. Since our building is in the heart of the most affected zone, perhaps the solution would be to add our strata email to your mailing list for Notices and we can forward them to our membership? I believe having knowledge of what to expect, especially when an excavator shows up under your balcony, would benefit all parties.

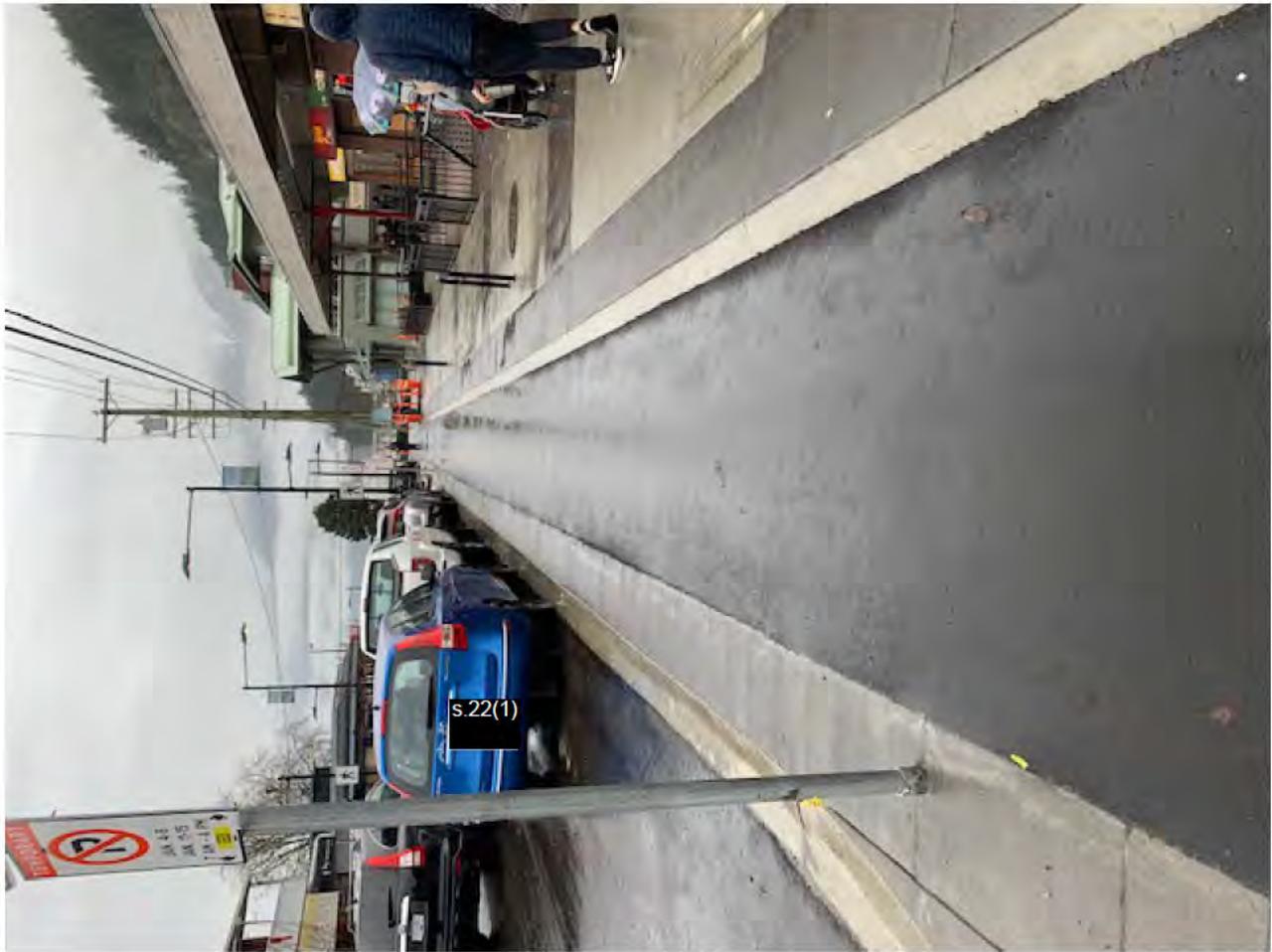
BIKE PATH & SIDEWALKS:

We definitely have had a lot of reaction from our members regarding the Bike Path in front of our entryway! I have attempted to forward these messages and concerns with the following photos and explanations. I have been advised that there will be more letters arriving regarding the bike path and I shall forward them as received. We would appreciate an on site meeting for discussion regarding this situation. Please let us know if and when that is possible?

Moving van at Galleries on the Bay must carry items across Bike Path to access sidewalk and entrance to building.

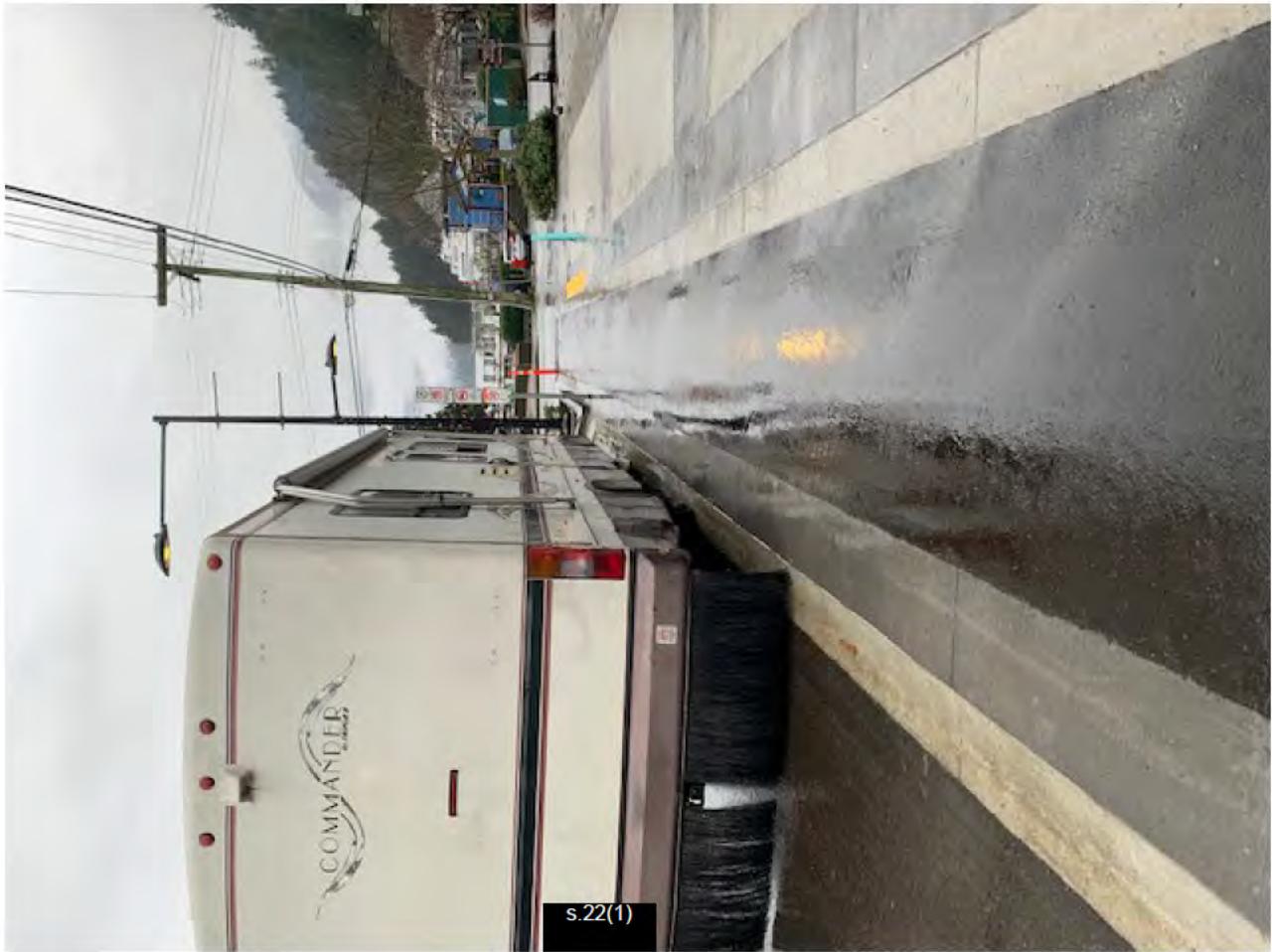


Residents and visitors must step out onto the bike path when they park in front of the building



Very dangerous for cyclists and motorhome occupants when they open any door - Cyclists will undoubtedly slam into it and veer over onto the sidewalk,

Observation from one of our residents: “West Van District needs to see this, as the responses us residents gave them advising against the bike lane for multiple reasons including this one, were completely ignored. I’ve seen parents getting young kids out of their cars and the strollers sitting in the bike lane for close to 10 minutes, I’ve also seen a family helping an elderly lady out of their vehicle, the lady and her walker were both in the bike lane for several minutes. Wait until summer, somebody is going to get seriously hurt. I will make a point of taking pics of every example I see and tagging the district in it. So misguided...almost like they should listen to the residents that live and spend their time here. “



The main reason Horseshoe Bay wanted the sidewalks replaced was because of people tripping on the old bricks. The last information I received was that our sidewalks at Galleries would be left as they were because they were newer and in good shape. We were surprised when CEWE arrived and dug up a large portion of them.



After they paved up to our property line, they replaced some of our tiles along the edge but the quality of the work left us with a new “trip” factor!



Please also see email below from Resident [REDACTED] s. 22(1)

Best regards,

GALLERIES ON THE BAY -Strata Council

Connie Spiers~VP

[REDACTED] s.22(1) 688 Royal Avenue

West Vancouver, BC

V7W 2B9

(Append. 1 - See below)

To The West Vancouver Mayor and Council

To whom it may concern

I append this letter to the comments of Connie Spiers. I join in all her concerns.

I am a resident at [REDACTED] s.22(1). I am very concerned about the ill conceived, negligently planned, inherently dangerous, bike path that has been recently completed in front of [REDACTED] s.22(1). Miss Spiers has appended photographs of the recently completed bike path which anyone with any common sense can see is a disaster in waiting. West Vancouver and this Council should be on notice, as anyone with a lick of common sense can see, that it is not if but when someone is struck by a cyclist. I have [REDACTED] s.22(1) that visit regularly, and there are many elders who use the sidewalk. [REDACTED] s.22(1) to the street

and see the heavy daily pedestrian traffic that is drawn to this stretch of Royal Avenue and to place a bike path with no curbs, designed to look like a race track, with no speed bumps, is an invitation to disaster. As s.22(1) years experience, a former s.22(1), a former member of s.22(1), I join Ms.Spiers and the other residents s.22(1) in warning the West Vancouver Council of the obvious inherent danger of this “path” which should be obvious to anyone with a lick of common sense. These are my personal comments and I do not professionally represent s.22(1) trata Council but I will be a more than willing witness for anyone who will inevitably be injured by this folly and to the fact that West Vancouver City has been put on notice of the probable disaster.

Yours Apprehensively

s.22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, January 31, 2021 9:11 AM
To: MayorandCouncil
Cc: Budget
Subject: Additional Staffing

Dear Mayor and Council There is some confusion about proposed staffing changes

In 2021 Financial Plan, on the Staffing Changes page 9, there is an increase of 2.4 FTE in the General Fund in Planning and Administration that appear to not have been in the 2020 Budget. Can you explain this?

In the 2021 Council Report's Appendix A, it lists 13 people

In the same report's Appendix B, it lists 8 people

So it looks like a total of 21 new FTE positions. Can you please clarify and confirm

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

From: [REDACTED] s. 22(1)
Sent: Monday, February 1, 2021 8:55 AM
To: MayorandCouncil
Cc: Budget
Subject: 2021 Capital Budget

Mayor and Council

The 2021 Budget calls for Capital Spending of nearly \$20 million as noted in this image below and presumably drives the 3% Asset Levy tax increase of 3%.

But there is no detail on:

1. The \$16.3 million Maintenance Budget - what is the difference between "Deferred Maintenance" and just "Maintenance" ?
2. \$2.8 million Investment in New Assets - no details

I look forward to receiving this detail before public engagement ends Feb 9

Date: January 18, 2021
 From: Isabel Gordon, Director, Financial Services
 Subject: Proposed 2021 Operating and Capital Budgets

Page 6

2021 Preliminary Capital Budget		
Maintaining and replacing existing assets	Deferred Maintenance	\$10.3M
	Maintenance	\$6.0M
	Subtotal	\$16.3M
Investment in new assets	Strategic Investment	\$2.3M
	Innovation	\$0.5M
	Subtotal	\$2.8M
Total		\$19.1M

Many residents may not have a financial background to understand Municipal accounting words and the various accounting funds / structures. I urge you to use "plain english" where possible.

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

From: s. 22(1)
Sent: Tuesday, February 2, 2021 9:04 AM
To: MayorandCouncil
Subject: Taxes

Hello there,

We just moved to West Van in s.22(1). My big question is where are our taxes going?? The taxes here are ridiculously high but yet we're still paying separately for recycling and garbage pick up as well as water. Where is all our tax money going? Clearly not to the run down roads in Dundarave and Ambleside! We live at s. 22(1). We moved from s.22(1) where taxes are much lower yet roads are constantly being fixed. I would just like someone to please tell me why our taxes are so high.

Thank you,

s. 22(1)

Sent from my iPhone

THE RESIDENTS OF [REDACTED] s.22(1)
WEST VANCOUVER

January 5, 2021

DISTRICT OF WEST VANCOUVER
750 17th Street
West Vancouver, B.C. V7V 3T3

Dear Mayor and Council:

We the undersigned home owners of [REDACTED] s.22(1) strongly object to the municipalities demand that our neighbours [REDACTED] s. 22(1) of [REDACTED] s. 22(1) [REDACTED] s.22(1) remove their foreshore deck and walkway. As we trust you know [REDACTED] s.22(1) has no municipal road access, we are technically a water access neighbourhood. Our narrow and steep access is frequently cut off and decks such as the [REDACTED] s.22(1) provide emergency access points.

We would ask Members of Council to please reverse this very punitive step which harms not only the [REDACTED] s. 22(1) but all of us on [REDACTED] s.22(1)

We trust you will take immediate steps for our community safety.

Yours truly,

"Signatures attached"

s.22(1)

ADDRESS

s.22(1)

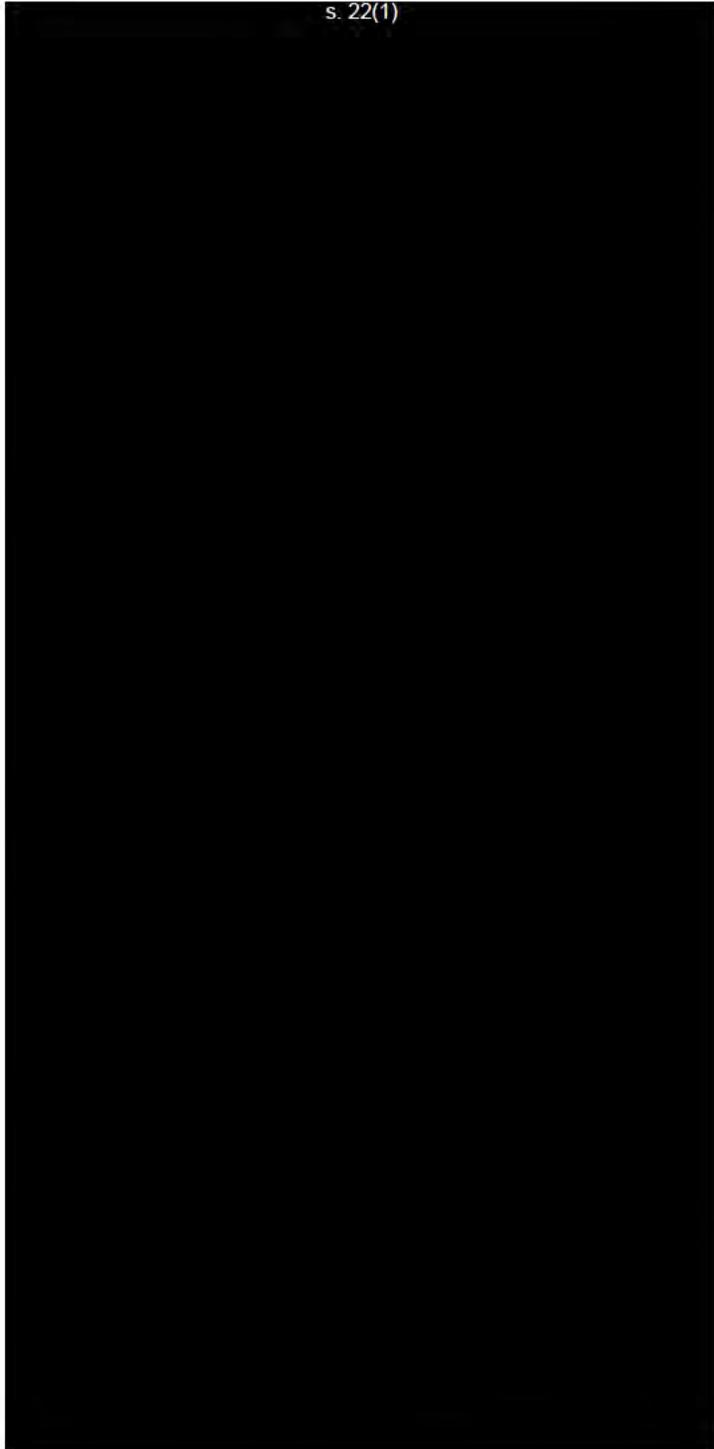
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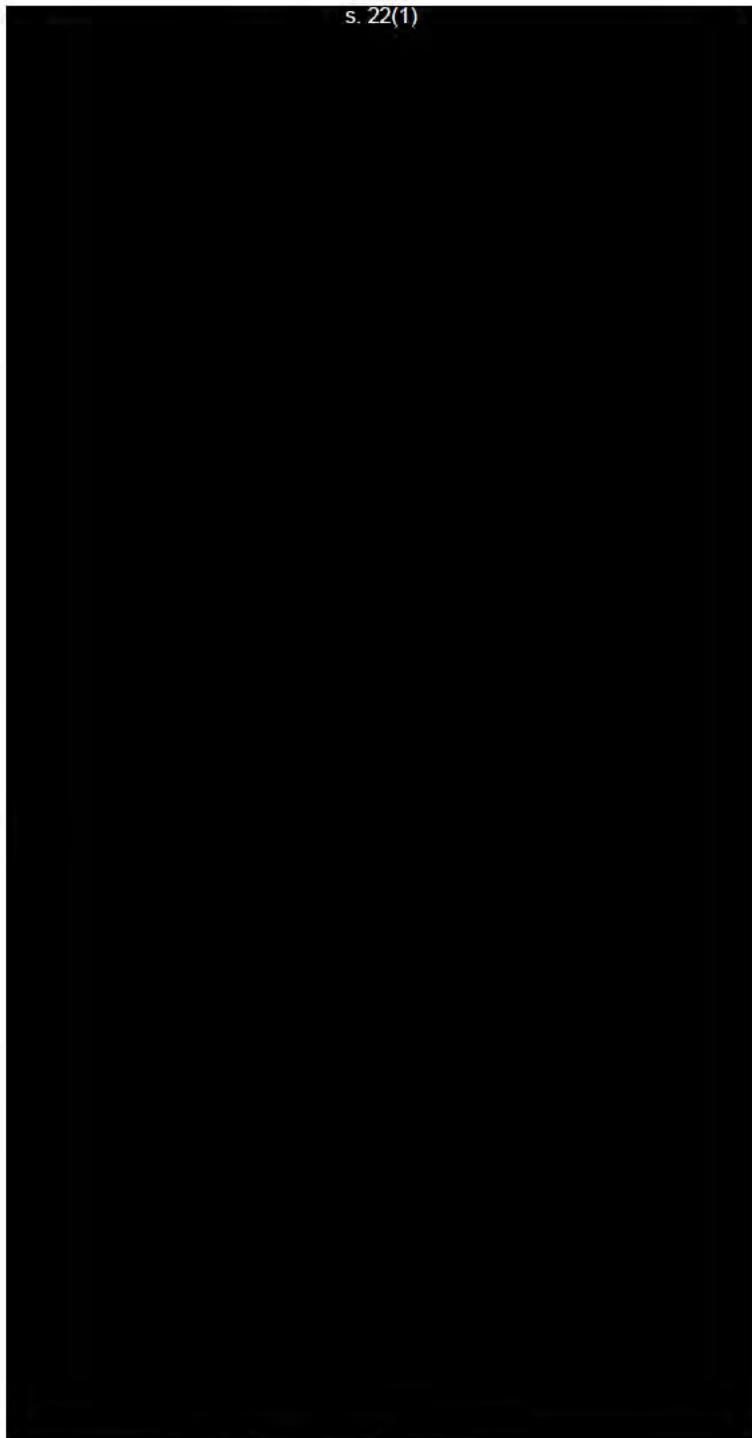
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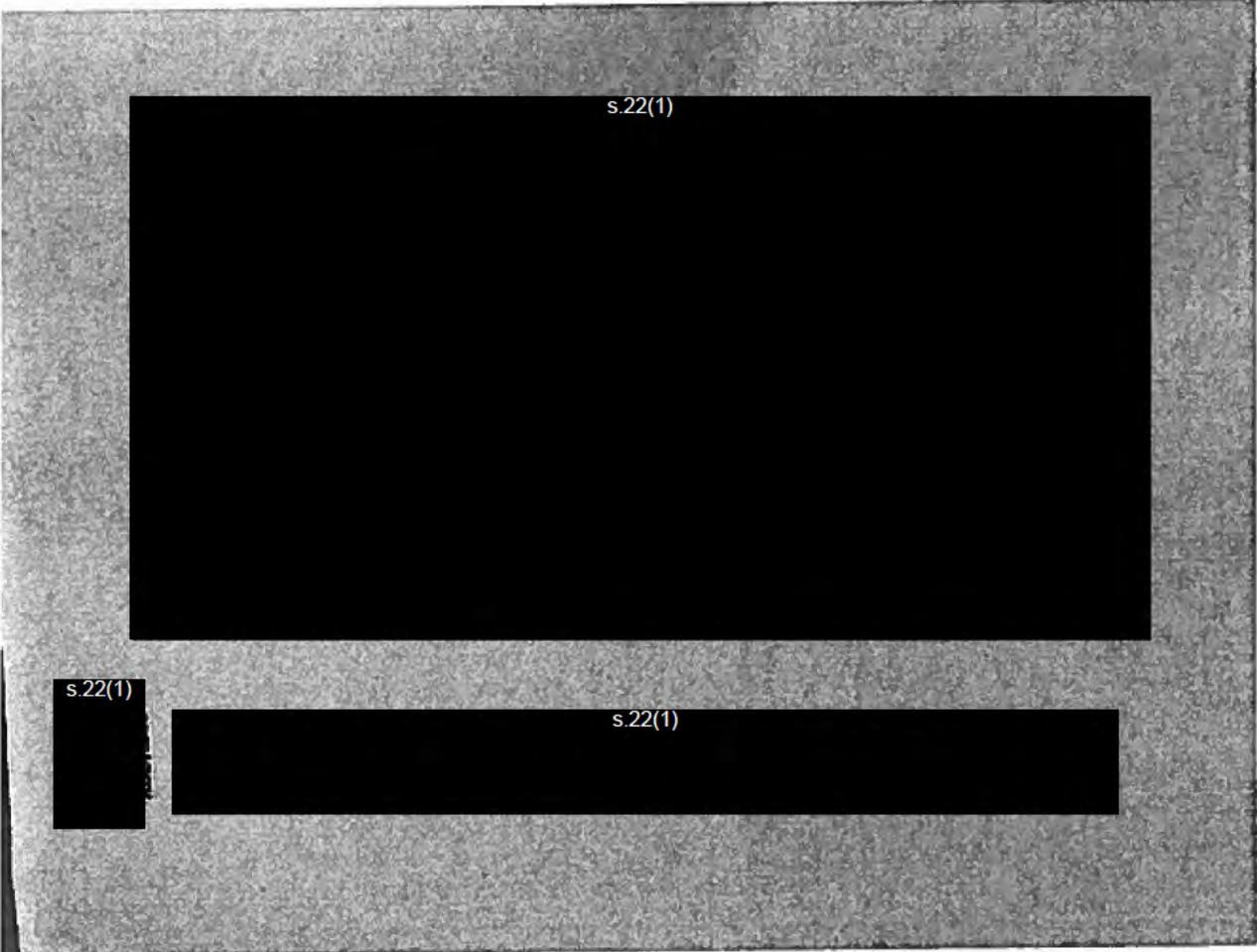
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s. 22(1)

From: s.22(1) <noreply@alchemer.com>
Sent: Thursday, January 28, 2021 12:50 PM
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

28 Jan 2021

Dear Councillors:

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

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

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

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

No more development in this neighborhood. Enough is enough as traffic is getting to the point where there is just too much!

Thank you

s. 22(1)

From: s. 22(1) <noreply@alchemer.com>
Sent: Friday, January 29, 2021 9:17 AM
To: s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

29 Jan 2021

Dear Councillors:

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

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

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

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

We already have major traffic issues on that corridor of Taylor Way. In NO WAY can we add any additional traffic to that area without additional crossings/bypasses to the Sea to Sky Highway from the City of Vancouver/Richmond airport.

Thank you

s. 22(1)
[Redacted]

From: [REDACTED] s. 22(1) <noreply@alchemer.com>
Sent: Friday, January 29, 2021 11:34 AM
To: [REDACTED] s. 22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

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

29 Jan 2021

Dear Councillors:

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

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

- I am concerned about the environmental impact this project. The carbon emissions from just the demolition, clearing of land the construction and furnishing of the facility will be significant. In addition the year after year operating (heating, lights, maintenance) carbon emissions from the facility itself plus the consequential increase in carbon emissions associated with increase population, traffic, utility operations, and etc.). Council has passed a "Climate Emergency Resolution" and yet there is NO analysis of the environmental impact of just building the proposed structure.
- I want a degree of predictability with zoning and development, yet this is another case of spot-zoning. **I strongly object to spot-zoning.** I despair that we are allowing developers to shape our community instead of residents. There is no point in having an Official Community Plan or Local Area Plans if Council continues to allow such significant exceptions.
- I am concerned about the impact this project will have on infrastructure (roads, sewer systems, drinking water, community facilities and parks).
- The benefits to the community do not outweigh the drawbacks. The majority of the proposed development is rental apartments and private, for-profit units. There must be a significant increase in publicly funded long-term care to offer true community benefit.
- I am concerned about the traffic impact the proposed development will have. Additional residents, visitors and support workers such as medical staff (doctors, nurses, physiotherapists, etc.) and maintenance workers (cleaning and commercial laundry services, deliveries, etc.), plus users of the contemplated child day care facility and Seniors Wellness centre will put undue pressure on already congested roads.

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

Thank you

s. 22(1)

From: s. 22(1) <noreply@alchemer.com>
Sent: Friday, January 29, 2021 12:22 PM
To: s. 22(1); MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

s. 22(1)

West Vancouver

s. 22(1)

29 Jan 2021

Dear Councillors:

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

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

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van's small town, village character.**
- I am concerned about the environmental impact this project. The carbon emissions from just the demolition, clearing of land the construction and furnishing of the facility will be significant. In addition the year after year operating (heating, lights, maintenance) carbon emissions from the facility itself plus the consequential increase in carbon emissions associated with increase population, traffic, utility operations, and etc.). Council has passed a "Climate Emergency Resolution" and yet there is NO analysis of the environmental impact of just building the proposed structure.
- Based on the proposed living areas, 67% of this development is for condos and 33% is for senior care (Long Term Care and Assisted Living). This just sounds like a condo development dressed up and marketed as a senior care facility.
- This proposal is yet another example of spot-zoning and will set a precedent for the entire Taylor Way corridor. It should not be considered until a Local Area Plan has been completed. To do otherwise overrides a critical aspect of local community input as to the types of development residents want (or don't want) in their neighbourhood.
- I want a degree of predictability with zoning and development, yet this is another case of spot-zoning. **I strongly object to spot-zoning.** I despair that we are allowing developers to shape our

community instead of residents. There is no point in having an Official Community Plan or Local Area Plans if Council continues to allow such significant exceptions.

- There are currently 230 publicly funded long-term care beds at this location. This proposal provides NO increase in public care beds. **We need more publicly funded long-term care beds, not expensive, private-care facilities.** The benefits to the community do not outweigh the drawbacks. If a significant increase in density is requested there needs to be a significant increase in publicly funded long-term care capacity.
- I am concerned about the impact this project will have on infrastructure (roads, sewer systems, drinking water, community facilities and parks).
- While the use of this site for housing and a graduated care facility is acceptable, the massive size of the project, particularly within a single-family residential neighbourhood, is not acceptable.
- The benefits to the community do not outweigh the drawbacks. The majority of the proposed development is rental apartments and private, for-profit units. There must be a significant increase in publicly funded long-term care to offer true community benefit.
- I am concerned about the traffic impact the proposed development will have. Additional residents, visitors and support workers such as medical staff (doctors, nurses, physiotherapists, etc.) and maintenance workers (cleaning and commercial laundry services, deliveries, etc.), plus users of the contemplated child day care facility and Seniors Wellness centre will put undue pressure on already congested roads.

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

I personally live in the Cedardale area [REDACTED] s.22(1) [REDACTED]. Traffic is insane enough as is, with an elementary school in a [REDACTED] s.22(1) [REDACTED] ..

It is presently impossible to get out of Inglewood from the east or west heading north or south down Taylor Way for anyone particularly after 2 pm each day.

I support a facility to provide more seniors care and beds which should be mostly publicly funded. I strongly oppose this project of ridiculous proportions that is just a cover up of private "for profit" units.

Taylor Way cannot handle any more development. Just look at the sharks eyeing all the land assembly opportunities from Park Royal to the existing highway.

This intersection and particularly most of Taylor Way cannot handle any increase in housing and the resulting traffic and commuting.

STOP before it is too late.

Thank you

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

[REDACTED]

From: s. 22(1) <noreply@alchemer.com>
Sent: Saturday, January 30, 2021 6:59 PM
To: s.22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s. 22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

s. 22(1)
west Vancouver
s. 22(1)

30 Jan 2021

Dear Councillors:

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

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

- I feel outraged, despair and anger when I read that council is even contemplating moving this proposal forward. I am not opposed to senior care facilities, but the proposed development is far too large and not the right fit for our community; it is the equivalent of 2.6 Lions Gate Hospitals constructed at Taylor Way and Inglewood. This proposal is massive. The mass (4 buildings), height (up to 11 floors) and density (from 230 beds to 699 units – a 529% increase in Floor Area Ratio), **is completely at odds with West Van’s small town, village character.**
- I am concerned about the environmental impact this project. The carbon emissions from just the demolition, clearing of land the construction and furnishing of the facility will be significant. In addition the year after year operating (heating, lights, maintenance) carbon emissions from the facility itself plus the consequential increase in carbon emissions associated with increase population, traffic, utility operations, and etc.). Council has passed a "Climate Emergency Resolution" and yet there is NO analysis of the environmental impact of just building the proposed structure.
- Based on the proposed living areas, 67% of this development is for condos and 33% is for senior care (Long Term Care and Assisted Living). This just sounds like a condo development dressed up and marketed as a senior care facility.
- This proposal is yet another example of spot-zoning and will set a precedent for the entire Taylor Way corridor. It should not be considered until a Local Area Plan has been completed. To do otherwise overrides a critical aspect of local community input as to the types of development residents want (or don’t want) in their neighbourhood.
- There are currently 230 publicly funded long-term care beds at this location. This proposal provides NO increase in public care beds. **We need more publicly funded long-term care beds,**

not expensive, private-care facilities. The benefits to the community do not outweigh the drawbacks. If a significant increase in density is requested there needs to be a significant increase in publicly funded long-term care capacity.

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

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

The current council agenda is corrupt and needs to end

Thank you

s. 22(1)

From: s.22(1) <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 2:35 PM
To: s.22(1) MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Mary-Ann Booth; s.22(1)
Subject: I oppose the proposed Inglewood Care Centre Development

s. 22(1)

West van s. 22(1)

02 Feb 2021

Dear Councillors:

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

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

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

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

Develop all you want if you have the proper infrastructure but we dont and I dong think we will ever have it. We cant live like this with this trafic I will be moving out next year this 1950s infrastructure is usless trafic is ridiculus taxes are as well I'm done.

Thank you

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, January 28, 2021 1:12 PM
To: MayorandCouncil
Subject: Peter Lambur's Mea Culpa

Dear Mayor and Council

I found Councillor Lambur's travel to California during Christmas so disappointing and absolutely reprehensible. Reading his comments explaining his rationale and asking for forgiveness was so weak and showed an even greater lack of judgement.

My wife and I live in West Vancouver and our children and their partners all live in Vancouver. We all abided by Dr. Henry's request to stay at home and so missed celebrating a traditional Christmas for the first time in 30 years. How an elected official who should know and abide by the rules could show such a blatant disregard for Dr. Henry's clear request is unbelievable. We need Municipal Leaders to be an example. I trust Mr. Lambur will not run for council again.

Regards

[REDACTED] s. 22(1)



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

www.avast.com

From: s. 22(1)
Sent: Thursday, January 28, 2021 1:17 PM
To: MayorandCouncil
Subject: Klee Wyck future

Hello,

I'm a resident of West Vancouver but run s.22(1) in other parts of the city. I heard about Klee Wyck's revitalization options and some of the dilemmas around its future. I'm not sure if a farm has been proposed, but have you considered creating a municipality/non-profit collaboration to build a less traditional farm? With the municipality's contacts, it could even be an educational tool to help youth learn about growing food and tangible climate action, not to mention create social goods. It could also be a great way to lead by example ways to decolonize parks and support indigenous plants. With non-profit or charity expertise, the farm could be up and running quickly and sustainably (and safely- all the agriculture non-profits I know are finding ways to produce food in low-risk environments) within months.

I hope you are safe and healthy.

Thanks,

s. 22(1)

s. 22(1)
West Vancouver
British Columbia
s. 22(1)

From: s. 22(1)
Sent: Thursday, January 28, 2021 5:19 PM
To: MayorandCouncil
Subject: DWV 2021 Budget

Mayor and Council,

The taxpayers of the DWV are not immune from the economic devastation resulting from the pandemic which will impact us for the balance of 2021. Some residents have lost their businesses, others their jobs, and others seen a dramatic decrease in their household income. The proposed 2021 budget does not respect or acknowledge this reality. As a s.22(1) company, we've had to cut salaries, move to reduced work weeks, lay-off hundreds, and cut all discretionary spending. My expectation of Council is to be mindful of what's happening in the real world and work to develop a reduced 2021 Budget which preserves essential services (police, fire & rescue, infrastructure spending) and cuts administrative and non-essential services (Office of CAO, Corp. Services, Parks & Culture, Library, General Govt). The following is an approach to the budget that an experienced business person would table in this economic climate which is respectful to the tax paying residents of DWV. I have used the 2020 Budget 2 as the starting point for adjustments:

- Office of CAO - 5% reduction to \$2.827M
- Corp Services - 10% reduction to \$9.284M
- Parks, Culture, Community - 20% reduction to \$12.695M
- Library - 25% reduction to \$3.588M
- General Gov't - 10% reduction to \$13.465M

All other divisions to adhere to 2020 (Budget 2) amounts - no increases, not reductions. This approach would reduce the 2021 Budget to \$91.451M (see table below).

I support the 3.0% Asset levy for capital maintenance but it must be offset by significant decreases to the general tax levy as outlined above.

Please let me know if you have any questions - I'm available to answer any questions any member of Council may have - thanks for your consideration.

s. 22(1)

West Vancouver, BC

s. 22(1)

	Budget (2) 2020	% Budget	% decrease	\$ decrease	Proposed Budget 2021
Office of CAO	\$ 2,976,000	3.0%	5%	\$ (148,800)	\$ 2,827,200
Corporate Services	\$ 10,315,000	10.5%	10%	\$ (1,031,500)	\$ 9,283,500
Engineering & Transp	\$ 4,442,000	4.5%	0%	\$ -	\$ 4,442,000
Financial Services	\$ 3,070,000	3.1%	0%	\$ -	\$ 3,070,000
Fire & Rescue	\$ 17,387,000	17.7%	0%	\$ -	\$ 17,387,000
Human Resources	\$ 1,843,000	1.9%	0%	\$ -	\$ 1,843,000
Parks, Culture, Community	\$ 15,869,000	16.1%	20%	\$ (3,173,800)	\$ 12,695,200
Planning & Develop	\$ 6,221,000	6.3%	0%	\$ -	\$ 6,221,000
Police	\$ 16,630,000	16.9%	0%	\$ -	\$ 16,630,000
Library	\$ 4,784,000	4.9%	25%	\$ (1,196,000)	\$ 3,588,000
General Government	\$ 14,961,000	15.2%	10%	\$ (1,496,100)	\$ 13,464,900
	\$ 98,498,000	100.0%	-7.2%	\$ (7,046,200)	\$ 91,451,800

From: [REDACTED] s. 22(1)
Sent: Friday, January 29, 2021 10:51 AM
To: MayorandCouncil
Subject: Translink brass pandemic pay raise

Dear Mayor and Council,

This isn't we are all in it together...

AA

mobile.twitter.com



Tweet



Kris Sims

@kris_sims



NEWS RELEASE:

Remember headlines that TransLink brass were taking a pay cut because of COVID?

Documents obtained by [@taxpayerDOTcom](#) show that pay cut was reversed & taxpayers paid for it.

CEO is making MORE money now than in 2019.

Salary is \$448,314



While businesses die and some are reduced to ashes ... government will government - somehow District staff budget needs increasing to... sounds familiar?

You all live in a bubble... It's gonna burst.

s. 22(1)

Maple Ridge BC

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Friday, January 29, 2021 11:22 AM
To: MayorandCouncil; [REDACTED] s. 22(1)
Subject: Match 2021 Budget to the Inflation Rate

[REDACTED] s. 22(1)

I believe improved management would result in a tax reduction. I am semi-retired and go to Caulfield shopping centre probably at least once a day. There is not once that there are between 1 and 5 municipal vehicles there at any time of the day. Pardon me – not after 3:00 PM.

We pay close to a million dollars in wages per year for traffic management personal and get what? Stop signs with Christmas decorations. Solar powered speed indicators that work only ½ the time. Cost? I guessing \$20,000 each.

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 9:06 AM
To: MayorandCouncil
Subject: 2021 budget

I like most W Van residents feel that it is unreasonable to be hiring a lot more staff and increasing the budget way beyond the inflation rate during a pandemic and economic Downturn. Please revisit this and require staff to come back with a 1% increase.

Sent from my iPad

[REDACTED] s. 22(1)

West vancouver [REDACTED] s. 22(1)

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 11:09 AM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612292752_6019a290d710c8.89175627

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

You seem to understand that **Earth can only absorb so much carbon**. How can you not comprehend that tax increases higher the rate of inflation is **financially unsustainable** for West Vancouver taxpayers? Additional thoughts:

- It is wrong for District of West Vancouver to budget that COVID will disappear this year - 2021. Start cutting programs and expenses now.
- With 2020 inflation at 0.8%, West Vancouver must keep tax increases below the inflation rate; indeed a survey of West Vancouver residents felt that 0% increase was supportable
- Year after year of tax increases above the rate of inflation is not financially sustainable for residents (many residents are on fixed income). It is time to cut all levels of staff (including police and fire) and programs. You simply have to force staff to come up with a plan for cutting staff. Especially when the population is not growing
- Stop spending money on all items that are non essential. For example money being spent on the proposed Arts Centre is ludicrous. We do not need another building to maintain and require staffing. STOP STOP STOP
- Many older residents or unemployed under the COVID lockdown can not afford a 5.2% tax increase in property & utility taxes

Please keep spending within inflation AND ensure that capital assets are properly maintained. There is only one practical solution and that is to cut programs, expenses and staff from all departments.

Thank you
[REDACTED] s. 22(1)

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

[REDACTED]

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 12:19 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612296798_6019b25ebdf8c5.60413955

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

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- Many older residents or unemployed under the COVID lockdown can not afford a 5.2% tax increase in property & utility taxes

Keep taxes unchanged from last year

Thank you
[REDACTED] s. 22(1)

[REDACTED] Wv

[REDACTED] s. 22(1)

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 12:19 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612296885_6019b2b594d130.21321620

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

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- It is wrong for District of West Vancouver to budget that COVID will disappear this year - 2021. Start cutting programs and expenses now.
- With 2020 inflation at 0.8%, West Vancouver must keep tax increases below the inflation rate; indeed a survey of West Vancouver residents felt that 0% increase was supportable
- We need to diversify our revenue sources including parking fees and higher fees for non residents of West Vancouver
- Year after year of tax increases above the rate of inflation is not financially sustainable for residents (many residents are on fixed income). It is time to cut all levels of staff (including police and fire) and programs. You simply have to force staff to come up with a plan for cutting staff. Especially when the population is not growing
- We need more transparency in dealings with West Vancouver Council; plain english would be a good start. Also insincere 'consultation' must be stopped. Council seems to be promoters of some projects and how can you objectively evaluate a project if you are a promoter. For example, council is clearly a promoter of the Cypress Village development. The survey offered was biased and slanted to force people to vote in favour of somer sort of densification
- I read a survey where more than 250 West Vancouver residents voted for a zero percentage increase in property taxes. Start listening to the voters and follow their explicit instructions. I am tired of hearing we can't cut this or that because of our union or collective agreements. Yes you can, just cut the programs and lay off staff not needed. Give them notice (or have them agree to compensation cuts).
- I have read that the District of West Vancouver has more staff paid more than \$120,000 per year than the City of Vancouver. What gives.
- Many older residents or unemployed under the COVID lockdown can not afford a 5.2% tax increase in property & utility taxes

I am on a fixed income and simply cannot afford annual increases that extend beyond the cost of living. I do not want to move away from West Vancouver but may be forced to do so due to affordability.

Thank you
[REDACTED] s. 22(1)

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

From: s. 22(1)
Sent: Tuesday, February 2, 2021 12:30 PM
To: MayorandCouncil
Subject: [BULK] Why Your Property & Utility Taxes may Increase 5.2% or more

Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, please [unsubscribe](#)

Dear Major and Council ~ I am assuming that you are aware of the current global economic crisis, believe it or not West Vancouver is part of that crisis which at this point in time shows no end . . . and you plan to raise property taxes in West Vancouver once again??? Give your head a shake!!!

Show me newly paved roads and properly maintained sidewalks first. Stop spending money that we don't have on unnecessary bullshit!!!

If there's any part of this message you don't understand call and meet with me.

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

[View this email in your browser](#)

Your increased 2021 Property and Utility Taxes

Preliminary Proposed Increase Average Value Property

Property with the average assessment value = \$2.98M	2020 Taxes & Fees	Proposed 2021 Taxes & Fees	Y:Y Change	Proposed Increase/ (Decrease)
Operational Levy	\$5,113	\$5,189	\$76	1.48%
Incremental Asset Levy	N/A	\$153	\$153	3.00%
Water	\$728	\$764	\$36	4.95%
Sanitary/Storm Sewers	\$1,180	\$1,270	\$90	7.63%
Solid Waste	\$232	\$252	\$20	8.62%
Total Impact to Average Household	\$7,254	\$7,629	\$375	5.17%

School taxes (usually 40% of bill) and TransLink taxes (8%) not included

Hi *Please share this note with your neighbours*

Given these challenging times for many West Van residents, businesses and the District (DWV), we expected that our Council, in reviewing Budget 2021 proposed by staff at Jan 25 Council Meeting, would have focused on what is essential for 2021 and shelved major new projects and initiatives.

In past years Property Tax increases that have been well above the rate of inflation (currently 1%). The 2021 Budget includes a 6.3% increase in operating costs and an overall recommended 5.2% increase in property taxes, including utilities. School and TransLink taxes are not yet included. If you rent, increased Property Taxes will drive your rent higher and Utility Taxes can not be deferred. Is 5.2% an appropriate increase when many residents are facing difficult and challenging circumstances from both a health and economic point of view?

VOICING YOUR OPINIONS CAN MAKE A REAL DIFFERENCE. Last year the original Budget proposed had a 6% increase and after public input including significant input from West Vancouver Community Stakeholders, it was reduced to 2%.

- Today **send a customized and personalized note to Councillors** by [clicking here](#)
- OR **write your own note** to individual Councillors or by [clicking here to Mayor & Council](#):

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

Survey Results: 270+ people who certified they were West Van residents, responded to a recent poll about their level of support for the rate of 2021 property and utility taxes changes. **A BIG thank YOU to everyone who took the survey.**

- 0% (Zero%) increase in 2021 property & utility taxes was the average supported
- 70% of people voted for -1%, 0% or +1% change over 2020 rates;
- 1% was the most frequent vote by 44% of survey takers. 22% voted for 0% increase.
- And 86% voted supported an increase pf less than 1%

[Click here for graphics of the Survey Results](#) [Please click here to complete our poll](#)

We have only had a short time to review the Budget ([click here](#)) and there are many questions. What should concern residents is the increase in costs of 6.3%. So it is not apparent to us that any serious attempt has been made to significantly reduce costs (salaries and benefits - [click for latest details](#)) that make up a very high proportion of the costs) but two areas stand out for us:

A) **\$5 million BC Gov't Grant:** Included in this 2021 budget is an extraordinary one-time \$4 million grant ([click here for proposed use](#)) from the BC Gov't with respect to COVID Safe Restart Funding (another \$1 million in 2022). It is unclear why the \$4 million is not first used to fund the \$12 million revenue shortfall in 2020 that Staff advised. Instead Staff recommends hiring 8 staff and spending \$1.7 million of this on Strategic Objectives that have nothing to do with COVID restart or recovery and seem more to do with initiatives that the Mayor and Council are driving which also drive up costs. Most of this appears to be on consulting fees for things such as Environmental Strategy Update, Supporting Transportation Consultant Service, Strategic Transportation Plan etc).

Included in the Strategic Objectives is \$312,000 for Site Planning Consultants for a yet-to-be approved Arts Facility that would cost around \$40 million. Where most of this fits into COVID restart spending and recovery is unclear and certainly does not appear contemplated by the Direction Letter that Municipal CAO's received from the Province. ([click for letter to CAO's](#)) The

proposed use of this by West Vancouver for strategic objectives certainly does not appear to be in line with the spirit and intent ([click here](#)) with which the Grant was given to Municipalities. A better use of the \$4 million grant may be funding the \$12 million revenue shortfall in 2020.

B) **21 or 13 Staff to be Hired:** A proposed increase of 13 staff (6 in planning) at a cost of \$1.4 million including benefits (average cost of \$108,000 per employee with cost ranging from a low of \$68,000 for a purchasing clerk to \$166,000 for an Environmental Manager - [click for details](#)). It is unclear if there is a further increase of 8 staff paid for out of the COVID Restart grant for a total cost of \$800,000 (average cost of \$100,000 ranging from \$75,000 to \$130,000).

VOICING YOUR OPINIONS CAN MAKE A DIFFERENCE. If you don't take action who will?

- Today **send a customized and personalized note to Councillors** by [clicking here](#)
 - OR **write your own note** by [clicking here to Mayor & Council](#):
 - Write **North Shore Daily Post** - email to news@northshoredailypost.com
 - Write **North Shore News** using this [online form](#) or email to editor@nsnews.com
-

[Have you given your VISION](#) for West Vancouver in the next decade?

[Have you taken the survey](#) about the **Inglewood 699 unit housing project**? Formal development application is expected in March.

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

If a friend forwarded this to you, please [subscribe for our newsletter](#)

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

From [the team](#) at [West Van Community Stakeholders](#) for the Silent Majority

Take Property Tax & Utilities poll. Double-click only one option below:

- [- 4 %](#)
- [- 3 %](#)
- [- 2 %](#)
- [- 1 %](#)
- [0 %](#)

+ 1 % (2020 inflation)

+ 2 %

+ 3 %

+ 4 %

None of the above

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This email was sent to s.22(1)

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



From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 1:02 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612299115_6019bb6b5f4301.75109638

Mayor & Councilors
District of West Vancouver

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You seem to understand that **Earth can only absorb so much carbon**. How can you not comprehend that tax increases higher the rate of inflation is **financially unsustainable** for West Vancouver taxpayers? Additional thoughts:

- It is wrong for District of West Vancouver to budget that COVID will disappear this year - 2021. Start cutting programs and expenses now.
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- We need more transparency in dealings with West Vancouver Council; plain english would be a good start. Also insincere 'consultation' must be stopped. Council seems to be promoters of some projects and how can you objectively evaluate a project if you are a promoter. For example, council is clearly a promoter of the Cypress Village development. The survey offered was biased and slanted to force people to vote in favour of somer sort of densification
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- I have read that the District of West Vancouver has more staff paid more than \$120,000 per year than the City of Vancouver. What gives.
- Many older residents or unemployed under the COVID lockdown can not afford a 5.2% tax increase in property & utility taxes

As Mayor and Council you need to consider carefully where cost savings can be achieve and how the municipality can be run more efficiently. With technology can reduce the number of staff that are employed. Contracting out various projects which are properly supervised can produce big savings and improved timelines.

Thank you
[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 1:03 PM
To: MayorandCouncil
Subject: 2021 Budget should not exceed 1% Inflation rate

Dear Mayor and Council:

As a [REDACTED] s.22(1), I have been working very closely with the private sector through these very challenging times. Most companies are trying to hold the line in terms of salary and benefits not exceeding inflation, usually 1 to 1.5%. It is with great dismay that I read your proposed budget increase resulting in potentially 6.3% increase in taxation. This is not a fiscally responsible attitude and given many of our West Vancouver residents are not enjoying 6.3% increases in their income, it is poor judgement to propose significant increases above base inflation resulting in possible hardship for many. I hope you look closely at the proposed budget and redefine what your spending should be. Yours Truly, [REDACTED] s. 22(1)
[REDACTED] West Vancouver.

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 1:19 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612299710_6019bdbe5baf35.30945301

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

You seem to understand that **Earth can only absorb so much carbon**. How can you not comprehend that tax increases higher the rate of inflation is **financially unsustainable** for West Vancouver taxpayers? Additional thoughts:

- It is wrong for District of West Vancouver to budget that COVID will disappear this year - 2021. Start cutting programs and expenses now.
- With 2020 inflation at 0.8%, West Vancouver must keep tax increases below the inflation rate; indeed a survey of West Vancouver residents felt that 0% increase was supportable
- We need to diversify our revenue sources including parking fees and higher fees for non residents of West Vancouver
- Year after year of tax increases above the rate of inflation is not financially sustainable for residents (many residents are on fixed income). It is time to cut all levels of staff (including police and fire) and programs. You simply have to force staff to come up with a plan for cutting staff. Especially when the population is not growing
- We need more transparency in dealings with West Vancouver Council; plain english would be a good start. Also insincere 'consultation' must be stopped. Council seems to be promoters of some projects and how can you objectively evaluate a project if you are a promoter. For example, council is clearly a promoter of the Cypress Village development. The survey offered was biased and slanted to force people to vote in favour of somer sort of densification
- Stop spending money on all items that are non essential. For example money being spent on the proposed Arts Centre is ludicrous. We do not need another building to maintain and require staffing. STOP STOP STOP
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- I have read that the District of West Vancouver has more staff paid more than \$120,000 per year than the City of Vancouver. What gives.
- Many older residents or unemployed under the COVID lockdown can not afford a 5.2% tax increase in property & utility taxes

Living within our needs must be the way ahead. I feel very much for West Van residents living on a fixed income or relying on investment income when a GIC pays less than 1%.

Time to listen, time to be caring and understanding. We are not money pits !!
Chare developers with bigger fees to accommodate infrastructure development.
Please listen !!

Thank you

s. 22(1)

[REDACTED]

[REDACTED]

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 1:47 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612302280_6019c7c8ef8e89.33066730

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

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- Many older residents or unemployed under the COVID lockdown can not afford a 5.2% tax increase in property & utility taxes

Thank you
[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

[REDACTED] s. 22(1)

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 1:52 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612302320_6019c7f07a76c6.43793620

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

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We feel privileged that our family is able to live in West Vancouver, but we are a simple working family. COVID has had a negative impact on our income, and a 5% increase in property taxes will cause a material strain on our family. While there is hope with the vaccine, it is unrealistic to expect that things will return to normal in 2021. We strongly advocate that the city curbs spending in this year to reduce the impact on one of the highest (if not the highest) cost-of-living cities in Greater Vancouver.

Thank you
[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 2:00 PM
To: MayorandCouncil
Subject: 2021 Budget

Mayor and Council

I understand we operate in challenging times and as such it is up to the mayor and council members to set examples, examples of prudence in this case.

Many residents of West Vancouver survive on fixed incomes and unless they were civil servants, it is unlikely that their incomes (pensions) are indexed. These long time residents' situations should be the major consideration when developing and approving expenditure budgets.

I therefore request that any budget increase for 2021 be based on the 2020 inflation rate and if need be a modest 1 or 2 % increase above that.

[REDACTED] s. 22(1)

West Vancouver

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 2:07 PM
To: MayorandCouncil
Subject: 2021 Budget should not exceed 1% Inflation rate

Please, no increase in taxes, and why are we hiring more people! We're a community of 45 thousand. Similiar city's of this size are doing with a lot fewer employees. Do your homework and get that new CAO to start chopping! Our salaries to Municipal employees are way out of line or haven't you bothered to compare. [REDACTED] s. 22(1) West Vancouver.

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 2:41 PM
To: MayorandCouncil
Subject: 2021 Budget should not exceed 1% Inflation rate

My income has not increased 5.17%. I think the rate of 1% inflation should be held. I disagree with the addition of more staff. I live in the Whytecliff area and haven't seen any improvements out here over the years. There are small areas designated as "park" which are full of weeds and never attended to. One of the residents abutting to the park at Batchelor Bay has made some improvements at his own expense. There is an overgrown 15' hedge on the west side of Dufferin that requires a major pruning. Dogs off leash on the Beach.

Sincerely,

[REDACTED] s. 22(1)

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

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 2:44 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612305654_6019d4f6a0e039.24651947

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

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- Stop spending money on all items that are non essential. For example money being spent on the proposed Arts Centre is ludicrous. We do not need another building to maintain and require staffing. STOP STOP STOP

Thank you
[REDACTED] s. 22(1)

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

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Tuesday, February 2, 2021 3:03 PM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

02 Feb 2021
Petition Unique Identifier: 1612306178_6019d702411e48.65934939

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

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I firmly disagree with any tax hike above inflation, particularly when the population of West Vancouver is decreasing - it is simply not sustainable! Households have to trim their expenses in a time of crises and so must West Vancouver Municipal Hall. Please respect the voter's voices on this!

Thank you
[REDACTED] s. 22(1)

s. 22(1),
West Vancouver

s. 22(1)

From: Concerned WestVan Voter Taxpayer <noreply@alchemer.com>
Sent: Wednesday, February 3, 2021 8:23 AM
To: MayorandCouncil; Peter Lambur; Sharon Thompson; Bill Soprovich; Nora Gambioli; Marcus Wong; Mary-Ann Booth; [REDACTED] s. 22(1)
Subject: 2021 Proposed Property Tax Increase of 5.17%

03 Feb 2021
Petition Unique Identifier: 1612369113_601accd91d2c70.85923699

Mayor & Councilors
District of West Vancouver

My name is [REDACTED] s. 22(1) and I certify that I am a resident of West Vancouver. Thank you for your service to our community. The purpose of my email is to let you know how I feel about the proposed 2021 property tax plus utilities proposed increase of at least 5.17%. You do remember that utilities can not be deferred?

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- I have read that the District of West Vancouver has more staff paid more than \$120,000 per year than the City of Vancouver. What gives.
- Many older residents or unemployed under the COVID lockdown can not afford a 5.2% tax increase in property & utility taxes

Thank you
[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Friday, January 29, 2021 12:00 PM
To: MayorandCouncil; mayorandcouncil@cnv.org; mayor@delta.ca; jhorgan@leg.bc.ca; premier@leg.bc.ca; adrian.dix.mla@leg.bc.ca
Subject: Ten Reasons Why SARS-CoV-2 Is an "Imaginary" and "Theoretical Virus". "They Never Isolated the Virus" - Global Research Global Research - Centre for Research on Globalization

<https://www.globalresearch.ca/10-reasons-sars-cov-2-imaginary-theoretical-virus/5735833>

Noone seem yet to come forward with neurons toward realities known, but secreted. Why?

Here's the 'deaths' game for Gates-Fauci to ramble onto viewers of TV MSM nonsense: (repeated to some addressees):

FACT: 150,000 die worldwide, daily. Normal attrition rate of population size, today.
On average, worldwide sans wars, 54,750,000 people die annually.: 9% of pop.

Fauci, Gates, etc etc etc: Give them 25% of that number, 13.5mm died of Covid in 1 year, to 'play their game' with.

So players in governments lay down 'Rules'...like 'asses' Prem. Ontario, & PM Britain etc etc etc.

Known, all hospitals 'FULL' have been full and overflowing, all of past 5 years of winters: 'flu,.etc.

"Yes, world, Covid is a disaster". "Killing now, over 1mm per month, worldwide".

Swindlers for a purpose. And most persons have no awareness of true facts, games.

Submitted to assist neuronal realities upon the fearing, non-investigative 'too busy' humans.

s. 22(1)

West Van BC

From: s. 22(1)
Sent: Friday, January 29, 2021 4:45 PM
To: MayorandCouncil
Subject: Proposed Daffodil to Westport Road Development

Dear Mayor and Council,

Our address is s. 22(1). Our property s.22(1) and slopes down s.22(1) and s. 22(1). We have lived here for more than s. 22(1) years and love the character of the neighborhood. We use both of our s.22(1) so we have a lot of experience attempting to enter s.22(1) during busy traffic times. By the time I turn my head to watch for traffic coming south s.22(1) to watching for traffic heading north from the s.22(1), another car can appear in an instant. I am used to crossing Westport when I head north or head south, visitors are not.

The point I am making is that the proposed Westport entrance to the Aquila development which currently is less than sixty feet from the bend under the railway tracks is a very dangerous location for numerous vehicles coming and going which is anticipated from such a large proposed development.

Try it out. Drive south down Westport and make an immediate right turn into the Aquila driveway and then out again crossing Westport heading North under the tracks. Try it a few times. If the traffic is heavy when you do it I wish you luck. Not only will you have to watch for vehicles but also bikes which travel down Westport at 50 K plus. Also try turning into the Aquila driveway heading north on Westport during heavy traffic which would also be a challenge.

The Daffodil Drive and Marine Drive location is better, however, turning south off Daffodil Drive you are also facing a blind curve which is fine until there are many cars potentially backed up during peak periods trying to do it.

Unlike the areas of Park Royal, Ambleside or Dundarave which has shopping amenities and sidewalks etc. this area has very little or none. After living here s.22(1) years we still cannot walk on a sidewalk from Eagle Harbour Road to Thunderbird Marina.

We also have a small beach next to the Eagle Harbor Yacht club which is fully packed with people during nice summer days. Parking is hard to come by and more traffic would not be beneficial to the area. Also, this is the little beach that was severely damaged when a storm disintegrated the sea wall on December 20, 2018 and destroyed the shower facilities. The city still has not repaired the sea wall and/or the shower. We don't seem to get the same attention that other other areas in West Van receive.

In my opinion this area can absorb the ten houses currently approved for the development but not the 53 dwellings proposed by Aquila.

Regards,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, February 1, 2021 3:36 PM
To: Mayor and Council
Subject: Aquila development

Hello Mayor and Council, I live on [REDACTED] s. 22(1).

My wife and I are in support of the revised proposal for the development of the Aquila on Westport (east) and Daffodil (west). We had hoped that this development would yield a direct road from Daffodil through to Westport via the present easement road thereby bypassing the need to go by the Verdon Park and the Eagle Harbour School with their go slow zones to get up to the shopping area. A direct link would reduce traffic in and around the school for more safety, for sure. However the revised or present proposal, and the previous proposal did not contain this link. Possibly the District could revisit this easement road extension.

Overall, we believe that the development fits the WV development policy perimeters of creating more affordable housing for both downsizers and those new to the market. The developer presented their original proposal to us in the parking lot of Thunderbird Marina back in the summer. At that time, we had some strong concerns about the density and the misrepresentation of potential suites in a bank of the units and communicated this to the developers. We were then invited to review their second draft in December via Zoom where our concerns were put at rest.

Nobody likes big noise, big trucks and big construction, however, in the interests of WVD, this development looks good...hopefully the timelines will be short and inconveniences minimal for those who live adjacent to the construction. Sincerely, [REDACTED] s. 22(1)
[REDACTED]

From: [REDACTED] s. 22(1)
Sent: Monday, February 1, 2021 5:17 PM
To: MayorandCouncil
Cc: info@aquilaliving.com
Subject: Support for Aquila Eagle Harbour moving to the next phase

To: The Mayor & Council - District of West Vancouver

Re: Aquila Eagle Harbour

My wife, [REDACTED] s. 22(1), and I attended the information session presented via Zoom by Sterling Pacific Developments, the company behind Aquila Eagle Harbour on December 10, 2020, to learn more about their proposal for the site. Consequently, I strongly encourage you to approve this project moving to the next phase of development at your council meeting on Monday, February 8.

Despite the 'NIMBY-ism' expressed by a few vocal (via chat) participants on the Zoom call, I have taken the time to download and review the District's Official Community Plan, and believe this project is consistent with the OCP's Policies and supports its vision. My wife and I are a couple at the downsizing end of the 'missing middle' who are very interested in this opportunity to continue living in Eagle Harbour, where we have resided [REDACTED] s. 22(1) in a larger single-family detached home. FYI, a number of the less vocal participants on the call also appeared to support the developer's concept.

I hope you will seize this opportunity to approve the project concept and move the development forward, as many of the concerns expressed on the Zoom call can be addressed as the developer and the District work towards a final agreement on the details of the site plan. If you have any questions about this endorsement, you can reach me at [REDACTED] s. 22(1) or [REDACTED] s. 22(1) [REDACTED]. Thank you.

Regards, [REDACTED] s. 22(1)

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

From: s.22(1)
Sent: Tuesday, February 2, 2021 3:30 PM
To: MayorandCouncil
Cc: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Preliminary Development Proposal for Daffodil Drive (File: 1020-01) Sterling Pacific Developments (Aquila)

To: West Vancouver Mayor & Council Members

RE: Preliminary Development Proposal for Daffodil Drive (File: 1020-01) Sterling Pacific Developments (Aquila)

Thank you for taking the time to read this letter and consider the concerns expressed below.

We are long time residents (s.22(1)) of s.22(1) in Eagle Harbour.

My husband and I DO NOT SUPPORT the development plan in Eagle Harbour which borders on Daffodil Drive/Westport Road in its current proposed plan.

We do not approve of the increased density this current proposal will bring. I attended the virtual meeting on December 10, 2020 and was not impressed by the developer's lack of acknowledgement of the concerns raised by the residents of our neighbourhood. The developer seemed unprepared and could not answer to many of the questions/concerns that were voiced.

In the December meeting, the developer referred multiple times to Eagle Harbour beach as a selling point for his planned development. The beach has NOTHING to do with the plan or the density he is trying to push through. Nor do we care that he plans to have "E Bikes" available to the residents of his development. He seems to think that by providing "E Bikes" he will cut down on traffic – like those will help people drive their children to school on a cold rainy morning, or get people to Safeway to buy their groceries? He also was touting his plan to build paddle board racks at the beach for the residents of his development. HUH??? What the heck does that have to do with ANYTHING!!!!? These three talking points at the meeting (and inclusion in his glossy brochure mailout) are simply FLUFF and have NOTHING TO DO with the actual density or location of his plan. Not to mention that fact that a paddle board rack being installed at the tiny neighborhood Eagle Harbour beach, with 14 foot paddle boards stacked would not be the most visually appealing sight. That space is already completely experiencing overuse during the summer months (but that is a whole other issue which the developer wants to disregard).

The infographics supplied by the developer indicating walk times/distances for shopping, golf, school, etc are very unrealistic. I have lived here for s.22(1) and can tell you that I have NEVER walked to Safeway at Caulfield Village to purchase groceries. I am sure that 99% of my neighbours could make the same statement. We love to walk and hike, but to combine that with trying to lug groceries for a family s.22(1) down the hill is not realistic. Reality is, we all drive up the hill (or further) to go to the store. We do not see anyone walking up Cranley and along Seaview Trail carrying their golf clubs to get to Gleneagles – THEY DRIVE. Similarly, people drive from south of Marine and east and west of Daffodil Drive, park on Cranley Drive, and start their walk on Seaview Trail from there. We see people from the neighbourhood on a daily basis who do this (thus the cars parked up and down Cranley near the trail head). In warmer weather the traffic and parking heading up and down Cranley increases even more as people from this neighbourhood and beyond head to Seaview Trail and Whyte Lake.

The developer tried to dismiss concern regarding traffic jams around the schools by stating that this is caused due to increased international students in the district and students coming from outside of the catchment. Well, in COVID times, there is STILL a traffic jam everyday at Rockridge and there are currently NO international students and very few students who travel to Rockridge from other areas to go to school (he should check with WWSB regarding actual numbers, not just throw out hearsay). Eagle Harbour school is very small with only has 3 classrooms and is a very specialized school. Most children who would reside in this new development would be DRIVEN to school either to Gleneagles, Caulfield or Cypress Park - and a few to Mulgrave/Collingwood. They would NOT be attending Eagle Harbour Montessori School. They would NOT be taking a bus, and they would NOT be walking to school - again the developer's idea that children walk to school or any of their other organized activities in this West Vancouver is completely wrong. We all drive our kids to school, soccer, swimming, dance classes, etc, The proposed E bikes will not help reduce these car trips in and out of the proposed development.

The developer's traffic survey is flawed and does not reflect the true flow of traffic in the Eagle Harbour/Westport Road area, and does not give a true picture of the number of vehicles passing through this area on a daily basis. To add construction traffic for this large development into the mix would be unconceivable. Where would all the construction workers for this project park when they arrive to work each day??? Please do not try to tell us they would be taking the bus, because we know that 99% of them would be arriving by car.

The roadway into the development is also a concern – as residents of the development would either drive through to their home via Marine Drive and Daffodil Drive on a blind corner, or they would be turning in from Westport Road right on another blind corner. Clearly there are issues for either entryway to the property - safety and higher traffic flow issues for both.

The proposed plan is not well thought out. Personally, I do not want to stand at [REDACTED] s.22(1) [REDACTED] from his development. If I wanted this, I would move to a tower downtown or in Ambleside where someone in the apartment tower across could [REDACTED] s.22(1) [REDACTED]. The renderings he presents do not reflect reality and make it look like there are no other homes anywhere near his development. The developer claims that “buffers” will be in place. That will remain to be seen, given the topography and depending upon the angles one is viewing from. “Buffers” is a nice fluffy word meant to try and appease the neighbours in close proximity.

If the District truly wants to approve a development that is in keeping with the character of the neighbourhood, then the District will NOT approve a development with this type of density on this parcel of land. This will forever change the character of Eagle Harbour and make way for further high density development on other sites close by (Thunderbird Marina, Horseshoe Bay, St. Monica's site, Hugo's site, and the lot north of the Aquila land parcel, etc). We are already adding 1,000's of residential units to the District with the development above the highway (which is a whole other catastrophe), why the need to cram in 67 units into this small parcel of land in Eagle Harbour? It can only be driven by money.

I elected officials on West Vancouver council who I thought would protect the character of our neighbourhood and who I thought would be least likely approve this type of development to be jammed into such a small area.

Many at the meeting made note that they would be agreeable to smaller duplexes being built on the property. There were comments made suggesting 10 or 20 duplexes. This would seem a more agreeable plan and would still be providing a higher density, while hopefully maintaining more of the greenspace and reducing the traffic that the current proposal would bring. The developer advised it would take 10-15 years for him to build duplexes and smaller homes - HUH??? We see homes go up all over the District within months. A red herring I believe and a way to try and get us to buy into his high density plan.

The developer wants us to believe that these homes will be affordable. In fact, Aquila's proposed price point is higher than the some of the modest homes currently on the market in Eagle Harbour. There is currently a home on Eagle Harbour Road for sale for \$1.5 million – that is \$200,000 lower than the \$1.7 million the developer's units are proposed to be set as a starting price. And the home that is for sale is very clean and cozy – a very livable home for a young family. He is unfortunately, not providing anything priced in a range that would encourage our children to come back to this community.

The developer notes that he was disappointed by the negative reaction of the audience and felt he was poorly treated. Most participants on the zoom link in December were respectful. He must understand he would receive negative feedback from the audience at an in person meeting or online. There will always be some in the “room” who are rude - no matter what the issue or point of view. But the majority of people who attended were civil and just wanted acknowledgment of their concerns and none was given – thus feelings of frustration were palpable. It was easy for the developer to pick and choose the questions he wanted to speak to, given we were online and not sitting in front of him able to have a real dialogue. A “moderator” should be included in any future online or in person meetings to help control the question period. This should be someone put in place by the District (not the developer), a neutral 3rd party not connected to the developer.

Thank you for taking our concerns into consideration. The decision to build such a high density project on this parcel of land should not be taken lightly and the members of the neighbourhood are rightly concerned. One of the things that makes Eagle Harbour so special is the green space and quaint neighbourhood feeling from decades past. Once you start adding high density to the mix, that feeling will be lost and hard to turn back from that path.

Sincerely,

s.22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 6:06 PM
To: MayorandCouncil
Subject: Aquila Eagle Harbour

Mayor Booth & Councillors,

As long time residents of West Vancouver, we recognize the need for a diversified housing stock. There has long been an emphasis on large, single family dwellings that appeal to a very limited market, and do nothing to address the housing needs of young families, empty nesters, and the very people who work and serve our community. The Aquila project is a positive step to addressing some of those needs.

We hope that Council will move to approve Aquila, and set this project in motion.

Kind regards,

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 9:47 PM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Daffodil Drive Preliminary Development Plan - Eagle Harbour

Dear Mayor and Council Members

I am writing to you with respect to the upcoming council meeting on February 8 which will discuss the above development. I was surprised that the developer has not significantly altered the development plan based on feedback from the local community.

I read that the feedback on the proposal from the July 2020 meeting was overall considered positive. I would like to understand where these positive comments came from. I attended the meeting and the feedback from local residents was not at all positive. My impression was that there were many “friendly” related parties who attended to voice support to the project but from conversations I overheard these were not Eagle Harbour residents and were in fact friends of the developers. As a result, I would take this feedback with a pinch of salt. I can tell you that from my conversations with Eagle Harbour residents and likely from the correspondence you have received, you will see that the vast majority of local residents are opposed to this development and are deeply concerned about the impact on our wonderful unique community.

On Monday, February 8, Council will be contemplating receiving the current application for information. I urge you all to consider that this is a not an appropriate development for Eagle Harbour given the proposed density. In my view it will completely change the culture of the neighbourhood for the worse. The plan as presented is virtually unchanged and really doesn't address the concerns raised by the community at the various meetings. The developer has chosen not to take our comments on size and scope of the development into consideration and instead claims significant support.

Please do not allow this to go forward in its current form as it will destroy the unique community of Eagle Harbour.

I can be reached at the number or email below if you have any questions.

[REDACTED] s. 22(1)

[REDACTED]

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 2, 2021 11:48 PM
To: MayorandCouncil; Mary-Ann Booth; Sharon Thompson; Peter Lambur; Bill Soprovich; Marcus Wong; Craig Cameron; Nora Gambioli
Cc: Lisa Berg; Planning Department
Subject: The Aquila Development

Dear Mayor and Council,

We understand the Aquila Development in Eagle Harbour is coming before council once again. As residents of West Vancouver, we would again like to convey our support and enthusiasm for this development. A multi family project focused on providing homes for everyone from young families to those looking to downsize and remain living in this community is nothing but positive.

For a development that starts at 1.2 Million dollars going up to 2.2 Million, we really think this project is aimed directly at what Mayor Booth so often refers to as West Vancouver's "missing middle". Aquila addresses the Mayor's professed desire to attract young families into our community by offering exactly the diverse more affordable housing option they are seeking.

Our neighbours and friends remain almost completely unaware of this proposed development. Pushback on this project appears to come only from some immediate neighbours. In fact, according to friends who live in close proximity to this property, it looks as if the biggest opponents are a couple who are executives at [REDACTED] s.22(1), both [REDACTED] s.22(1). Seems to be a case of "NIMBY" at it's very worst.

Consider Caulfield Cove which has been in existence since the mid 70's and continues to thrive as a vibrant townhouse complex. It is home to a diverse group of proud and enthusiastic homeowners who share a love of nature and community. That development is not dissimilar to the plan for Aquila and represents a fantastic mix of young families and seniors. In our view, this is precisely the type of living opportunity council should be focused on creating.

It's time council pivot away from focusing their efforts to densify Ambleside and Dundarave by continuing to pass developments that flank Marine Drive with a series of towers that ultimately cast long shadows leaving the corridor in shadow. Eagle Harbour will benefit from the incorporation of this multi family development designed to respect the landscape and existing neighbourhood as opposed to the 10 large scale single family homes originally planned for the site.

We urge you to carefully consider the future of the entire community and vote in favour of Aquila and thereby choose to support the future of young families and seniors who look forward to one day calling this development home.

Thank you so much for your time and consideration.

[REDACTED] s. 22(1)

[West Vancouver, BC](#)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, January 29, 2021 7:37 PM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Homeless Gentleman in John Lawson Park
Attachments: IMG_5364.JPG; ATT00001.txt; IMG_5368.JPG; ATT00002.txt; IMG_5370.JPG; ATT00003.txt; IMG_5371.JPG; ATT00004.txt

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



SMILE
No Smoking
No Alcohol
No Glass
No Firearms
No Pets







From: [REDACTED] s. 22(1)
Sent: Saturday, January 30, 2021 9:22 PM
To: MayorandCouncil
Subject: unreliable transit service

Dear West Vancouver council,

I write this because something needs to change regarding the local city run bus company. This is not a complaint, more so a suggestion for positive change regarding the West Vancouver transit network, and the reasons it is so needed. I have lived in West Vancouver for most of my life and have bought monthly passes for the bus for the last 8 years, and over those years I have over and over again encountered 3 major issues with blue bus: busses leaving late unnecessarily, busses not showing up at all, and downright unfriendly and unprofessional service.

As a kid who only took the bus to hang out with his friends I ignored these issues for years and years, but things have changed since then. Along with other working citizens who reside here, I now rely heavily on transit service and it being on time or at least showing up. Busses get stuck in traffic, and get held up for many other reasons that can naturally delay it, to get this straight this isn't my problem. Since [REDACTED] s. 22(1) mid November, 10 of my busses have been no shows. Every single time I come 7 minutes early as they recommend me to, and I even wait for 30 minutes, every time I have to end up waiting for the next bus to come which is probably late.

A few of these times I was lucky enough to find a ride, but I can't rely on this like I rely on transit. My boss gave me yet another warning [REDACTED] s.22(1) about coming late to work, which is understandable considering this is [REDACTED] s.22(1) now I've come late to work because of unreliable transit. "The bus didn't show up" sounds like an excuse. One he won't believe for much longer. I like my job and I don't want a bad reputation with my managers because I'm always late, god forbid lose the job. Multiple of my colleagues at work and many of my friends have also complained about these exact issues for years but nothing has changed.

The next issue is busses leaving late. Another couple dozen times I have been at a station behind schedule waiting for the driver to stop smoking or ordering food from a nearby restaurant, having a conversation with another driver etc... A couple months back I was on a jam packed 250 with families holding traveling bags, who even stated they were late for a flight and had no other means of transport to the airport. 10 minutes behind schedule, the bus driver pulls over, gets out and starts unpacking and eating a whole 3 course meal on the curb while the whole bus is telling him to keep on moving. Another was playing games on his I pad

when he should have left 7 minutes ago and making the passengers wait in the rain for him to finally open the door. Another left downtown 5 minutes early and dangerously sped down marine drive and arrived 20 minutes early at my stop near horseshoe bay. The unfriendly service is the next problem, I recently witnessed a bus driver yell at the top of his lungs at some poor woman and her kid son for not having 25 or 50 cents more to pay for the full fare. Another one of my recent drivers found a reason to complain and yell at literally ever single person who got on his bus, he yelled at me for showing my friend next to me a video on my phone at headphone volume claiming it was "loud music" and threatened to kick me off for doing so. These are just some of the recent examples that have affected me, over the years this has happened repeatedly.

Personally this is what I think: whatever schedule, code or rules the blue bus drivers should abide by, is very minimally if at all enforced. i.e. a bus driver can come as late as he wants, do whatever he wants and treat everyone how he wants and do so without consequence. The working class of west Vancouver as well as all its other citizens rely on the city council and the transit company to do its job, so they don't lose theirs. Please consider doing something to change this, it is a city run company so the city must reform it. Any change to the transit service would do nothing but benefit everyone in the city.

If you have any more questions you can feel free to call me [REDACTED] s. 22(1) or email back.

Thanks for your consideration

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, January 31, 2021 12:41 PM
To: Marcus Wong; Mary-Ann Booth; Peter Lambur; Bill Soprovich; Craig Cameron; Sharon Thompson; Nora Gambioli
Cc: MayorandCouncil
Subject: 2905 Marine Drive Rezoning Should be Denied

To the Mayor and Council Members of West Vancouver

I have been a resident of West Vancouver [REDACTED] s.22(1) years and I have lived in Dundarave [REDACTED] s. 22(1) Dundarave is a unique neighbourhood with a seaside charm. It is not a bustling CBD or a busy corridor. It is enjoyed for its beauty and space. Dundarave should not be earmarked for high density and any development should be in keeping with the charm of the neighbourhood and in the interest of its neighbours and the community.

I oppose the 2905 Marine Drive Rezoning proposal on the following grounds:

1. The height and size of the proposed structure is not in keeping with the character of the surrounding neighbourhood.
2. With only 10 parking stalls and 8 units there will be no parking for any additional cars. Additional cars (including those for visitors) will be parked on the street or they will be illegally parked at the Presbyterian Church.
3. Tree retention cannot be guaranteed. The identified trees that are intended to provide the neighbours with privacy could get damaged during construction, become unsafe or be removed over time thus exposing the large multi dwelling structure.
4. 8 units and 3 storeys is too large for the property and the neighbourhood. The design and structure is something that is more in keeping with what you would find in Edgemont village and it should not be allowed in the Dundarave/ Altamont neighbourhood.
5. The owner bought the property knowing what the zoning was and now they are trying to change it. This is ad hoc and is not part of a coordinated plan.
6. There has been a complete lack of consultation with neighbours and the process has not been transparent.
7. Information about the Open House meeting on Thursday, January 28th was not circulated to neighbours and it was obtained after the fact by fellow concerned members of the community who had no prior knowledge of the proposal.
8. We do not need further densification - West Vancouver Council has approved a significant number of projects already to increase density and further projects are in the pipeline going through the approval process e.g. Park Royal/ Taylor Way apartments (additional floors and height to both buildings was approved to increase density), Horseshoe Bay, 22nd street development near the Community Centre, the corner of 21st St & Argyle and Bellevue & 21st St, the proposed development at Inglewood and Taylor Way, the ongoing massive Cypress Mtn Pacific British Properties development to mention a few.
9. Added density is going against the current trend where people are moving away from density, as evidenced by the condo crash in Toronto.
10. The wisdom of density needs to be re-evaluated under the light of COVID and future similar events.
11. There are a massive number of units being added currently. No further projects are needed until the existing ones are in place and we can see the results.
12. Neighbours, family and friends living in the Dundarave and Altamont neighbourhoods are vehemently opposed to this proposal.

In no uncertain circumstances should the rezoning application for 2905 Marine Drive be considered for approval.

Sincerely,

[Redacted] s. 22(1)

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

From: s. 22(1)
Sent: Sunday, January 31, 2021 3:19 PM
To: MayorandCouncil
Cc: Jim Bailey; Jenn Moller; Robert Bartlett; Anne Mooi
Subject: Metro Vancouver Regional Greenways 2050 Plan

Dear Mayor Booth and Council;

I'm writing to draw your attention to the Regional Greenway Plan recently published by Metro Vancouver (see link: [Regional Greenways 2050](#)). As you may be aware, the plan describes the region's shared vision for a network of recreational multi-use paths for cycling and walking that connects residents to large parks, protected natural areas and communities to support regional livability. The Plan highlights the Spirit Trail and the Capilano Pacific Trail In West Vancouver. Both trails are incomplete at this time (and the latter is currently closed due to serious slope instability) although the heavy usage of the completed sections underscores their considerable popularity and amenity value.

I urge Council and staff to consider the early extension and maintenance of these remarkable recreational facilities in accordance with the Greenway Plan.

Yours sincerely, s.22(1)

s.22(1)

West Vancouver BC s.22(1)

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Tuesday, February 2, 2021 6:29 PM
To: MayorandCouncil
Subject: Roundtable with MLAs Jordan Sturdy & Karin Kirkpatrick

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West Vancouver Chamber of Commerce

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REMINDER - Thursday February 4th from 3:00-4:30pm

Roundtable with MLAs Jordan Sturdy and Karin Kirkpatrick



MLA Jordan Sturdy

West Vancouver-Sea to Sky



MLA Karin Kirkpatrick

West Vancouver-Capilano

Join us for this open discussion with our local MLAs to talk over issues important to West Vancouver businesses right now and also hear an update on provincial programs and initiatives.

If there is a specific area you would like to discuss, please submit your suggestions in the Questions & Comments section at the bottom of the registration form. Topics will be forwarded to the MLAs in advance.

REGISTER in advance for this meeting [HERE](#)

*After registering, you will receive a confirmation email containing information about joining the meeting.

LEADER TO LEADER: WV Exchange Series: Mayor Booth w/guest Mark Collins, CEO, BC Ferries

Thursday March 4th, 3:00-4:30pm

BC Ferries is the largest passenger ferry line in North America and considered a leader on the world stage of marine transportation. It connects communities, families, and industries providing an essential link from the mainland to island

and more remote communities.

One of these mainland connections is Horseshoe Bay- servicing millions of residents and visitors each year. A strong relationship with our ferry neighbours is critical to a vibrant West Vancouver with opportunities to service residents plus grow our visitor and tourism markets.

Coastal ferry service began running out of Horseshoe Bay in 1951. Now 70 years later join Mayor Booth and Mark Collins for a discussion on future plans for the Horseshoe Bay terminal, learnings from local community engagement, insights from managing through COVID-19, and looking forward to what the summer may bring.

About Mark Collins



Born in an island community, and with 35 years' of marine experience, Mark understands the importance of a reliable ferry service to people's lives and the local economy.

Before becoming President & CEO, Mark held leadership positions with BC Ferries for 11 years and also served as President of both Rolls Royce Marine Brazil and Italy. He has an MBA in Transport and Logistics from UBC, a certificate in Strategic Leadership from Oxford, a BA in Marine Geography from Saint Marys, and a Diploma of Mechanical (Marine) Engineering from Memorial University.

*Should you have specific areas you would like to see addressed, please submit your suggestions in the Questions & Comments section on the Registration form.

REGISTER HERE

*After registering, you will receive a confirmation email containing information about joining the meeting.

Thank you to our GOLD level Leadership Sponsors. Our virtual series are graciously supported by British Pacific Properties and BlueShore Financial.



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2235 Marine Drive
West Vancouver, Bc V7V 1K5
Canada

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

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Friday, January 29, 2021 12:37 PM
To: Weiler, Patrick - M.P.
Subject: Letter from MP Patrick Weiler - Launch of the Highly Affected Sectors Credit Availability Program (HASCAP)
Attachments: Letter from MP Patrick Weiler - Launch of Highly Affected Sectors Credit Availability Program (HASCAP).pdf

Good afternoon,

Please find attached a letter from MP Weiler regarding the launch of the Highly Affected Sectors Credit Availability Program (HASCAP).

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

January 29, 2021

Dear Friends & Neighbours,

This week, the Honourable Mary Ng, Minister of Small Business, Export Promotion and International Trade, announced the **launch of the Highly Affected Sectors Credit Availability Program, or HASCAP**. As first outlined in the 2020 Fall Economic Statement, HASCAP will provide financial support to businesses that have been hardest hit by the pandemic.

Through HASCAP, the Business Development Bank of Canada (BDC) will work with participating Canadian financial institutions to offer government-guaranteed, low-interest loans of up to \$1 million. Hard-hit businesses, like a chain of hotels or restaurants with multiple locations under one related entity, could be eligible for up to \$6.25 million. HASCAP will help businesses with their day-to-day operating costs during the COVID-19 crisis and enable them to invest in their longer-term prosperity.

HASCAP is available to businesses across the country, in all sectors, that have been hit hard by the pandemic. This includes restaurants, businesses in the tourism and hospitality sectors, and those that rely on in-person service. To be eligible for HASCAP, businesses need to show a year-over-year revenue decline of at least 50% in three months, within the eight months prior to their application. They must also be able to show their financial institutions that they have previously applied for either the Canada Emergency Wage Subsidy or the Canada Emergency Rent Subsidy.

Eligible businesses can start applying as early as February 1 at principal financial institutions and more widely by February 15. Interested businesses should contact their primary lender to get more details and to apply. **For more information and guidance, [please visit this webpage.](#)**

If you have any questions or concerns, please do not hesitate to reach out to our office. We are happy to assist in any way that we can.

Sincerely,

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: Tuesday, February 2, 2021 5:21 PM
To: s. 22(1)
Cc: MayorandCouncil
Subject: Your email regarding "Taxes"
Attachments: s. 22(1) 2021 Budget Highlights.pdf

Hello s. 22(1)

I am responding to your email to Mayor and Council in my capacity as Director of Community Relations & Communications. In your email, you ask where your taxes are going, and mention that you have recently moved to West Vancouver from s. 22(1).

Attached is a summary of West Vancouver's 2021 proposed budget, which contains an illustration showing the breakdown of taxes between municipal services in West Vancouver.

There are a few differences between West Vancouver and the s. 22(1) that impact residential taxes. The first is the make-up of the community. West Vancouver's tax base is 93% residential. With a very small business community, the majority of the tax burden falls onto residents. In contrast, s. 22(1) both have substantial commercial and industrial tax bases.

The second major difference is the asset management program. Both s. 22(1) have had a small annual asset levy in place for at least 15 years. West Vancouver only started an asset management program five years ago, and therefore the asset levy is higher, because we are in a position where we must catch up.

These are the primary drivers that set West Vancouver apart, although there are other influences. I hope you find this information useful.

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



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.

2021 BUDGET HIGHLIGHTS

GENERAL FUND BUDGET

The proposed \$105 million general fund budget is needed to maintain and improve District services. The proposed budget includes a \$1.2 million tax levy increase, which equates to a proposed operational levy increase of 1.48%. In addition, an increase to the Asset Levy of 3.00% is proposed. This will provide an additional \$2.2 million for capital maintenance, which has been seriously impacted by the adjustments needed to respond to the COVID pandemic. The tax levy increase of 1.48% is below historic rates of inflation, and is the minimum required to respond to rising costs and to ensure the services most valued by our residents are continuously maintained and improved where necessary.

Each year, all non-taxation sources of funding are reviewed for further opportunities before resorting to taxation. In 2020, a complete base budget review was undertaken to ensure that all revenue and expenditure budgets reflected current realities. Significant impacts on revenues were identified, but significant expenditure reductions were also made as new, more efficient ways of providing services were put into place.

The District's current funding sources are quite limited with the majority of funding through property taxes. The District is limited in the diversification of its tax base, with 96.0% of properties falling into the residential class. The remaining percentage of properties are in the business class. There are no industrial properties, which are a major source of tax revenue in other municipalities.

Fees and charges, which supplement tax revenue, have been impacted by the COVID-19 pandemic, and the current budget assumes that this will continue at least until fall 2021. If there is a significant change to this, the budget will be revised.

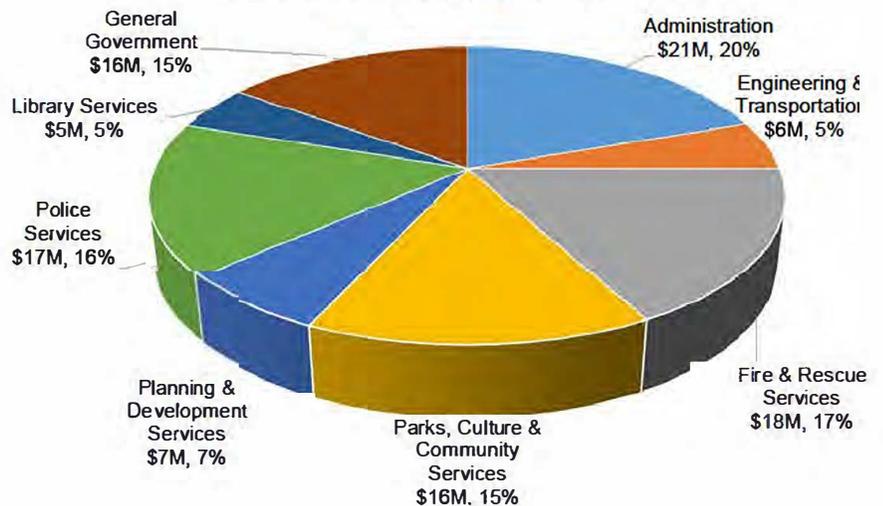
The total amount of the property tax bill also includes amounts collected on behalf of other taxing authorities. In 2020, 50% of taxes collected in West Vancouver were transferred to other authorities.

ASSET MANAGEMENT

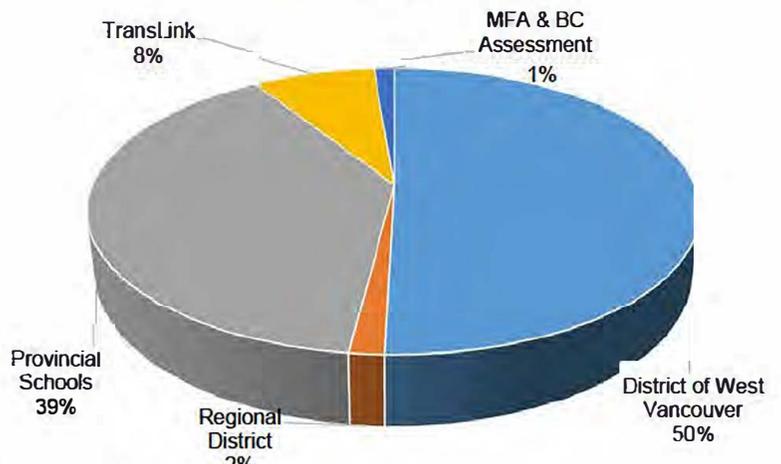
The District currently owns close to \$736 million in general fund assets (estimated replacement costs) and, over the next 20 years, virtually all of these assets will require capital investment to maintain their performance or for replacement. The estimated cost of maintaining the General Fund assets is \$339 million over the next 20 years, which, on average, requires an ongoing \$16.9 million investment per year.

The proposed Asset Levy amount of \$11.2 million—which includes the proposed 3.00% increase—is not sufficient to support the average amount required for infrastructure needs and to prevent assets from failure resulting from deferred maintenance. It is anticipated that there will be funds available from prior years' projects that have completed under budget, and that these funds can be used to cover some of the shortfall. Use of the District's Endowment Fund (current balance \$20.8 million) is also proposed.

PROPOSED 2021 GENERAL FUND BUDGET ALLOCATIONS
General Fund Budget by Division



Property Tax Bill Allocation



CAPITAL BUDGET

The current estimate for capital expenditures required in 2021 totals \$19.1 million. The majority of the spending is for maintaining and replacing existing assets that the District owns, and a smaller portion is for investments in new assets.

In addition to ongoing annual maintenance in transportation infrastructure, parks, sports fields, and equipment and IT infrastructure, significant projects planned in 2021 include facilities renewal and upgrade projects at Municipal Hall.

Maintaining and replacing existing assets	Deferred maintenance	\$10.3M	54%
	Maintenance	\$6.0M	31%
	Subtotal	\$16.3M	85%
Investment in new assets	Strategic investment	\$2.3M	12%
	Innovation	\$0.5M	3%
	Subtotal	\$2.8M	15%
	Total	\$19.1M	100%

WHAT DOES THIS MEAN FOR YOU?

Staff are proposing an operational levy increase of 1.48% and an Asset Levy increase of 3.00%.

The increases together amount to an additional \$229 for the average single-family detached home (SFD) assessed at \$2.98 million and an extra \$105 for the average strata property assessed at \$1.37 million.

	Average SFD	Average Strata	Proposed Increase
Operational Levy increase	\$76	\$35	1.48%
Asset Levy increase	\$153	\$70	3.00%
Total proposed tax increase	\$229	\$105	4.48%

The table below summarizes the impact of proposed tax increases to property owners based on assessed value.

	Assessed Value	Average Strata Assessment	All Class 1 Properties	Average SFD Assessment	Assessed Value
Average Assessed Value 2021	\$1,000,000	\$1,366,887	\$2,608,594	\$2,977,283	\$4,000,000
Average Assessed Value 2020		\$1,414,850	\$2,525,961	\$2,855,051	
Change from 2020		-3.39%	3.27%	4.28%	
OPERATING LEVY (1.48%)					
Annual	\$25	\$35	\$66	\$76	\$102
Monthly	\$2	\$3	\$6	\$6	\$9
ASSET LEVY (3.00%)					
Annual	\$52	\$70	\$134	\$153	\$206
Monthly	\$4	\$6	\$11	\$13	\$17
MUNICIPAL TAX					
Annual	\$1,794	\$2,453	\$4,681	\$5,342	\$7,177
Monthly	\$150	\$204	\$390	\$445	\$598

WE WOULD LIKE TO HEAR FROM YOU!

Your comments and feedback are important to us. You can provide feedback online at westvancouver.ca/budget. All input received will be submitted to Council as part of the 2021 Budget review.

The deadline to provide your feedback is Tuesday, February 9, 2021 at 4 p.m.

From: s. 22(1)
Sent: Tuesday, February 2, 2021 9:04 AM
To: MayorandCouncil
Subject: Taxes

Hello there,

We just moved to West Van in s.22(1). My big question is where are our taxes going?? The taxes here are ridiculously high but yet we're still paying separately for recycling and garbage pick up as well as water. Where is all our tax money going? Clearly not to the run down roads in Dundarave and Ambleside! We live at s. 22(1). We moved from s.22(1) where taxes are much lower yet roads are constantly being fixed. I would just like someone to please tell me why our taxes are so high.

Thank you,

s. 22(1)

Sent from my iPhone