

COUNCIL CORRESPONDENCE UPDATE TO MARCH 24, 2021 (8:30 a.m.)

Referred for Action

- (1) March 17, 2021, regarding Property Encroachment Complaint** (Referred for consideration and response)
- (2) March 19, 2021, regarding “Canderel Pre-Application Proposal - Burley Inglewood”** (Referred for consideration and response)
- (3) J. Chalmers, March 23, 2021, regarding “Public Engagement” (2021 Budget)** (Referred for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (4) Committee and Board Meeting Minutes – Finance Committee meeting November 19, 2020**
- (5) March 18, 2021, regarding “Accessibility at West Vancouver Community Centre”**
- (6) Strata, Navvy Jack East, March 19, 2021, regarding “Navvy Jack Park”**
- (7) March 19, 2021, regarding “13. Notice of Motion regarding Aftermarket Exhaust Systems (for submission to the Union of British Columbia Municipalities 2021 Annual General Meeting) (File: 0120-06)”**
- (8) 4 submissions, March 20-24, 2021, regarding Preliminary Development Proposal for Inglewood Avenue & Burley Drive**
- (9) March 20, 2021, regarding “Fwd: Press Conference - Emergency Injunction Motion Against OTARD Monday 4 pm EDT” (Wireless Technologies)**
- (10) March 21, 2021, regarding “Bill Gates talks about ‘vaccines to reduce population’” (COVID-19)**
- (11) 2 submissions, March 21 and 22, 2021, regarding Preliminary Development Proposal for Inglewood Campus of Care**
- (12) March 21, 2021, regarding “Hugo Ray Park”**
- (13) March 23, 2021, regarding “How I feel about 2021 Property Tax Increase of 5.2%”**
- (14) March 23, 2021, regarding “Pot Shop application in Horseshoe Bay”**
- (15) March 23, 2021, regarding Gleneagles Lift Station #5**
- (16) West Vancouver Chamber of Commerce, March 23, 2021, regarding Financial Strategies for Getting Back on Track in 2021**

Received for Information from Other Governments and Government Agencies

- (17) M. Little, Mayor (District of North Vancouver), March 4, 2021, regarding “Help Cities Lead (HCL) Campaign”**

(18) Metro Vancouver, March 22, 2021, regarding “From Old Mattresses to Disposable Masks, Put Waste in its Place”

Responses to Correspondence

(19) Community Relations Liaison, March 19, 2021, response regarding “Clear Cutting Of 48 Towering Evergreens On The Border of District of North Vancouver and the District of West Vancouver”

(20) Manager of Bylaw & Licensing Services, March 19, 2021, response regarding Property Encroachment Complaint

(21) Acting Senior Manager of Parks, March 23, 2021, response regarding “Ambleside Par 3”

(22) Director of Planning & Development Services, March 23, 2021 response regarding “Canderel Pre-Application Proposal - Burley Inglewood”

From: [Redacted] s. 22(1)
Sent: Wednesday, March 17, 2021 12:38 PM
To: MayorandCouncil
Cc: Mary-Ann Booth; [Redacted] s. 22(1)
Subject: [Redacted] s. 22(1) West Vancouver
Attachments: [Redacted] s. 22(1)

CAUTION: This email originated from outside the organization from email address [Redacted] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Booth & Council,

My name is [Redacted] s. 22(1). I am [Redacted] s. 22(1) old and have lived at [Redacted] s. 22(1); with my wife and family. My daughters have [Redacted] s.22(1).

I was a [Redacted] s. 22(1) president of the [Redacted] s.22(1) and sat on many [Redacted] s.22(1) I was [Redacted] s.22(1).

I came to Canada, from [Redacted] s.22(1) on a full paid scholarship to the University [Redacted] s.22(1); With barely any finances

I am an long time active member of the west van seniors centre and north shore [Redacted] s.22(1).

I have worked hard.

I have [Redacted] s.22(1) daughters.

I have taken care of my family.

I have supported the community.

Over the years, I have had a [Redacted] s. 22(1)

in my good days I was able to manage everything

I am still strong but, now I need more help; I rely on [Redacted] s.22(1).

Due to covid, I can't leave my house except for [Redacted] s.22(1)

Since March of 2020, ONE YEAR AGO, I have watched [Redacted] s.22(1) trees , build structures [Redacted] s.22(1) and leave waste and building material [Redacted] s.22(1). All this daily [Redacted] s.22(1) .. due to covid

my daughter went and [REDACTED] s.22(1) [REDACTED]; but yet they did as they want anyway.

Chapman survey visited 2 times to point out original pegs; but no hope.

I then, paid thousands of dollars for a 3 rd survey with Chapman ; still to no hope.

My daughter contacted the district in [REDACTED] s.22(1) [REDACTED].

The building inspector put a stop work order but, from [REDACTED] s.22(1) [REDACTED] nothing changed.

In [REDACTED] s.22(1) [REDACTED], my daughter followed up again; and was notified that the file was never sent to bylaw.

Once transferred to bylaw [REDACTED] s.22(1) [REDACTED] was given a deadline of [REDACTED] s.22(1) [REDACTED] for removal. This was not done..

My daughter followed up again with many emails' to bylaw officer, With no reply. And received 2 phone calls after much difficulties to get a response. During the second phone call, by law officer told that the district is giving more time to the owners? And that the district doesn't want to call in workers to remove everything on [REDACTED] s.22(1) [REDACTED] due to overtime? And that no date can be given for all of this to end?

How is this right? Where is my support in my age?

On [REDACTED] s.22(1) [REDACTED] a district of west van truck came and removed debris on the boulevard [REDACTED] s.22(1) [REDACTED]; but could not address my concerns?

It is now March 2021 and the owners have still not complied with all bylaws. Or even [REDACTED] s.22(1) [REDACTED]

During this time, they also has a [REDACTED] s.22(1) [REDACTED] on the street ; and we would find them [REDACTED] s.22(1) [REDACTED] as well as other neighbours house ; without even asking permission.

Two of our other long time neighbours went and spoke to [REDACTED] s.22(1) [REDACTED]; but they don't care.

Finally we had to call the district to have it resolved as they were unwilling and uncooperative with us and other neighbours.

I wanted to come to city hall. My daughter say I can't , it's not safe.

I am a senior. I have worked hard . I pay my taxes. I want peace of mind.

This is injustice. This is not right

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

Sent from my iPad

Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: March 17, 2021 at 12:17:47 PM PDT
To: [REDACTED] s. 22(1)
Subject: Fwd: [REDACTED] s. 22(1), West Vancouver

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: January 4, 2021 at 2:30:52 PM PST
To: kchase@westvancouver.ca
Cc: adriano Badaraco <abadaraco@westvancouver.ca>, goszvald@westvancouver.ca
Subject: [REDACTED] s. 22(1), West Vancouver

Good Afternoon Kasia,

[REDACTED] s.22(1) have lived at [REDACTED] s. 22(1)
[REDACTED]

and i am writing to followup on
[REDACTED] s. 22(1)
[REDACTED]

I believe that you are the bylaw officer looking into this file, and it was my understanding, that the owners' [REDACTED] s.22(1) were to have the [REDACTED] s.22(1) removed; as well as, all [REDACTED] s.22(1)
[REDACTED] s.22(1)
[REDACTED]

As of today, January 4, 2021, this has not been done. The only thing that was removed was the [REDACTED]

[REDACTED] however, there is still a [REDACTED]

[REDACTED] and none of the [REDACTED] has been moved or cleaned up nor the [REDACTED]

This is extremely frustrating as this has been going on since [REDACTED]

Timeline:

[REDACTED] - Owner Purchased [REDACTED]

[REDACTED] began renovations [REDACTED]

s.22(1)
[REDACTED] began clear
cutting Trees [REDACTED]

- [REDACTED] s.22(1) went and spoke to him to make sure he doesn't cut anything [REDACTED] s.22(1) and showed him a ribbon marking [REDACTED] s.22(1) [REDACTED] he didn't seem to care much so i then went out and showed the marking again

- as his indifference and attitude concerned me, i also called the District of West Van Arborist Dept., and Gyula came up and [REDACTED] s.22(1) [REDACTED]

-Unfortunately, Gyula advised that due to the size of the trees, a permit is not required; and, as soon as Gyula left, he had trees [REDACTED] s.22(1) [REDACTED] and continued as before

- i went back out to speak with him again, and he had cut down the ribbon marking; replacing it with a ^{s.22(1)} of his own; as a marking instead

- i showed him the original survey pin in the ground, he said ^{s.22(1)} marking was correct and he's not sure what the survey pin is for

- i then contacted Champan Land Surveyors - who had done 2 ^{s.22(1)} previous surveys for ^{s.22(1)}

- Chapman came up and confirmed the survey pin and the ribbon ^{s.22(1)}

^{s.22(1)} that was now removed)

- ^{s.22(1)} still not convinced so i then brought out 2 surveys and showed him again. I also asked him to check his own survey and not to

plant or move anything on [REDACTED] s.22(1)
[REDACTED] property

[REDACTED] s.22(1)
had multiple gatherings at the house

- during this time, guests from [REDACTED] s.22(1)
would wander down towards [REDACTED] s.22(1)
[REDACTED] and trim branches off [REDACTED] s.22(1)

- [REDACTED] s.22(1) on
multiple occasions and asked what
they were doing

- i then, Again, went up and spoke
to the owner and said this is [REDACTED] s.22(1)
[REDACTED] and not to have
their guest touch the [REDACTED] s.22(1)
[REDACTED]

- i also, Once Again, showed copies
of our survey and reminded [REDACTED] s.22(1) of
the survey pin marking

- [REDACTED] s.22(1) said he had used [REDACTED] s.22(1) to confirm boundary from the survey pin

[REDACTED] s.22(1) all trees [REDACTED] s.22(1) and removed [REDACTED] s.22(1) and began construction [REDACTED] s.22(1)

- asked [REDACTED] s.22(1) to check his survey and make sure [REDACTED] s.22(1) are as per set back bylaw and survey

- again showed him our 2 surveys

- he said [REDACTED] s.22(1) was within his property line and as per rules and regulations

- said he confirmed it with [REDACTED] s.22(1)

- we didn't not feel confident with his judgement, so informed him that we would hire Champan Land

Surveyors to do a 3rd Survey on the property, to clarify and issues

s.22(1)

Champan Survey

- Champan provided an encroachment plan and remarked

s.22(1)

s.22(1)

-

were confirmed to be on

s.22(1)

s.22(1)

-

were also removed , eliminating all of

s.22(1)

s.22(1)

-

s.22(1)

- Contacted District Of West Van Permits

- Adriano visited the site and put a Stop Work Order on the [REDACTED] [REDACTED]

- [REDACTED] was still not removed , [REDACTED] was still not cleaned up

[REDACTED] **contacted Districted of West Van For Followup**

- woman i spoke with advised that the owners of [REDACTED] are given up to 12 weeks to comply or submit for permit

[REDACTED] - **Contacted District Of West Van Followup**

- Adriano advised that he has passed it on to bylaw

[REDACTED] **has still not complied**

s.22(1)

[REDACTED] have lived here for [REDACTED] and have never had any issues with any of the neighbours. [REDACTED]

s. 22(1)

[REDACTED] It is a friendly, trusting street.

When dealing with [REDACTED] we have always been extremely polite; and, i have even given him the benefit of the doubt; until the 3rd survey confirmed the boundary

s. 22(1)

[REDACTED]

Due to covid and their age, it has not been safe for [REDACTED] s.22(1) to go out and deal with [REDACTED] s.22(1); which is why i have been helping them. I don't want them to have issues when I'm gone.

They have worked hard all their lives; and in their old age, this should not be Ok. The complete disregard and disrespect for seniors or any neighbour is not Ok.

The owner of [REDACTED] s.22(1) was showed 2 surveys and original pins markings; and finally a 3rd survey - and he still went ahead.

He has yet to comply with your order on [REDACTED] s.22(1) or [REDACTED] s.22(1) [REDACTED] and is clearly not concerned with any fines.

I apologize for the long email but, i would like to know what next steps

can be taken for s.22(1). Please advise.

I also cc'd Adriano and Gyula on the email as they were helpful in the process and have attached photos of the debris, metal post and trees.

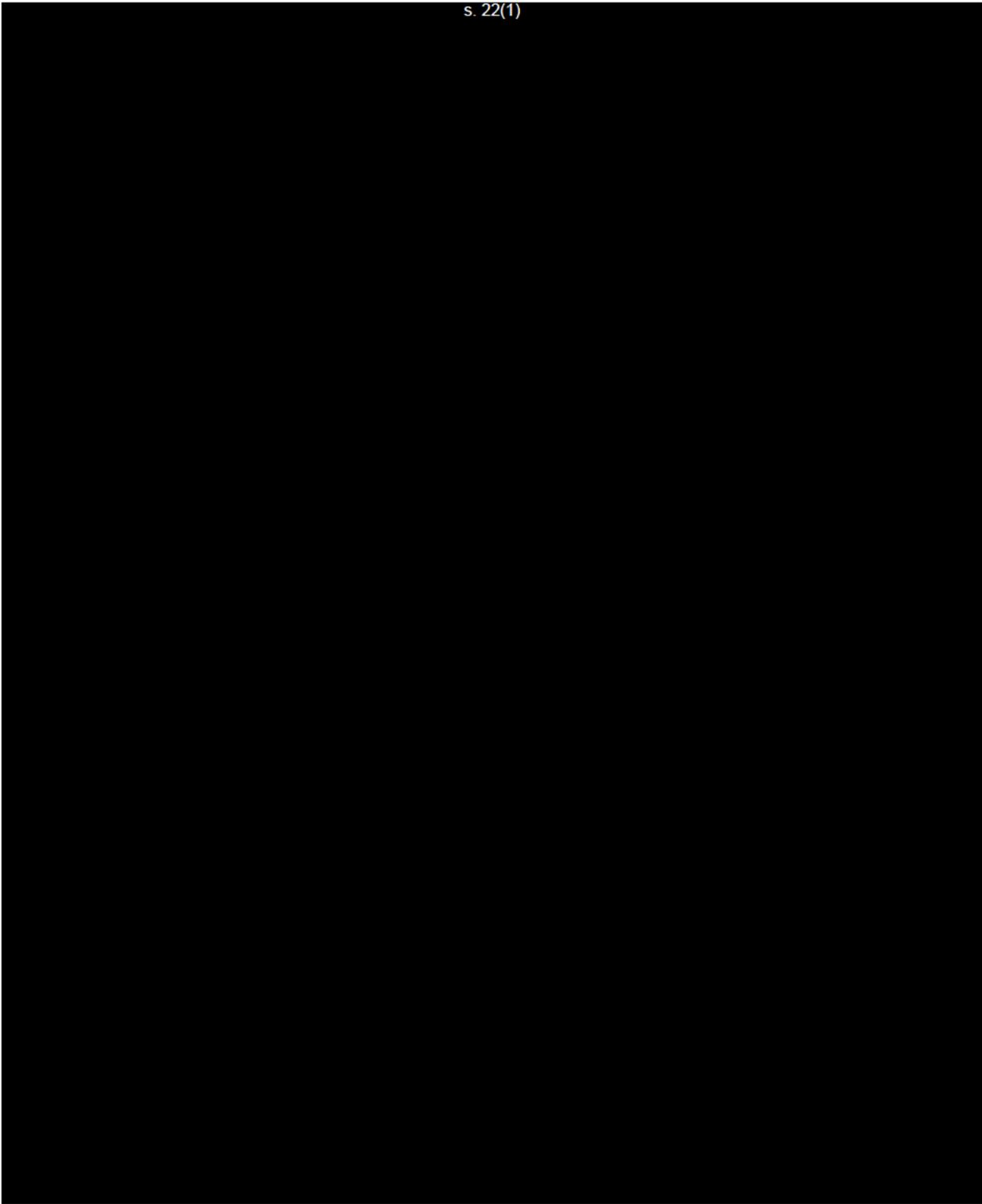
After looking at your website, i believe the trees photographed in s.22(1), are above the 75cm diameter; and therefore should have had a permit.?. Gyula could you please take a look and advise?

Thank you all again. i look forward to a response.

wishing you all a happy new year.

Photos below

Thank you,



From: [REDACTED] s. 22(1)
Sent: Friday, March 19, 2021 11:58 AM
To: MayorandCouncil
Subject: Canderel Pre-Application Proposal - Burley Inglewood

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Booth and Councillors,

The preliminary proposal by Canderel for the development of 52 units at Burley and Inglewood cannot be accepted.

- The Preliminary Proposal is not supported by the OCP.
- On close examination of the DWV OCP, which is “a land use planning document, legislatively required to guide housing development throughout our community, the Preliminary Proposal contradicts many of the points in Housing and Neighbourhoods.
- It is advance of the Taylor Way Corridor LAP which determines “densities, heights and building forms that respond to neighbour context and character.”
- Section 2.1.7 has been broadly misinterpreted to allow for any development in the DWV. Specifically, 2.1.7 states that site-specific zoning changes...only in **limited** circumstances. 2.1.7 must be considered in the context of the “Key OCP actions” of respect neighbourhoods. In the this instance, the Canderel proposed development does not meet most of the “Key OCP actions”.
- The Canderel Preliminary Proposal does not meet the requirements of OCP 2.1.7.
 - 2.1.7 b. There is no degree of physical separation from adjoining single family dwellings. The wall of some 20 townhomes, of 3+ stories borders the backyards of the Burley Drive properties.
 - 2.1.7 c. The traffic study for this project has not demonstrated minimal impact to access traffic and parking. The traffic study did not take into account any impact on Inglewood and the whole of Cedardale. The traffic study considered only the impact of the intersection of Taylor Way and Inglewood for one day at rush hour during COVID. Any study taken during COVID is not representative of true analysis. The guidelines used for the traffic study are a North American Standard with most statistics from US cities and communities. West Vancouver cannot be compared to US cities and communities considering the most important factor that children in US cities and communities are bussed to school. The traffic guidelines used in this traffic study must be disregarded. Many points were raised by residents of the Cedardale community with regards to traffic, and especially the safety of the Cedardale School children. Canderel provided no responses or comments that could nullify these concerns.
 - 2.1.7 d. Renderings show 4 stories.
 - 2.1.7 e. Reviewing all statements of OCP Housing and Neighbourhoods, the proposed Canderel Development does not contribute to neighbourhood context and character. It is exactly the opposite. 5 single family houses to 52 units is extremely out of character for the Cedardale neighbourhood.
 - 2.1.7 f. Canderel only met the minimum of public notification prior to formal Council consideration. Notification of the public virtual meeting included only those residents within the District’s procedures, although Canderel’s statement was that there would be “extensive community engagement.”

- Canderel has stated that a development of 52 units replacing 5 single family is the only possibility of making it economically viable. I believe that statement is false. Consider other re-developments such as Hollyburn Mews in the 2000 block of Esquimalt which shows exactly the opposite.
- The Taylor Way traffic problem continues to worsen. No additional development should in any way be added to impact the traffic problems which exist.

There are many other reasons that this pre-application proposal should not go forward for re-zoning and public hearing consideration. Please vote against accepting this proposal. The developer must present a proposal within our OCP guidelines, which the developer has not done.

Thank you for your consideration, and I would very much appreciate factual responses to my comments.

s. 22(1)

West Vancouver

From: judy c [REDACTED] s. 22(1)
Sent: Tuesday, March 23, 2021 6:03 PM
To: MayorandCouncil
Cc: Mary Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Public Engagement

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Dear Mayor and Council,

I have a number of concerns regarding public engagement and the 2021 Budget.

My first concern is with wording and comments regarding the Community Engagement Analysis and Conclusion in the Budget 2021 Engagement Summary Report (Appendix B - 4.0 and 5.0)

4.0 Analysis

“ There was a higher volume of correspondence to Mayor and Council than in previous years, and this is largely attributed to the use of pre-programmed form letters. “

“ Aside from the number of form letters, participation remained low. “

The second statement confusingly seems to contradict the first. But of particular concern is the implication that form letters were not considered as valid participation in the engagement process.

Does the use of the word ‘aside’ mean that these form letters were not considered as participation numbers in the engagement process, that you have categorized these ‘form’ letters, and that they have no validity?

A letter or a ‘form’ letter IS a letter, and as required by Legislative Services, it must have a name and an address on it.

Is the opinion of WV citizens less valued if they choose to use the assistance of a form letter?

Is a well written letter of more value than one with questionable grammar and spelling?

Is a long letter more legitimate than a short one?

We should strive to make community participation in civic matters as easy and inclusive as possible.

There could be residents who are new to the community, may have English as their second language, may want to be involved in their community and don’t know how to go about it, may be apprehensive, or a myriad of other reasons.

To determine that a form letter is not a genuine form of participation is exclusionary. If we are a welcoming and inclusive community then ALL forms of public engagement and communication should be welcome and not singled out or categorized, or put ‘aside’.

A more positive and encouraging comment would have been to simply state the number of letters received and whether participation was similar, or lower, or higher than in previous years.

“ Of the number of interactions across the various platforms, a number of participants submitted more than one comment/question, and anywhere from two to 16 items were submitted by the same person. “

Please explain why that comment was necessary?

It seems to discourage multiple questions from the same participant, although that is not likely what was intended.

This could have been phrased better by saying something along the lines of: We welcomed all questions and comments during the consultation process.

5.0 Conclusion

“ In response to these detailed requests for financial information, the engagement process for the 2021 Proposed Budget was primarily an education effort by staff.....and the majority of questions or comments were based on misunderstanding the municipal environment or based on incorrect information. “

This implies that staff were not seeking comments on the proposed Budget, rather, engagement was intended to be one-way, informing residents rather than inviting feedback. However, as residents have strong opinions about tax increases, the District may wish to consider whether one-way engagement is appropriate. There is also the implication that because residents are not knowledgeable of the ‘municipal environment’ , that it was a time-wasting effort.

It is disturbing to read that the majority of questions or comments were based on misunderstandings or incorrect information. Such a broad statement requires elaboration and some examples to provide clarity. It requires reflection as to why there is such rampant mis-understanding/incorrect information; what is the District’s culpability, and what actions will be taken to resolve this?

My next concern is that some public feedback was not acknowledged or accurately referenced.

At the March 8th Council meeting Mayor Booth opened the Budget item giving participation numbers after the February 9th closing date saying they continued to engage with the community by email with residents providing input in writing.

The numbers she gave were 173 inputs received from February 10- March 5, and 68 inputs received over the past weekend, which would have been March 6 and 7.

She did not mention the petition, or the survey sent to Mayor and Council.

When the CFO, Ms. Isabel Gordon, gave her presentation to Council and was speaking about the updated participation numbers after February 9, she said she ‘thought’ there was at least 250 messages including a petition that she ‘thought’ had 78 signatures.

I have been given information from West Vancouver resident Mr. Claus Jensen, that his petition he delivered to Mr. Mark Panneton, Corporate Officer at the DWV, had 245 signatures.

220 letters were printed off, packaged and put in the drop box outside Municipal Hall on March 5, as instructed, with Mark Panneton’s name on it. An additional 25 were attached to an email (after getting Mr Panneton’s permission)on March 6.

Hence, there were 245 signatures on the petition that was delivered to Mr. Panneton, as required pursuant to S 82(1) of the Community Charter, in order to meet the definition of a petition to Council. Accordingly, Mr. Panneton confirmed to Mr. Jensen that the petition was delivered to Council before they voted on the tax increase.

In the CFO's verbal report to Council it was inaccurately reported that the petition only had 78 signatures. It is troubling that the CFO could not report precise numbers. It implies that those numbers were not important, and discounts public engagement and comments after February 9.

Will the minutes of the Council meeting, for the record, give a correct accounting that the petition had 245 signatures?

Additionally, a survey sponsored by the West Vancouver Community Stakeholders with 723 responses was sent to Mayor and Council on March 4

The CAO, Mr. Bartlett, said they definitely listened.

If the public engagement numbers after the February 9 written report were important enough to mention verbally by both the Mayor and CFO, why was there not an additional summary or an addendum to the report indicating what aspects of the Budget were supported, what aspects were opposed, and the underlying reasons for each.

Such a summary would show that the District is actually listening to residents.

Mayor Booth said that the Budget is one of the top 3 most important things that Council does.

The citizens of this community need to feel that their involvement in the Budget process is also important. This includes acknowledging and respecting the many ways community members engage and participate, be it through form letters, surveys, or petitions.

With regards to Community Engagement the DWV states, "Participating in public consultation processes is one of the key ways you can help Council make decisions on behalf of residents."

This leads to one final question- Are you listening?

Or to rephrase it- Why aren't you listening?

Respectfully submitted,

Judy Chalmers (do not redact my name)

s. 22(1)

West Vancouver, s. 22(1)

Sent from my iPhone

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
FINANCE COMMITTEE MEETING MINUTES (OPEN SESSION)
THURSDAY NOVEMBER 19, 2020**

Committee Members: Councillor N. Gambioli attended in the Raven Room. Councillor S. Thompson, Councillor M. Wong, J. Boyd, J. Guenther and J. Robertson attended the meeting via electronic communications facilities.

Staff: I. Gordon, Director, Financial Services and A. Shchedrinskiy, Financial Controller attended via electronic communications facilities. L. Taylor, Committee Clerk attended in the Raven Room.

Members of the Public: no attendees

1. CALL TO ORDER

The meeting was called to order at 12:32pm by Co-Chair J. Guenther.

2. APPROVAL OF AGENDA

The following items were added to the November 19, 2020 Agenda:

- naming rights
- pay parking
- solid waste
- \$5M Provincial grant

It was Moved and Seconded:

THAT the November 19, 2020 amended Finance Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the October 21, 2020 Finance Committee meeting minutes be adopted as circulated.

CARRIED

At 12:38 p.m. Councillor S. Thompson joined the meeting electronically.

REPORTS

4. 2021-2025 Financial Plan

I. Gordon (Director, Financial Services) spoke relative to the report.

Items discussed:

- \$5.4M from the Province is a one-time grant to help with COVID-19 costs

- discussions to take place during the December 16, 2020 Strategic Planning on how to use the one-time grant

It was Moved and Seconded:

THAT the verbal report from the Director of Financial Services on the process underway for completion of the 2021-2025 Financial Plan be received for information.

CARRIED

Action Items to follow-up on for the Committee:

- pickle ball courts, is there a fee to play?
- details to be provided on Coriolis Consulting contract
- status of electrical car charging station outside Municipal Hall
- donations and bequests, dollar breakdown

At 1:13pm J. Boyd joined the meeting by electronic means.

5. 2020 Third Quarter Financial Report

I. Gordon (Director, Financial Services) spoke relative to the subject and responded to Committee members' questions.

It was Moved and Seconded:

THAT the 2020 Third Quarter Financial Report be received for information.

CARRIED

6. Draft 2021 Finance Committee Schedule and Work Plan

I. Gordon (Director, Financial Services) spoke relative to the subject.

Items discussed:

- draft CAC policy, timing of potential report to Council and any required public consultation
- Community Amenity Contributions allocation, item to be considered in a Council Workshop in early 2021 (CAO action item)
- addition of Discussion Group reports as an agenda item for each Committee meeting
- Year-End Review to be added to the first meeting of 2021

It was Moved and Seconded:

THAT the Draft 2021 Finance Committee Schedule and Work Plan be received for information with meeting dates to be determined.

CARRIED

7. Discussion group reports and updates

Items discussed:

- Councillors Thompson and Wong will present at the next meeting regarding UBC Land transfer and how it is structured
- J. Guenther to review land property assets when list can be made available
- Councillor Wong and J. Boyd to review investments allowed by Municipalities
- J. Robertson to review possibility of establishing paid parking in parks

It was Moved and Seconded:

THAT the discussion group report be received for information.

CARRIED

8. Community Amenity Funds as at September 30, 2020

I. Gordon (Director, Financial Services) spoke relative to the subject and responded to Committee members' questions.

It was Moved and Seconded:

THAT the Community Amenity Funds as at September 30, 2020 be received for information.

CARRIED

9. Endowment Fund as at September 30, 2020

I. Gordon (Director, Financial Services) spoke relative to the subject and responded to Committee members' questions.

It was Moved and Seconded:

THAT the Endowment Fund as at September 30, 2020 be received for information.

CARRIED

10. New Business

I. Gordon (Director, Financial Services) responded to Committee members' questions regarding the New Business items that were added to the agenda:

Items discussed:

- ways to reduce plastic refuse in parks
- the District's existing naming rights policy, and the lack of a clear strategy around encouraging naming rights agreements to be used

It was Moved and Seconded:

THAT the New Business items be received for information.

CARRIED

11. Public Questions

There were no members of the public present at the meeting.

12. Exclusion of Public

13. Adjournment of November 19, 2020 Finance Committee Meeting

It was Moved and Seconded:

THAT the November 19, 2020 Finance Committee meeting be adjourned.

The Committee will then proceed with the closed session.

CARRIED

At 2:20 p.m. Councillor Gambioli left the room.

The meeting was adjourned at 2:20 p.m.

Certified

Chair

s. 22(1)
[Redacted Signature]

s. 22(1)

Committee Clerk

From: s. 22(1)
Sent: Thursday, March 18, 2021 1:13 PM
To: MayorandCouncil
Subject: Accessibility at West Vancouver Community Centre

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Good morning.

We write to the mayor and council of West Vancouver with an impassioned plea to re-open the accessible parking for people with mobility challenges at the West Vancouver community Centre. This entrance, found in the now closed under ground parking is the only accessible entrance to the building and the Ambulatory Clinic s.22(1). The other entry ways into the building do not have automatic doors, have had their automatic door deactivated or the approach is either inaccessible due to uneven/rough terrain or is too far from parking for a person using a mobility device to access. We have attempted to speak with staff at The West Vancouver Community Centre but have been ignored or in a number of exchanges, been aggressively told to leave when we inquired about assistance with the accessibility of the building. We have addressed the accessibility challenges with the staff at the ambulatory clinic who have indicated their conversations with the West Vancouver Community Centre staff yielded no assistance for the patients attending the clinic. Our understanding is that this facility has been mandated to have fully accessible entrances.

This is our third attempt at writing to the West Vancouver Council and Mayor. We ask for the issue to be addressed with the simple re-opening of the lower level Parker so we and others who use mobility devices can enter the building via the accessibility entrance and related elevators.

Thank you

s. 22(1)

North Vancouver, BC

From: Madelyne MacKenzie [REDACTED] s.22(1)
Sent: Friday, March 19, 2021 10:24 AM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Navy Jack Park

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Dear Mayor and Councillors,

I am writing to thank you for following through on the Navy Jack Park promise. It is so well done and I have enjoyed speaking to neighbours enjoying the park and it's beauty. It is such a pleasure to see the design concept incorporating persons with walkers and wheelchairs enjoying the larger pads for conversation with friends or family. Very thoughtfully designed.

I am writing this not only as [REDACTED] s.22(1) Navy Jack East abut also with the backing of the Strata Council. We are all in agreement in thanking you for moving ahead with a safe and well executed park.

Very sincerely,
Madelyne MacKenzie
[REDACTED] s. 22(1)
West Vancouver
Strata Secretary

Sent from my iPad

From: [Redacted] s. 22(1)
Sent: Friday, March 19, 2021 10:40 PM
To: MayorandCouncil
Subject: 13. Notice of Motion regarding Aftermarket Exhaust Systems (for submission to the Union of British Columbia Municipalities 2021 Annual General Meeting) (File: 0120-06)

CAUTION: This email originated from outside the organization from email address [Redacted] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Your Worship,

With all due respect, I would point out that excessive noise from an internal combustion engine exhaust pipe, muffler, and tail pipe can be seen to be prohibited under Division 7 Other Equipment Muffler at s. 7.03(1). The regulations prohibit alteration or modification of the exhaust pipe, muffler and tail pipe by regulations 7.03(2) through 7.03(5).

Regulation 7A.01 prohibits driving behaviour that gives rise to loud and unnecessary noise. It does not regulate the equipment fitted to the motor vehicle having an internal combustion engine.

The regulations that you seek are already in place within Division 7 ("Other Equipment") of the Motor Vehicle Act Regulations. Before you call for MVA regulations to "prohibit the installation of aftermarket exhaust systems", I would suggest that the municipal solicitor's opinion of the scope and effect of the existing regulations be sought.

I would further respectfully suggest that your proposed "Notice of Motion", as written, is excessively broad--it would, if adopted, prohibit the installation of all aftermarket exhaust systems (equipment, or products), irrespective of whether or not those products, equipment or systems are compliant with the Division 7 regulations.

For ease of reference, and for the convenience of the inquiring public, I have taken the liberty of reproducing the relevant sections from the Motor Vehicle Act Regulations below. I understand that the CAO may censure this communication because it references provincial law (regulations) pursuant to internal policy, but I submit that in light of the object and purpose of your Notice of Motion, that that policy should not apply to this communication.

Sincerely yours,

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

[Redacted] s. 22(1)

Addendum:

Motor Vehicle Act
MOTOR VEHICLE ACT REGULATIONS

[Last amended January 11, 2021 by B.C. Reg. 26/58 and includes amendments by B.C. Reg. 240/2020]

Division 7 – Other Equipment
Muffler

7.03 (1) A motor vehicle propelled by an internal combustion engine shall be equipped with an exhaust muffler consisting of a series of pipes or chambers which ensures that the exhaust gases from the engine are cooled and expelled without excessive noise.

Cut-outs prohibited

(2) No person shall drive or operate a motor vehicle propelled by an internal combustion engine when the muffler with which the vehicle is equipped is cut out or disconnected from the engine.

Part removal prohibited

(3) No person shall drive or operate a motor vehicle propelled by an internal combustion engine equipped with a muffler from which has been removed any baffle plate or other part.

Alteration prohibited

(4) No person shall drive or operate a motor vehicle propelled by an internal combustion engine equipped with a muffler the exhaust outlet of which has been opened or widened.

Noise increase or flames prohibited

(5) No person shall drive or operate a motor vehicle propelled by an internal combustion engine equipped with a muffler or exhaust system to which is attached any device which increases the noise of the expulsion of the gases from the engine or allows a flame to be emitted from the exhaust system.

[am. B.C. Reg. 29/59.]

Division 7A – Noise from Motor Vehicles

Prohibition

7A.01 No person shall start, drive, turn or stop any motor vehicle, or accelerate the vehicle engine while the vehicle is stationary, in a manner which causes any loud and unnecessary noise in or from the engine, exhaust system or the braking system, or from the contact of the tires with the roadway.

[en. B.C. Reg. 70/68.]

From: [REDACTED] s. 22(1)
Sent: Saturday, March 20, 2021 11:06 AM
To: MayorandCouncil
Subject: Development Burley - Inglewood

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The proposal to develop the site at Burley - Inglewood with 52 condominiums should be rejected out of hand because it ignores the OCP which states the following on page 23:

- 1) regenerate our primarily detached, single-family home oriented neighborhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes;
- 2) expand "missing middle" housing options , like triplex, townhouse and mixed-use, in locations close to transit, shops and amenities;
- 3) respect our neighborhood character and encourage long-term protection of valued heritage properties with stronger incentives;

The Canderel proposed project makes a mockery of all three of these guidelines. Why put all the effort into a OCP only to ignore it? Why take up Councils' time in the future discussing this project? Kill it now, it doesn't fit the criteria.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Monday, March 22, 2021 10:30 AM
To: MayorandCouncil
Subject: Canderel development Cedardale

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Mayor and Council,

I recently sold my home in [REDACTED] s. 22(1) and am currently searching for a home to rent for my family. Despite our considerable budget and location flexibility we find ourselves thrust into a most difficult situation trying to find a decent place to live in WV. I have seen dubious reports that claim that we are not in need of rental units in WV and I am here to tell you that this claim could not be further from the actual truth: applicants face serious competition, must be prepared to present all financial details up front, with up to FOUR references, long-form sweetheart letter ... I can hardly express how stressful and urgent this lack of rental stock is currently.

That said. While I'm in support of densification and diversification in housing options, I am not in support of the Canderel proposal along InglewoodAve AS IT STANDS **without rental units**.

It would be prudent for WV to require some percentage of rental in all proposals. We need more thoughtful densification.

I will support this and other similar proposals ONLY if they give back to the community by including rental units. I urge you to respond their plans with consideration of the needs of WV residents like me.

I urge WV to take this lack of rental very seriously.

[REDACTED] s. 22(1)

West Van

From: s. 22(1)
Sent: Tuesday, March 23, 2021 7:01 PM
To: MayorandCouncil; Sharon Thompson; Marcus Wong; Bill Soprovich; Peter Lambur; Craig Cameron; Nora Gambioli
Subject: Preliminary Development Proposal for 695 Burley Drive and 660, 640, 620, and 610 Inglewood Avenue (File:1020-01)

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Councillors,

In reviewing the Council Report on the Preliminary Development Proposal for 695 Burley Drive and 660, 640, 620, and 610 Inglewood Avenue, please find the following comments to the report in red:

The following report must not be accepted by Council for many reasons. This report omits any consideration of respect for neighbourhood context and character, a key tenet as written into the OCP Housing and Neighbourhoods, as one of the “Key OCP actions.” The Policy statement of Housing and Neighbourhoods is to re-generate our neighbourhoods with sensitive infill units. 52 units on 5 single-family lots is not sensitive infill units regenerating the Cedardale neighbourhood. Voting for this project is voting against the OCP and a key tenet of the OCP.

3.0 Council Strategic Objective(s)/Official Community Plan

2020 – 2021 Council Strategic Goals and Objectives

Applicable strategic goal and objectives:

- Goal 1.0: Significantly expand the diversity and supply of housing, including housing that is more affordable.
 - Objective 1.1: Ensure that 250 housing units are approved per year over the next 5 years, of which approximately 50, are rental units and include accessible housing units. The Baptist Housing Campus of Care is being considered by Council which will provide 439 additional housing units, a figure that more than realizes the objective of 250 housing units for 2021. More than 250 housing units were approved during 2020. When one discusses an objective, is it considered if the objective is possible and can be achieved within the established guidelines?
 - Objective 1.2: Specify targets and provide incentives for ‘missing middle’ housing types such as mixed-use housing, infill housing, duplexes, coach houses and townhouses. Missing middle type housing can be achieved by adding 10-15 units at the Burley Inglewood site. The guideline is the OCP.

Official Community Plan (OCP)

The OCP provides direction to strengthen District centres and corridors through adoption of local area plans. The OCP aims to create capacity within those areas to provide for additional infill and multifamily housing units close to transit and amenities. The LAP for the Taylor Way Corridor has not begun and should be completed to determine the capacity. That is what planning does. Any developments approved in advance of the TWC LAP is very poor planning. The OCP aims to create capacity within those area to provide “sensitive infill” housing which this document fails to recognize. The capacity and density for the Taylor Corridor has not been determined. No project should be approved until planning has taken place.

The subject site is located within the Taylor Way Corridor Local Area Plan Boundary (Appendix B). The OCP directs the creation of a local area plan for the Taylor Way Corridor to create additional housing capacity of approximately 500-600 new housing units. The public consultation and planning process for Taylor Way Corridor has not yet been initiated. The purpose of creating a Local Area Plan is, surprisingly - to plan. It is “separate detailed and collaborative planning processes to determine area specific visions, objectives, and suitable built-form, heights and densities.” Approval for development in advance of an LAP denies what the OCP outlines. Approval for development should only be considered once the LAP has been put in place which would do as described above.

OCP Policy 2.1.15 directs consideration of development proposals within the local area plan boundary prior to the adoption of a local area plan by:

a. Applying relevant District-wide policies contained in this plan and any existing area specific policies and guidelines; Relevant District-wide policy according to the OCP is to "re-generate our neighbourhoods with sensitive infill units." 5 units to 52 units is anything but sensitive. This development proposal does not meet this criteria as it does not meet the policy of existing area specific policies and guide lines of single family neighbourhoods..

b. Requiring the proposal's contribution to rental, non-market or supportive housing, or its advancement of low-carbon construction, or its ability to forward the public interest or provide other community benefits as determined by Council. There is no rental, non-market or supportive housing. I am not familiar with low-carbon construction. This project does not forward public interest. Other community benefits? If the community benefit is diversification of housing, this can be achieved by 10-15 units, not 5 to 52 units. If the community benefit is adding “missing middle” housing, this is already being accomplished elsewhere in WV and on the East side of the Capilano River.

The OCP also provides direction to expand “missing middle” (e.g. triplex, townhouse, mixed-use) options across the District. 10-15 units provides “missing middle” housing and is in context of Cedardale. While the OCP provides direction to expand “missing middle” housing, it to be expanded in the context and character of the neighbourhood with sensitive infill.

OCP Policy 2.1.7 enables the consideration of proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in the OCP only in limited circumstances by: The Canderel Burley Inglewood proposal does not meet the limited circumstances as required by 2.1.7 and therefore should not have been brought to Council for consideration.

a. Reporting to Council after preliminary application review to allow an early opportunity for public input;

b. Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g., adjacent to a green belt, grade change, park, school, or existing multi-family site); The proposal does not present a degree of physical separation from the adjoining single family dwellings by a green belt, a grade change, a park, school, or existing multi-family site. While the development is adjacent to a school, the school does not offer a degree of separation from the single-family dwellings. It is exactly the opposite. The proposed development borders directly the single-family dwellings that line Burley Drive and face it on Inglewood Avenue. The Burley Drive single-family dwellings will now have 3+ stories bordering their lots - there is no physical separation. Canderel's proposal does not comply with 2.1.7 b.

- c. Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood; Canderel's presentation did not address minimal impact to access, traffic, and parking and therefore does not demonstrate minimal impact. The Canderel preliminary application proposal has not complied with this requirement. Details of the traffic study had nothing to do with access, traffic, and parking in Cedardale. The traffic study stats were for one day for additional cars at the intersection of Taylor Way and Inglewood during peak hours, and during COVID. The traffic study cannot be considered as it based on North American (mostly US) data. Additional cars at Taylor Way and Inglewood have nothing to do with the impact of 100 additional cars entering on to Inglewood from underground parking and the traffic impact on Cedardale. Canderel has not complied with 2.1.7 c.
- d. Restricting to one or more a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys; Renderings show 4 stories. Canderel's proposal does not comply with 2.1.7 d.
- e. Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; A development of 52 units, 3+ stories high does not contribute to the neighbourhood context and character. Other Cedardale multi-family sites are in park-like settings with surrounding greenbelt areas. The renderings for this development look as though they should be in downtown Vancouver. Nothing in the form and character relates to Cedardale.
- f. Ensuring information meetings with public notification prior to formal Council consideration in accordance with District procedures.

Canderel's proposal for Burley Inglewood development does not conform with 2.1.7 b, 2.1.7 c, 2.1.7 d, or 2.1.7 e and therefore must not be passed to go forward.

6.0 Analysis

6.1 Discussion

The developer, Canderel, has submitted a preliminary development proposal (Appendix E) to develop the subject site with 52 townhouse units and a total Floor Area Ratio (FAR) of 1.042. In advance of TWC LAP, it cannot be determined what FAR will be approved in the TWC. Going from a .32 FAR in a single-family neighbourhood to a FAR of 1.042 is completely unacceptable and extremely disrespectful of Cedardale character.

A preliminary site plan is shown in Figure 2. The objective is to create a development that responds to the surrounding neighbourhood context and character while providing "missing middle" housing as identified in the Official Community Plan (OCP). This comment continues to ignore that the OCP Housing and Neighbourhoods stresses respecting neighbourhood character. The development does not respond to neighbourhood context and character. This development is not a "sensitive infill option," a key action of the OCP.

Detailed design review of the proposed built form, character, and siting has not yet been completed by staff. However, initial review of the preliminary proposal concludes that it is generally consistent with the relevant directions of the OCP. This statement again disregards the sensitivity to neighbourhood character as outlined in the OCP. This statement offends me. The preliminary proposal is not consistent with relevant directions of the OCP.

The proposal aligns with OCP Policy 2.1.7 as it would provide a low-rise missing middle housing development that offers the opportunity to provide a physical degree of separation to the surrounding properties (e.g. adjacent to a school) and can respond and contribute to neighbourhood context and character. The proposal does not align with OCP Policy 2.1.7 as it does not offer any opportunity to provide a physical degree of separation to the surrounding properties as it borders the single-family

dwellings (e.g. adjacent to a school but the school does not provide the separation from the single family dwellings which a physical degree of separation is meant to do) and most definitely does not respond and contribute to neighbourhood context and character, but detracts from Cedardale neighbourhood context and character with its massive size and configuration.

Further, the proposal aligns with OCP Policy 2.1.15 to forward the public interest of providing missing middle housing as enabled by Policy 2.1.7. Expansion of “missing middle” housing options, such as townhouses, in locations close to transit, shops, and amenities is a key OCP action. **This comment again disregards a key quality of the OCP to respect neighbourhoods in expanding “missing middle” housing. A development of 10-15 units would also expand the “missing middle” housing options and respect the neighbourhood character.**

As the proposal is within the preliminary stages, comprehensive analysis of building form, character, site planning, tree retention, environmental impact, and traffic analysis would be conducted if the application proceeds to a full submission. **The proposal in the preliminary stages does not fulfill Policy 2.1.7 and should not proceed to a full submission.**

Housing Mix & Size

52 townhouse units are proposed with floor plans that range from 43.2 m² (464.67 sq. ft.) to 169.2 m² (1,821.37 sq. ft.). There are a total of 13 one bedroom units, 23 two-bedroom units, and 16 three-bedroom units that respond to a variety of housing needs such as downsizers, individuals, and families. To promote relative affordability, a number of garden-oriented units are proposed at the parkade level (Figure 3). As the garden units are sunk into the ground they do not impact the three-storey form and character of the development. To reinforce this, the top floors of the buildings are recessed to respond to neighbourhood character, provide architectural interest, and an appropriate scale to the street. **I think it is generally accepted that most downsizers are seniors. Many seniors/downsizers have commented that a 4 level design with 3 flights of stairs does not interest them. Most seniors/downsizers are looking for one or two-floor designs.**

Traffic & Parking

The applicant has provided preliminary traffic information, including a high level overview of existing traffic volumes (**No Cedardale traffic volumes were in any way considered**), estimated new vehicle trips resulting from the development, and the projected impact of those trips. Based on this preliminary information, traffic associated with the project is anticipated to have minimal impact on the transportation network as it would represent approximately 1% of the existing traffic volumes at the Taylor Way and Inglewood Avenue intersection. This information will be reviewed as part of a formal transportation study should the proposal advance. **The applicant’s preliminary traffic information has not included a high level overview of existing traffic volumes in Cedardale. The estimated new trips resulting from the development is a flawed figure taken from a North American standard with most statistics coming from the US. Peak hour traffic differs greatly in West Vancouver, rather than American communities because our children are driven to school, not bussed to school as in the US. Apples and oranges. The new vehicle trips will be higher by the fact that this development does not have a local public school (L’École Cedardale is by lottery - children must be driven to Westcot or Ridgeview, and high schools) and all children will be driven to school. The preliminary information is flawed. No study was done on how 100 cars leaving from an underground parkade would affect Inglewood Avenue traffic during school drop-off and pick-up times, nor how 100 additional cars would affect the traffic in Cedardale. The one day, peak hour study taken during COVID was taken only in consideration for the intersection of Taylor Way and Inglewood which has nothing to do with Cedardale traffic. Again, the 1% figure is a North American estimate, not an estimate based on what occurs in West Vancouver, and most specifically Cedardale. The traffic study gave no consideration to how 100 additional cars affects the safety of the L’École Cedardale children and the Cedardale community. Traffic in Cedardale presents unique problems. The**

only ingress and egress we have is by Keith Road and Inglewood Ave to Taylor Way (also 2 side streets near the Park Royal north exit ramp south of Keith). I understand that this wasn't a formal transportation study. The applicant did not meet the requirement of 2.1.7 c demonstrating minimal impact to traffic in Cedardale, where the proposed development is placed. Most residents who attended the 17th February meeting had many comments that indicated that a development of that size at that location would have severe traffic impact on Cedardale and the safety of the school children.

The applicant proposes a total of 110 parking spaces within 1 ½ levels of underground parkade accessed from Inglewood Avenue. 94 spaces for residents are distributed within private garages and open parking areas and 16 visitor spaces are grouped at the foot of the main vehicle ramp, and around the interior ramp leading to the second parkade level. No surface parking is proposed. The parking problems are reported in the Summary of Community Feedback. Inglewood Avenue and Burley Drive have no street parking. This is extremely problematic for any deliveries: Fedex, groceries, mail, garbage collection, drop-off and pick-up of children and friends, taxis, Handi-dart, Senior's Bus and guests exceeding 16 for 52 units. Inglewood Avenue is a very narrow road with no passing allowed. Any of the listed preceeding activities during school pick-up, drop-off times poses the probability that traffic will be completely blocked. This is not to mention the traffic during use of the playing fields for sport and school activities. School children will be put at risk by the parkade exit. How do you have 1 1/2 levels of parking?

In summary, the proposed development would offer smaller ground oriented units in response to the directions of the OCP to promote diversified housing in the community on a site that offers the opportunity to provide physical separation from surrounding housing. Housing diversity can be offered by developing 10-15 units. This development does not offer the opportunity to provide physical separation from surrounding housing.

6.2 Sustainability

Good land use planning principles include providing a variety of housing choices (with sensitivity to the neighbourhood) within the community in locations that are nearby public transit, amenities, services and recreational opportunities. The location of the site and the delivery of a smaller, compact housing form would promote more sustainable development in the community than single family homes. There are choices other than single family homes such as duplexes or triplexes that would meet the same criteria.

7.0 Options

7.1 Recommended Option

It is recommended that the preliminary development proposal for 695 Burley Drive and 660, 640, 620, and 610 Inglewood Avenue proceed for consideration prior to adoption of the Taylor Way Corridor Local Area Plan based on Official Community Plan policies 2.1.7 and 2.1.15. Planning should not be recommending the preliminary development proposal be considered prior to adoption of the Taylor Way Area Plan as it does not meet OCP policies 2.1.7 and 2.1.5. The only option is 7.2 b) that a development application will not be considered at this time.

8.0 Conclusion The information provided in the Council report does not agree with OCP policies and the report must be rejected.

The NSN, March 17th, 2021 reported according to BC Stats “the District of West Vancouver saw its population shift 336 downward.” And yet, the Council Report “Housing Needs Report” dated Nov 17, 2020 showed statistics of how the DWV population will steadily increase. The data is contradictory. What do we believe? Increasing or decreasing?

Let’s consider the North Shore as a whole? On the east side of the Capilano River, 1000+ new multi-family housing units are being built. Hundreds are being built at the bottom of the cut, with units at Cypress Village yet to come. What is the real need for adding 52, not “affordable” units from 5 single family lots

It has been said over and over that spot rezoning is a contentious issue for most residents. Spot rezoning is divisive. Our OCP states that neighbourhood character is to be respected. The OCP must be respected as the document that guides your decision as Mayor and Councillors. LAPs, as written into the OCP, were meant to bring residents and planners together in a “separate detailed and collaborative planning process.” As one Councillor stated: “We cannot allow development to proceed without a plan.”

Burley Inglewood is not the location for “5 to 52” units but for “sensitive infill.”

Maybe I have a reply to this email and to the comments stated. Forwarding this email to DWV Planning is not the purpose. The purpose is discuss the report Planning has produced with Mayor and Councillors.

With hope for the future,

s. 22(1)

West Vancouver

From: s. 22(1)
Sent: Wednesday, March 24, 2021 6:55 AM
To: MayorandCouncil
Subject: Cedardale says NO to Townhouses such as Canderel

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Dear Mayor and Council - here is a current poll of Cedardale only residents

Only 8% of Cedardale residents want Townhouses such as the Canderel project at Inglewood and Burley.

55% of Residents only want Single Family redevelopment

26% prefer Secondary Suites or Duplex / Triplex homes

In summary, it appears that gradual infill development may be acceptable but not major projects going from 5 homes to 52 homes as per Canderel

PS - do you know that the Canderel project has 4 storeys of housing excluding parking?

PPS - do you know that 25% of Cedardale homes are already Townhouses

Respect the Character, the Neighbourhood and Community of Cedardale

s. 22(1), WV



From: [REDACTED] s. 22(1)
Sent: Saturday, March 20, 2021 11:20 AM
To: MayorandCouncil
Cc: Patrick Weiler
Subject: Fwd: Press Conference - Emergency Injunction Motion Against OTARD Monday 4 pm EDT

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They are setting these up in the West End in Vancouver. Is West Van next? [REDACTED] s.22(1) from the existing electromagnetic radiation (cell towers on building roofs). Any additional increase in radiation will make life in this area impossible. I am in [REDACTED] s. 22(1) and have live here for [REDACTED] s. 22(1) years. Where could I go?

[REDACTED] s. 22(1)

Begin forwarded message:

From: Children's Health Defense <team@childrenshealthdefense.org>
Subject: Press Conference - Emergency Injunction Motion Against OTARD Monday 4 pm EDT
Date: March 19, 2021 at 5:21:40 PM PDT
To: [REDACTED] s. 22(1)
Reply-To: team@childrenshealthdefense.org

Having trouble viewing this email? [View it in your web browser](#)



CHD v FCC - EMERGENCY INJUNCTION FILED

STOPPING OTARD - NO 5G ANTENNAS ON HOMES

Join Our Press Conference Monday, 3/22/21 at 1PM PDT / 4PM EDT

Participants: Attorney RFK Jr., Scott McCollough, Dafna Tachover

Register at childrenshealthdefense.org/otard-press-conference



CHD is leading the fight for FCC accountability!

CHD v FCC Press Conference

March 22, 1 pm PT/ 4 pm ET

Join CHD's legal team Discussion of 3/22 Emergency Injunction

[Register](#)

Please Join CHD's press conference regarding the [emergency injunction motion](#) that we filed On 3/18 against the FCC in our case against the OTARD rule amendment, asking the court to stay the OTARD rule amendment from going into effect on 3/29/21.

OTARD rule amendment allows the installation of antennas, including 5G antennas on neighboring homes, without notice, permit, and while preempting state and municipal zoning laws. Most disturbingly, the rule also preempts disability civil rights laws that protect the disabled and their rights for accommodation. The adults and children who have become sick or that their condition is aggravated by exposure to wireless radiation, will not be able to get accommodation, not even in their own homes. Since nowhere will be safe, they

will have nowhere to go. As RFK Jr. said, this rule is morally and legally intolerable.

The Press Conference

Please join our legal team experts and petitioners for our virtual press conference Monday, 3/22/21 at 1 PM PDT / 4 PM EDT, regarding the filing of our response brief in our case against the FCC regarding 5G and wireless harms health effects.

[Register Now](#)

Our speakers: Robert F. Kennedy Jr., CHD's Chairman, Dafna Tachover, CHD Director of the 5G and Wireless Harms Project, Scott W. McCollough, CHD's lead attorney on this case.

Further information

Because of the efforts to censor CHD, we would appreciate your support in forwarding this message and sharing the information about OTARD and the press conference with your lists and on social media.

Read more:

[The Defender Article: CHD Files Emergency Injunction to Stop Rule Allowing 5G Antennas on Homes](#)

[CHD's Page About OTARD and the Injunction](#)

Images to share on social media

Children's Health Defense  **PRESS CONFERENCE**

CHD v FCC - Emergency Injunction Filed

Stopping OTARD - No 5G Antennas on Homes!

Join Our Press Conference Monday, 3/22/21 at 1 PM PDT / 4 PM EDT

Participants: Attorneys RFK Jr., Scott McCollough, Dafna Tachover

Register at www.childrenshealthdefense.org/otard-press-conference



CHD is leading the fight for FCC accountability!

Children's Health Defense  **PRESS CONFERENCE**

CHD v FCC - Emergency Injunction Filed

Stopping OTARD - No 5G Antennas on Homes!

OTARD is allowing antennas, including 5G and satellite infrastructure on neighboring homes, with no notice or way to object!

Join Our Press Conference Monday, 3/22/21 at 1 PM PDT / 4 PM EDT

Participants: Attorneys RFK Jr., Scott McCollough, Dafna Tachover

Register at www.childrenshealthdefense.org/otard-press-conference



CHD is leading the fight for FCC accountability!

Register

You Make It Possible

Children's Health Defense depends on generous donations from our community.

Large or small, every donation gets us closer to achieving our goals.

Listen to what RFK, Jr. has to say.

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From: [REDACTED] s. 22(1)
Sent: Sunday, March 21, 2021 10:21 AM
To: premier@leg.bc.ca; jhorgan@leg.bc.ca; MayorandCouncil; mayorandcouncil@cnv.org
Cc: Keith.Baldrey@globalnews.ca
Subject: Bill Gates talks about 'vaccines to reduce population'

<https://www.voltairenet.org/article164347.html>

Bill Gates talks about 'vaccines to reduce population' Those words: 'together'?
Any group of good neurons can easily see the point = fewer: 'Bye'. "Get Vaxxed"

If not this first round of Covid games, be ready for the next, to include in the vaccine
patent #060606, granted to Gates March 2020: electronic insertable chip...for All?
Start with children, and kick the aged out: costlng billions on health care/next gens.

[Biden's Closest Aides Made Millions Before Entering WH via Big Business, Wall Street - Report](#)

Gates' "Precision Strategies" (with Pentagon in-hand, a known) <https://www.precisionstrategies.com/>

[REDACTED] s. 22(1)

West Van BC

From: s. 22(1)
Sent: Sunday, March 21, 2021 12:36 PM
To: MayorandCouncil
Subject: Support for the Revitalization of the Inglewood Care Centre

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Dear Mayor and Council:

I was pleased to learn of the plans by Baptist Housing to revitalize the Inglewood Care Centre. I am writing in the hope that you will support this redevelopment and its progressive approach to seniors care.

My mother and father moved to West Vancouver in the s. 22(1) and lived here for the remainder of their life. They loved this community, and always wished to stay here. I am very grateful to the s. 22(1), who provided outstanding assisted living accommodation for my mother in the heart of Ambleside for many years. When the time came that she required a greater degree of care it was challenging to find an appropriate long term care facility in our community, and we were invited to consider several options beyond West Vancouver. Fortunately, the Inglewood Care Centre was able to accommodate mom, making it so much easier for members of her family to visit her regularly. And while I greatly appreciated the dedication of the Inglewood staff, it was clear even then that the facility was tired and in need of replacement.

I have carefully reviewed the "Continuum of Care" concept that Baptist Housing proposes for this site, and it seems to me a very enlightened approach. If the current pandemic has taught us anything, it is that we need to find new and better ways to care for our seniors. I very much hope that West Vancouver can help to lead this change by supporting this important redevelopment.

Yours sincerely,

s. 22(1)

West Vancouver, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 22, 2021 10:35 AM
To: MayorandCouncil
Subject: Baptist Housing

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Mayor and Council,

I wish to express my support for the Inglewood re-development plan. They have shown incredible sensitivity to the needs of our community by including many funding options, with the unprecedented vision of a continuum of care.

From Funded, to rental, to Life Lease... this menu of inclusivity shows their dedication to helping our most vulnerable. We are very lucky to have Baptist Housing choose WV as the site for their vision of campus of care.

I sincerely hope you will all see this as an incredible opportunity for the aging population of WV.

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Sunday, March 21, 2021 7:39 PM
To: MayorandCouncil
Subject: Hugo Ray Park

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor, Mary-Ann Booth, and Council,

Further to my previous email regarding Pickleball courts in West Vancouver.

I would like to propose the creation of a Pickleball Centre at Hugo Ray Park.

Hugo Ray Park is incredibly under-utilized and is in the perfect geographical position. I remember the park as a thriving field hockey and cricket centre where my sons spent many years playing field hockey. Both sports combined to build the club house which looks in good condition.

Both the East field and the flat area South of the club house would be perfect to build Pickleball courts depending on the number of courts to be built. Pickleball is sweeping the world so the ultimate vision would be a large centre with courts on the East fields.

As a member of Hollyburn Country Club where management built four fantastic fully fenced courts with permanent nets at the back of the lower parking lot, which are enjoyed by so many members of all ages. I am most grateful to Ed McLaughlin and the board. I believe the construction was within budget. Pickleball should be available to everyone.

No existing tennis courts in North or West Vancouver would need to be altered.

Noise complaints would be eliminated.

As The North Shore Pickleball Club includes both West and North Vancouver members, maybe, the cooperation between municipalities would be possible.

I have visions of Hugo Ray Park back to it's original hub of an enthusiastic sports facility but with Pickleball replacing Field Hockey and the pride of the caretaker. I am respectfully adding my voice to others who are also promoting for more Pickleball courts.

Very sincerely,
[REDACTED] s. 22(1)

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

Sent from my iPad

From: Please Listen To Me #@7.2 <noreply@alchemer.com>
Sent: Tuesday, March 23, 2021 9:25 AM
To: [REDACTED] s. 22(1) Mayor and Councilor Peter Lambur; Sharon Thomson; Bill Soprovich; Nora Garoli; Marcus Wong; Mary Ann Booth; [REDACTED] s. 22(1)
Subject: How I feel about 2021 Property Tax Increase of 5.2%

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23 Mar 2021

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 increase of at least 5.2%. Additional thoughts:

- It is wrong for the District of West Vancouver to budget that COVID will disappear this year - 2021. Council should focus on **core services and cutting staff costs** and other expenses
- 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
- 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?
- 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 compensation costs. Especially when the population is not growing
- We need more budget transparency in plain English from Staff and Council. Questions from residents must be answered promptly and clearly without obfuscation or spin. Residents pay the bills and must be respected as customers -- they are entitled to these answers.
- Stop spending money on all items that are non essential. For example money being spent on the proposed Arts Centre which is not a core service and has not been approved. We do not need another building to maintain and require staffing
- I read a survey where more than 325 West Vancouver residents when polled demanded no increase in property taxes. Start listening to the voters and following their wishes. This is the time for west Vancouver to focus on core services and the bread and butter -- not grand visions.
- I have read that the District of West Vancouver has proportionally more staff with total compensation in excess of \$120,000 per year than the City of Vancouver. What gives?
- Many residents, employees and business owners due to loss of income or being on a fixed income can not afford a 5.2% tax increase in property & utility taxes this year.

Utilities rates have increased very high over the years compared to the other North Shore areas. I have requested traffic control in Horseshoe Bay for over a decade and have not been heard, I have paid substantial amount to correct your boulevard that you ripped up my [REDACTED] s. 22(1) and designed

a garden disaster the I am responsible to maintain. You pay staff to correct [REDACTED] s.22(1) but the owners have too correct the weed son the other side plus pay your professional staff wages to design the mess.

Thank you
[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, March 23, 2021 9:26 AM
To: MayorandCouncil
Cc: Mary-Ann Booth
Subject: Pot Shop application in Horseshoe Bay

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council

I'm writing to express my concern over an application to have a Pot Shop in Horseshoe Bay at 6607 Royal Ave. [REDACTED] s. 22(1) has the application in and went so far as to say on the [REDACTED] s. 22(1) that [REDACTED] s. 22(1) actually bought the building!

I certainly hope this does not make it easier to get this pot shop put in?!

I am completely against it!

I have lived in the Bay for [REDACTED] s. 22(1) years , and we have certainly had many changes and finally some beautiful upgrades , from lighting, street scapes to the park upgrades.

Horseshoe Bay should be a sweet seaside village not a place to come buy dope , sit in the park and smoke it while waiting for a ferry and throwing your joint on the ground so someone's dog ingests it and almost dies.

This happens now! Can you image if it's so easy to attain while waiting to catch a ferry what the future will be like here! My dog has ingested dope [REDACTED] s. 22(1) walking around the Bay as other neighbors dogs have as well.

This is not a fun experience believe me, watching your beloved family dog stoned and thinking it may die.

We are a transient village with 3 ferry routes, a end line bus and a passage thru to Squamish and Whistler.

There is a massive condo project about to open, I can't image where everyone would park if they drove into the Bay to visit this Pot Shop.

In talking with several neighbors none of us would use a place like that, I believe the man trying to open this Shop is going after the transient clients not the local Horseshoe Bay Residents.

We are a community of long term residents, children, teens, and lots of pets.

I urge you to please consider how this will impact our community now and into the future. I understand there is a need for some people I just don't see it in our beautiful village.

Perhaps if this [REDACTED] s. 22(1) man wants a business off the island he should look at Kingsway Ave in Vancouver or a strip mall where most of these places are located .

I feel that if allowed it will take down out neighborhood like having a pawn shop or a cheque cashing place.

Please Please stop this from happening.

Thank You

Sincerely ,

[REDACTED] s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, March 23, 2021 1:05 PM
To: MayorandCouncil
Cc: Kevin Spooner
Subject: Gleneagles Lift Station #5 [REDACTED] s. 22(1)
Attachments: 3. Conceptual Traffic Control Plan.pdf; 4. Conceptual Detour Plan (1).pdf; 5. Excerpts from Drawings.pdf; 1. SKETCH TWS for GE5 (2).pdf; 2. Landscape Plan.pdf, 2021 03 15 From Metro Vancouver.pdf; 2021 03 23 Mayor & Council DWV.pdf

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Please accept the attached letter and supporting correspondence as correspondence and consideration.

Thank you,

[REDACTED] s. 22(1)

s. 22(1)

West Vancouver, B.C.

s. 22(1)

March 23, 2021

Mayor & Council
District of West Vancouver
750 – 17th St
West Vancouver, B.C.
V7V 3T3

Dear Madam Mayor & Council,

RE: Gleneagles Pump Station project
s. 22(1)

s.22(1) a municipal lift station used to transfer waste water originating to s.22(1) including Horseshoe Bay (Gleneagles Pump Station #5).

Metro Vancouver has contacted and has met with us to discuss a retrofit project they are intending for the lift station. We met with Metro's agent Peter McLeod and Metro's project engineer – Dan Dykman on March 22, 2021. Details of their intended project are described in the attached.

Mr. Dykman explained the existing pumps are located on a concrete slab that is positioned s. 22(1) and approximately twenty feet below grade. Their intentions are to excavate the road area s. 22(1) and to install a series of new pumps on the existing slab, to place new surface structures and to add a large area of new landscaping on the corner of Greentree Road, Marine Drive and Kensington Cres. They will also excavate an area s.22(1) installing new electrical and control services. The process will appear to narrow the width of the s. 22(1) substantially.

Mr. Dykman explained the project is intended to commence in December this year and will take up to 18 months to complete, during which this access to s. 22(1) will be closed off. Metro's plans also require s.22(1) for the purpose of operating heavy equipment and installing shoring in front of their work area. They explained they will need to remove s. 22(1) We are not in favour of s.22(1) for this purpose.

While we fundamentally do not object to the project in that infrastructure improvements are periodically necessary to support development of lands, such as the large new development in Horseshoe Bay, we are of the view that the design could be altered to one that does not require an s.22(1) to accomplish.

The area of s. 22(1) which is needed by Metro Vancouver is s. 22(1) meters. Mr. McLeod demonstrated the area to us by pacing out approximately s. 22(1) s. 22(1)

We have suggested that Metro's design be altered to move the position of the new lift station 4 meters to the south west. We would also support permanently closing access to s. 22(1) if this was necessary to achieve the result or in a design that provided a gated access.

Metro's design plans for the construction of a temporary lift station while the new works are being constructed, following which the temporary station will become a dry well, abandoned and filled with sand. Our idea would call for a new station to be constructed below the existing road surface of s. 22(1) following which the existing lift station is decommissioned and filled with sand. This negates the need to construct a new temporary one. It also allows any shoring needed for excavations to be installed on municipal lands, rather than s. 22(1)

We are of the view that the timing of the replacement of this lift station is tied at least partially to the substantial mixed-use development in Horseshoe Bay and the additional load residents and businesses in that development will place on the infrastructure. That development will have earned West Vancouver significant permit fees and will generate substantial new revenue from property taxes. The developers have employed workers from businesses licensed by West Vancouver and the developers themselves stand to earn substantial profits from the sale of their properties.

s. 22(1) has been a resident of West Vancouver all her life. We have been the owner of our house for over s. 22(1) years. Our children have attended s. 22(1). We have made many close and personal relationships with residents in the municipality. We also s. 22(1) which services many residential and mixed-use strata corporations in West Vancouver.

While the municipality, business and developers stand to earn fees/profits from the Horseshoe Bay development, we are being asked to accommodate for that development and to accept a s. 22(1) Metro for a temporary s. 22(1) which we will not have full access to for over two years now. The current project as planned will make it very difficult s. 22(1) as we had planned until sometime following completion. This is not equitable or fair.

We ask the District of West Vancouver not issue Metro a permit for the existing design because to complete that design requires s. 22(1) for work which we are not in agreement to do. We feel there are other design options as outlined above and that these are not being put forward because they may be more costly.

While we are not in favour of agreeing to Metro's s. 22(1) we have expressed a willingness to consider an offer from Metro or from West Vancouver to s. 22(1) in order to help achieve the objective if there isn't a willingness to alter the design. We are agreeable to s. 22(1) as part of the agreement.

Thank you,

s. 22(1)

cc: Kevin Spooner, Senior Manager of Permits

s. 22(1)

Sent via email

March 15, 2021

s. 22(1)

West Vancouver, BC

s. 22(1)

Dear

s. 22(1)

**Re: Temporary Working Space Agreement – s. 22(1) West Vancouver, BC
Greater Vancouver Sewerage & Drainage District – Gleneagles Pump Stations System Upgrades**

As you are aware from previous discussions with our agent Peter McLeod, the Greater Vancouver Sewerage and Drainage District (GVS&DD), as part of our Gleneagles system upgrades, will be upgrading the Kensington Crescent Pump Station s.22(1). To facilitate the construction of the works in the road allowance, GVS&DD will require the temporary s.22(1) during construction.

This letter is confirmation that Peter McLeod will acting as our agent to represent GVS&DD in acquiring the temporary working space agreement.

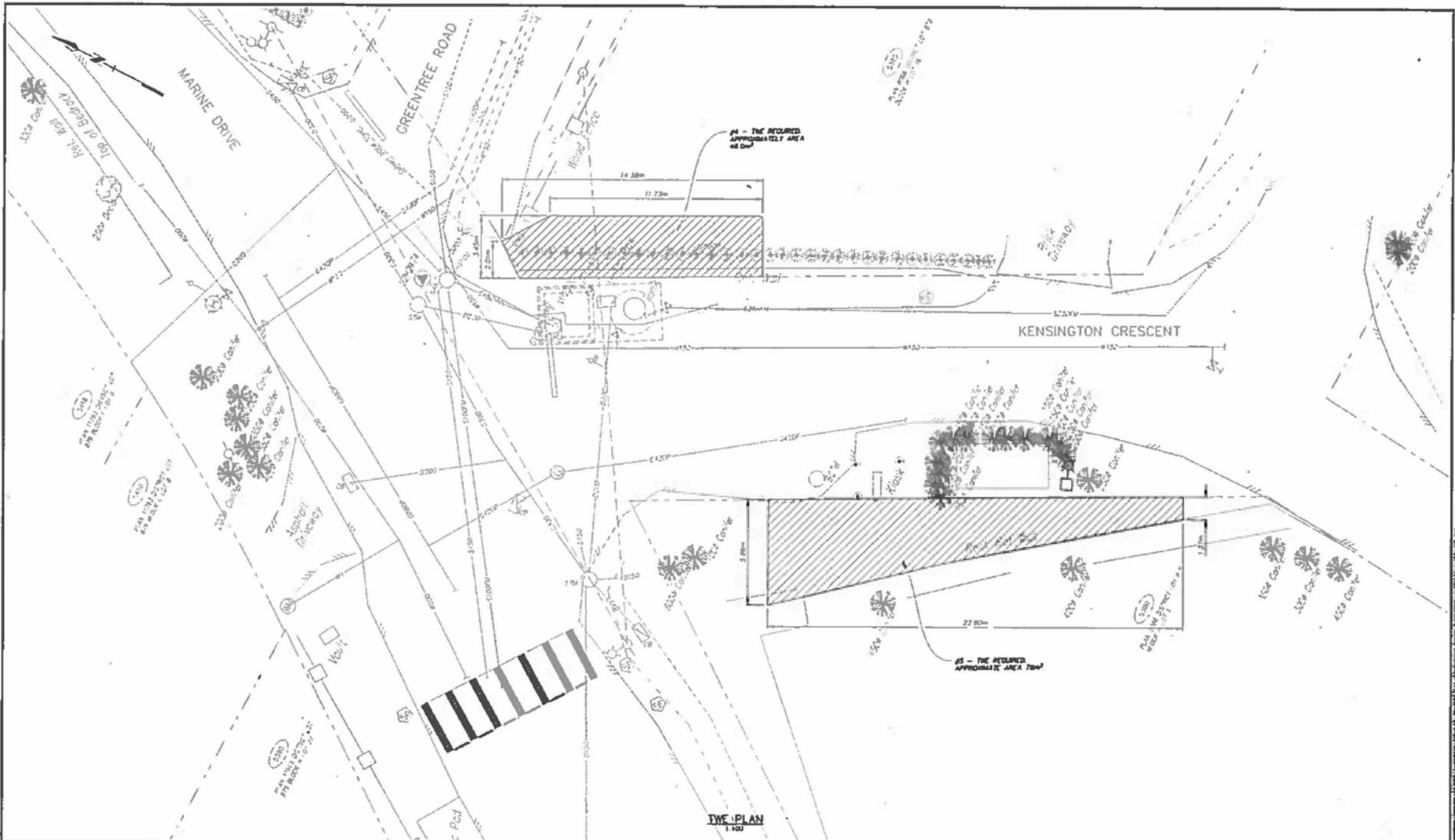
While Mr. McLeod will negotiate the terms and conditions of the agreement, final approval remains with the GVS&DD.

We thank you in advance for your cooperation and not hesitate to contact me if you have any questions.

Sincerely,

s.22(1)

Shelley Lindsay
Real Estate Services Manager, Properties Division
604 432-6482



DRAWING SYMBOLS

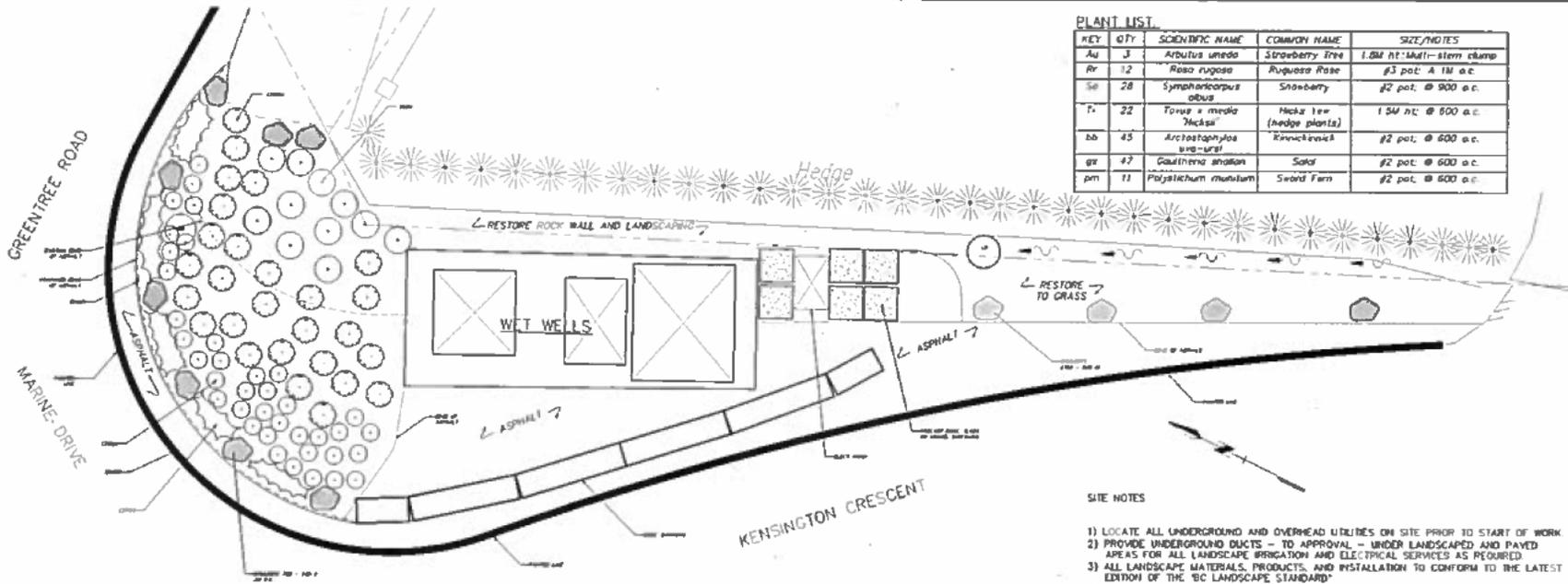
△ - TRANSFORMER	□ - FIRE HYDRANT	○ - GAS MAIN	○ - FENCE
○ - MONUMENT	□ - WATER VALVE BOX	○ - CAPPED PIPE	○ - WIRE
○ - SIGN FOR FURNISH	○ - PPE/PIPE	○ - 300mm HOLE	○ - EASEMENT
○ - LEAD PIPES	○ - SANITARY HOUSE CONN.	○ - HOUSE NUMBER	○ - EASEMENT
○ - EXPOSED BASH	○ - SANITARY SIZES	○ - REINFORCE	○ - PROPERTY LINE
○ - SHIMMERS	○ - STORM HOUSE CONN.	○ - FLEWENT	○ - FENCE
○ - UTILITY POLE	○ - STORM SEWER	○ - FENCE	○ - FENCE
○ - SUPPORTER	○ - GULLY	○ - SOIL	○ - SOIL
○ - GAS VALVE BOX	○ - WATER HOUSE CONN.	○ - GRAVEL SURFACE	○ - TOP OF SLOPE
○ - GAS MAIN TYPICAL LEAK	○ - WATER MAIN	○ - TOP OF SLOPE	○ - BOTTOM OF SLOPE
○ - LIGHT TOWER/BOOM	○ - NO. TEL. CABLES	○ - NO. TEL. CABLES	
○ - ELECT. ARCH/WIN BOX	○ - NO. ELEC. CONDUITS	○ - NO. ELEC. CONDUITS	

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 BURNABY, B.C. V5A 4R4
 604-444-6400

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PI	REV.	NO.	BY	DATE	PT	ISSUED FOR

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT GLENAGLES PUMP STATIONS SYSTEM UPGRADES KENSINGTON CRESCENT PUMP STATION (KCS)		SCALE AS NOTED DISTRICT FILE S-1213
Drawn BY Checked BY PT Approved SDC Designer	TEMPORARY WORKING EASEMENT PLAN DRAWING NUMBER SW-020	



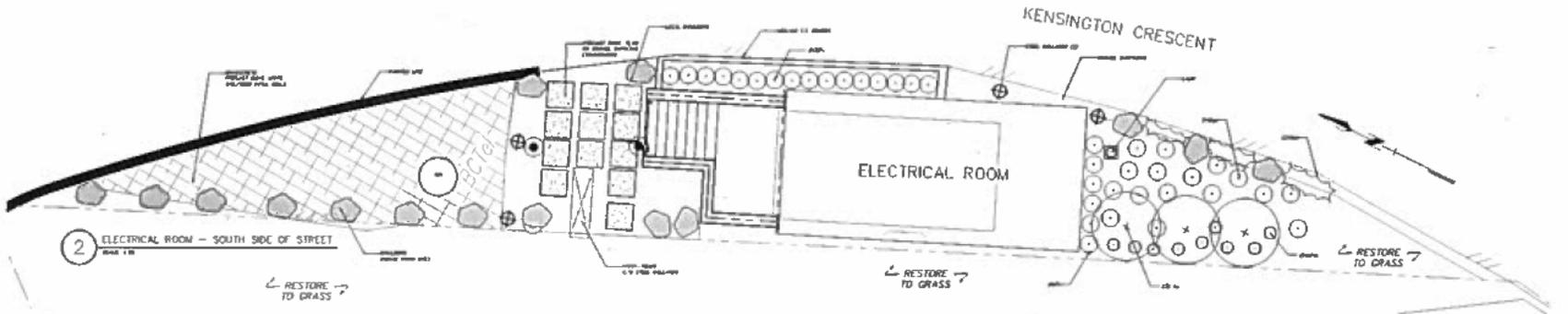
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/NOTES
Au	3	Arbutus unedo	Strawberry Tree	1.8M Ht - Multi-stem clump
Rv	12	Rosa rugosa	Rugosa Rose	#3 pot, A 1M o.c.
Sr	28	Symphoricarpos albus	Snowberry	#2 pot, @ 800 o.c.
Ti	22	Torreya media "Nicksa"	Nicksa tree (hedge plants)	1.5M Ht, @ 800 o.c.
bb	43	Arctostaphylos uva-ursi	Kinnikinnick	#2 pot, @ 600 o.c.
gr	47	Gaultheria ananion	Sold	#2 pot, @ 600 o.c.
pm	11	Polypodium vulgatum	Sword Fern	#2 pot, @ 600 o.c.

SITE NOTES

- 1) LOCATE ALL UNDERGROUND AND OVERHEAD UTILITIES ON SITE PRIOR TO START OF WORK
- 2) PROVIDE UNDERGROUND DUCTS - TO APPROVAL - UNDER LANDSCAPED AND PAVED AREAS FOR ALL LANDSCAPE IRRIGATION AND ELECTRICAL SERVICES AS REQUIRED
- 3) ALL LANDSCAPE MATERIALS, PRODUCTS, AND INSTALLATION TO CONFORM TO THE LATEST EDITION OF THE '80 LANDSCAPE STANDARD'
- 4) CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL AND LAWN.
- 5) ALL PLANTING BEDS TO HAVE 2" DEEP MULCH LAYER OF HEMLOCK/DOUGLAS FIR MULCH OR 18" DEEP APPROVED TOPSOIL, GROWING MEDIUM
- 6) ALL LAWN AREAS TO BE NURSERY SOIL ON 8" DEEP APPROVED TOPSOIL GROWING MEDIUM
- 7) BASALT BOULDERS 450mm DIAMETER
- 8) GRAVEL SURFACING 12.5mm MINUS 150 DEEP ON WOOD BARRIER FABRIC AND C/W EDGER
- 9) GRANITE BOULDERS 750-900mm Ø

1 PUMP STATION - NORTH SIDE OF STREET
SCALE 1:50

2 ELECTRICAL ROOM - SOUTH SIDE OF STREET
SCALE 1:50



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604-644-6400

URBAN SOLUTIONS ARCHITECTURE LIMITED
Landscape Planning, Architecture, Building Envelope, Project Management
6160 Elm Street, Vancouver, B.C. Canada V6B 1M2
Ph: (604) 691-8100 Fax: (604) 691-0103
Email: urban@urbansolutions.ca
Website: www.urbansolutions.ca

NO.	DATE	BY	CHK'D	DESCRIPTION	
P2	ACT. 2020	130	117	130	COVER FOR BOX OR RAILER DESIGN
P1	APR. 2022	130	117	130	COVER FOR R/W

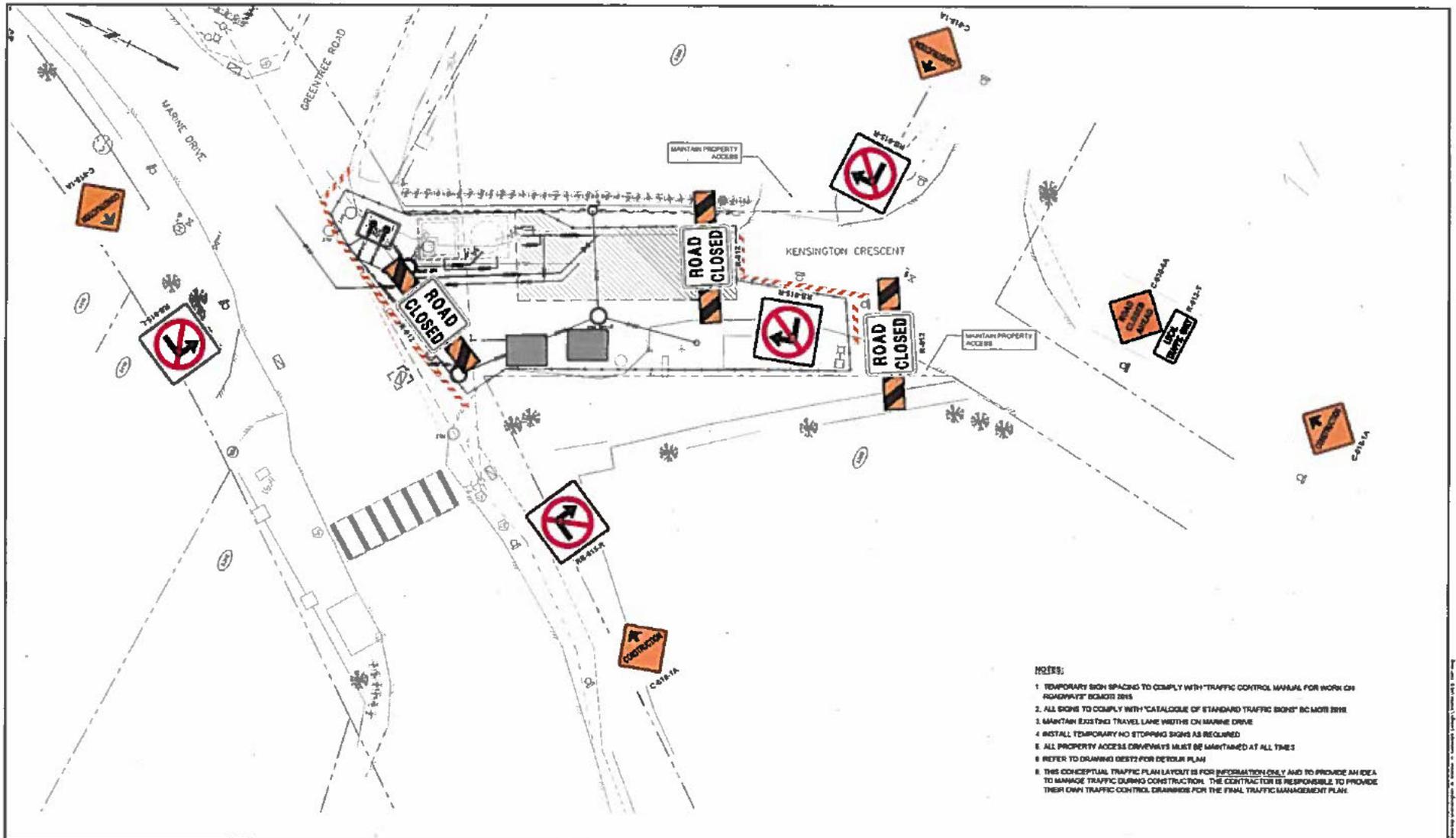
GREATER VANCOUVER SEWAGE AND DRAINAGE DISTRICT

Design: DJ
Drawn: BT
Checked: LTB
Title: LSP
Approved: [Signature]
Manager: [Signature]

OLEMAGLES PUMP STATIONS SYSTEM UPGRADES KENSINGTON CRESCENT PUMP STATION (DES)

LANDSCAPE PLAN

SCALE: AS SHOWN
REVISION FILE: S-3012
DOCUMENT CODE: L-009



- NOTES:**
1. TEMPORARY SIGN SPACING TO COMPLY WITH "TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS" SECTION 2015
 2. ALL SIGNS TO COMPLY WITH "CATALOGUE OF STANDARD TRAFFIC SIGNS" BC MOVT 2016
 3. MAINTAIN EXISTING TRAVEL LANE WIDTHS ON MARINE DRIVE
 4. INSTALL TEMPORARY NO STOPPING SIGNS AS REQUIRED
 5. ALL PROPERTY ACCESS DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES
 6. REFER TO DRAWING QESTS FOR DETOUR PLAN
 7. THIS CONCEPTUAL TRAFFIC PLAN LAYOUT IS FOR INFORMATION ONLY AND TO PROVIDE AN IDEA TO MANAGE TRAFFIC DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THEIR OWN TRAFFIC CONTROL DRAINAGE FOR THE FINAL TRAFFIC MANAGEMENT PLAN.

DRAWING SYMBOLS

<ul style="list-style-type: none"> ▲ ROADWAY SIGN ◆ MANHOLE ○ BOX PPM FLOOD □ LEAK PILE ○ LATCH BAGS ○ MANHOLE ○ UTILITY POLE ○ GUY/ANCHOR ○ SAN MANHOLE SIGN ○ FLASHING BEAM LIGHT ○ LIGHT STANDOFF ○ ELECT. CONTROL BOX 	<ul style="list-style-type: none"> ○ FIRE HYDRANT ○ WATER VALVE BOX ○ SANITARY HOUSE CONN. ○ SANITARY SE BSP ○ 150mm HOUSE CONN. ○ 300mm SEWER ○ CLEANOUT ○ WATER HOUSE CONN. ○ WATER MANHOLE ○ VUL. LINES ○ VUL. ELECTR. CONDUITS 	<ul style="list-style-type: none"> ○ GAS MAIN ○ CAPPED PIPE ○ TEST HOLE ○ HOUSE NUMBER ○ AIR ENCLOSURE ○ PARALLEL ○ FENCE ○ SIGN ○ BRICK SURFACE ○ TOP OF SLOPE ○ BOTTOM OF SLOPE 	<ul style="list-style-type: none"> ○ WEDGE ○ TRUCK ○ ESTIMATED ELEVATION ○ PROPERTY LINE ○ AIR VALVE ○ CRACK BREAK ○ FLOODING
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Issue	Date	By	Dr	CP	ALL	STUDIED FOR 90% REVIEW	Description
P1	09/16/2016	AT	AT	CP	ALL		

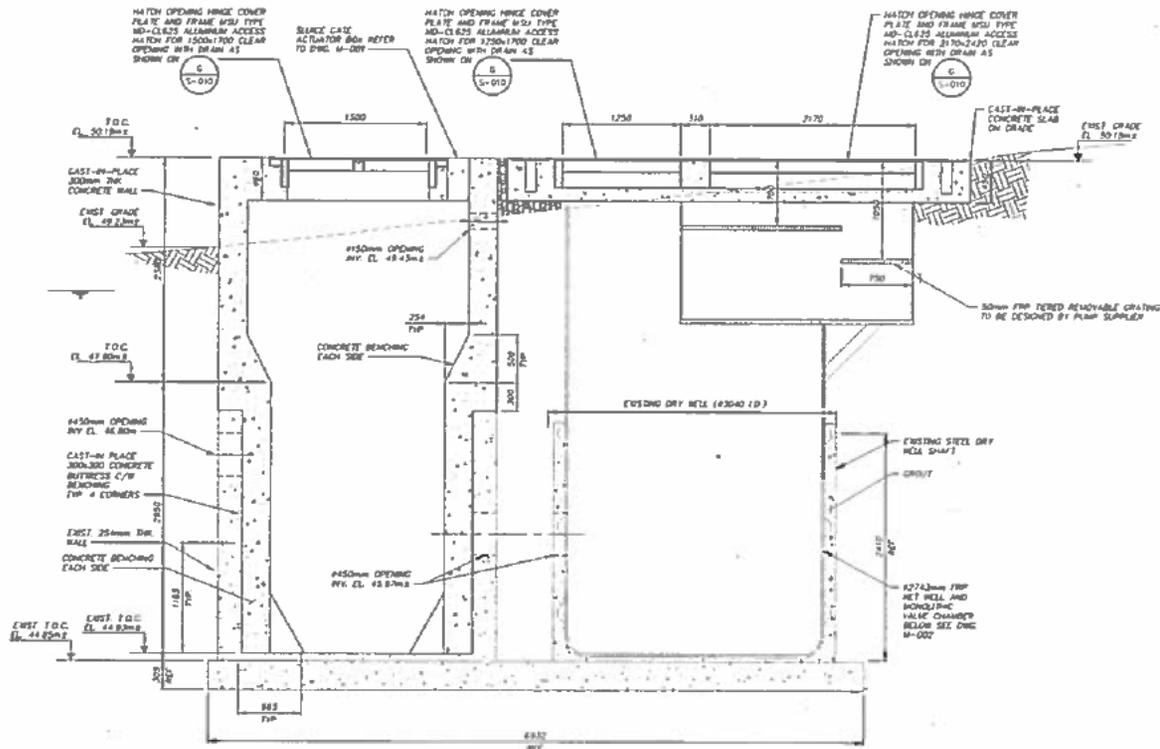
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Design	AT	SCALE	NOT TO SCALE
Drawn	AT	DISTRICT FILE	3-1212
Checked	CP	DRAWING NUMBER	02311
ALL Approved			
Signature			

OLENEAGLES PUMP STATIONS SYSTEM UPGRADES
KENSINGTON CRESCENT PUMP STATION (GCS)
CONCEPTUAL TRAFFIC CONTROL PLAN

SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO **P1**

Issued by: 09/16/2016 09:16 AM 2016 1:30 PM



SECTION 1-1

PREPARED BY

AECOM

40 FLOOR
3295 PRODUCTION WAY
BURNABY, B.C. V5A 0R4
604-666-4600

NOTES:

- EXISTING ROOF SLAB TO BE REMOVED
- FINAL DESIGN AND INSTALLATION OF FRP NET-WELL AND VALVE CHAMBER SHALL BE BY PUMP VENDOR
- CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING PIPING INTO NET-WELL WITH EXISTING.

CHECK PRINT

NOT BLANK AND NOT
TO BE SIGNED, AND ALL
CERTAIN OPIONS AND
REVISIONS

Professional Seal

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
P2	NOV 2008	WSP	PC	WPM	ISSUED FOR 40% DESIGN REVIEW
P1	NOV 2007	WSP	PC	WPM	ISSUED FOR 40% DESIGN REVIEW
Issue	Date	By	Chk	App	Description

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

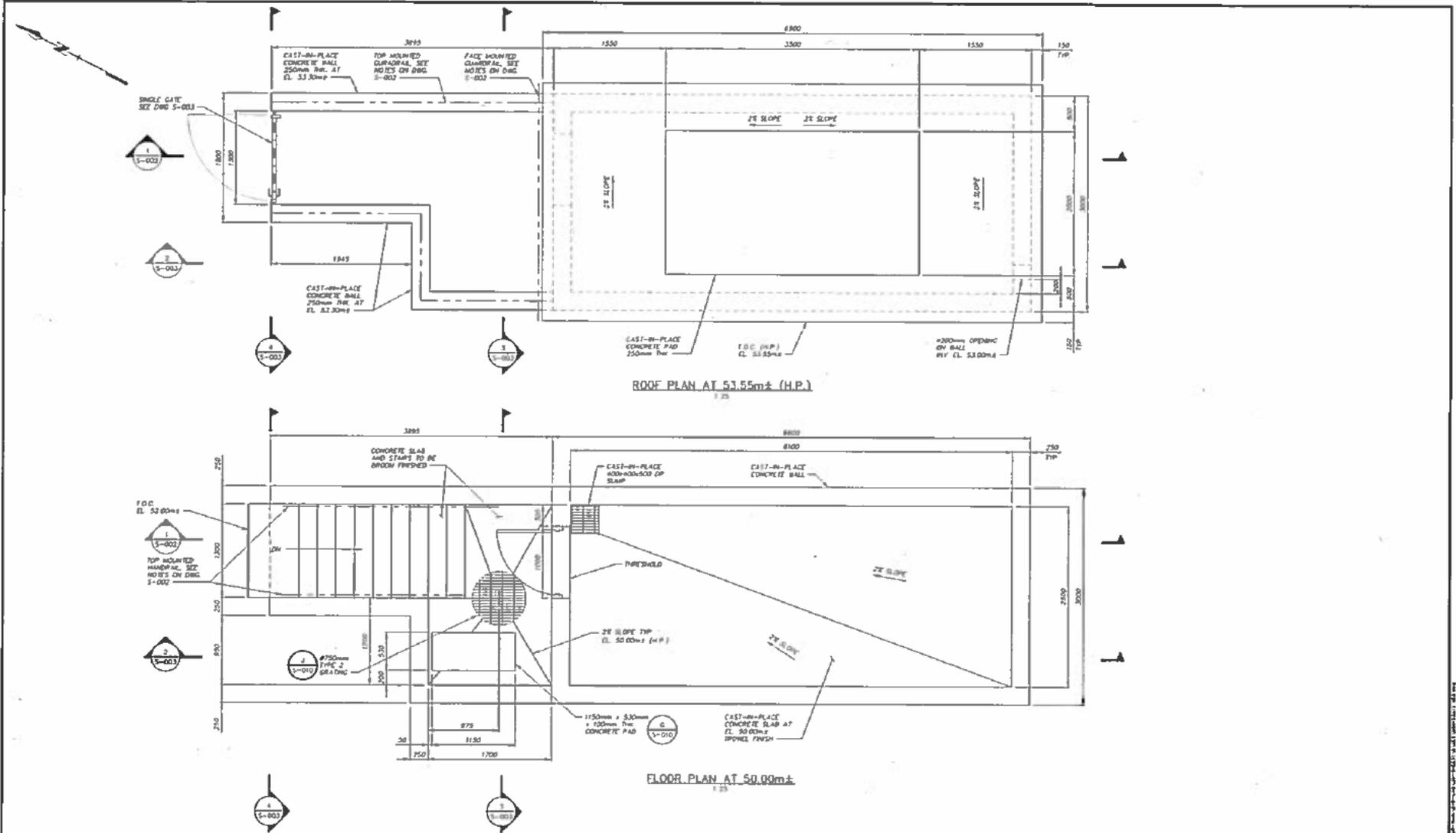
OLIVEHAUGS PUMP STATIONS
SYSTEM UPGRADES
KENSINGTON CRESCENT PUMP STATION (KCS)

NET WELL STRUCTURAL UPGRADES
SECTION

SCALE
AS SHOWN
SHEET 114
S-1212

DRAWING NUMBER
S-1000

SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO P.2



PREPARED BY
AECOM
AN FLOOR
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604-444-8100

NOTES:
1. ELECTRICAL CONDUIT PENETRATIONS NOT SHOWN
SEE DRAWING S-002-D1 FOR APPROPRIATE
LOGIC TRENCH

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Date	By	Check	Appr	Description
P2	DEC 2009	SM	RC	ISSUED FOR 60% DESIGN REVIEW
P1	DEC 2009	SM	RC	ISSUED FOR 60% DESIGN REVIEW

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT			
Design	SM	Scale	AS NOTED
Drawn	SM	Revision	5-1792
Checked	SM	Project	
Appr		Sheet	
Manager		Drawn	
OLENEAGLES PUMP STATIONS SYSTEM UPGRADES KENSINGTON CRESCENT PUMP STATION (CES)			
ELECTRICAL ROOM PLANS			
SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO S-001			

Professional Seal: Day is 30mm On Original Drawing If Not On This Sheet, Adjust Scale Accordingly

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Tuesday, March 23, 2021 6:14 PM
To: MayorandCouncil
Subject: 📧 Financial Strategies for Getting Back On Track in 2021

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West Vancouver Chamber of Commerce

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Financial Strategies for Getting Back On Track in 2021

Date: Thursday March 25th 2021

Time: 3:00 pm - 4:00 pm

Business and personal financial advisors from BlueShore Financial will discuss lessons learned in 2020 and look ahead with strategies to get both your business and personal financial houses back on track for a successful 2021.

Register [HERE](#)

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



Robert Madzej
Business Advisor



Kristine Skinner, CFP
Financial Advisor



LAUNCH ONLINE GRANT PROGRAM

In response to a high number of applications, the BC Government is investing an additional \$30 million in the [Launch Online Grant](#) program.

The Launch Online Grant program provides up to \$7,500 to businesses to help build or expand an e-commerce site to reach more customers and to sustain and grow their business. [Eligibility criteria](#) has been updated and program application intake is open until **September 30, 2021** or until the funds have been fully subscribed.

As part of the eligibility enhancements, 30% of the grant funds will now be reserved for Black, Indigenous and people of colour-owned (BIPOC) businesses, as well as rural businesses. This is expanded from the original 25% of grant funds that were reserved for Indigenous and rural businesses.

Visit www.launchonline.ca to learn more.



SAVE THE DATE!

Our next Leader to Leader Session is
Thursday April 15th 2021, 3-4:30pm

Join us as we talk about retail in West Vancouver.

The Sea-to-Sky Destination Management Council (S2S DMC) is seeking your input on an important initiative.

When it's safe to travel again, and destination marketing can resume, the tourism industry, as well as both local and provincial governments and Indigenous communities, will have a key role in managing and educating their own residents and visitors on how to travel and recreate throughout the Sea-to-Sky corridor in sustainable, respectful, and responsible ways.

The Sea-to-Sky Destination Education Initiative aims to develop and deliver corridor-wide communications, to ensure those in the destination, and researching the destination, understand the shared values of the communities along the corridor, while encouraging responsible behaviour and sustainable practices.

As a valued partner, we ask that you please take **10-15 minutes** to complete the ***Destination Education Survey***, if you haven't already done so. The objective of the survey is to obtain feedback on prioritizing themes and messages. Your input will help guide and shape this key Destination Education Initiative.

Please complete the survey by April 9, 2021.

Please use the arrows within the survey at the bottom of your screen to navigate.

[Start Survey Here](#)

or copy and paste the survey link below:

https://destinationbc.ca1.qualtrics.com/jfe/form/SV_0kbvPDVeSqTsfJk

For survey-related questions, please contact Nancy.Flello@DestinationBC.ca.

To learn more about the Sea-to-Sky Corridor Destination Education Initiative click [here](#).

About the S2S DMC

The Sea-to-Sky Destination Management Council (S2S DMC) was created in 2020 to implement the Sea-to-Sky Corridor Destination Development Strategy. The Sea-to-Sky planning area, for the purposes of this strategy, includes the communities from West Vancouver and the North Shore, Bowen Island and other island communities through to Lillooet and Gold Bridge. Representatives from destinations throughout the Sea-to-Sky corridor (North Vancouver, West Vancouver, Bowen Island, Squamish, Whistler, Pemberton, Lillooet, Bridge River Valley, and the Squamish-Lillooet Regional District), Indigenous communities, and the provincial government have provided their expertise in outlining priorities to begin the long-term implementation of the Sea-to-Sky Destination Development Strategy.

We appreciate your time and value your input.

Best regards,

The Sea-to-Sky Destination Management Council



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355 West Queens Road
North Vancouver BC
V7N 4N5

www.dnv.org



Mayor Mike Little
Phone: 604 990 2208
Cell/Text: 604 209 3971
mayor@dnv.org

March 4, 2021
File:

Dear UBCM Members:

Re: Help Cities Lead (HCL) Campaign

The District of North Vancouver is sending this letter to you requesting support of the Help Cities Lead (HCL) campaign.

At its regular meeting of February 22, 2021, the District of North Vancouver Council passed the following resolution:

THAT Council support the Help Cities Lead initiative by writing letters to Ministers Heyman (Minister of Environment and Climate Change Strategy), Osborne (Minister of Municipal Affairs), Ralston (Ministry of Energy, Mines, and Low Carbon Innovation), Eby (Attorney General and Minister Responsible for Housing), and Robinson (Minister of Finance) requesting five policy actions which would empower the District of North Vancouver to help align building policy with Intergovernmental Panel on Climate Change (IPCC) science to achieve our climate targets;

AND THAT Council send a letter Metro Vancouver Regional District asking Metro Vancouver to also support the initiative;

AND THAT Council send a letter to all BC Local Governments asking them to support the initiative.

Please find a copy of the letter sent to the ministers attached for your information and consideration.

Sincerely,

Mike Little
Mayor

Enclosure



March 3, 2021

File:

The Honourable Minister George Heyman
Minister of Environment and Climate Change Strategy

The Honourable Josie Osborne
Minister of Municipal Affairs

The Honourable Bruce Ralston
Minister of Energy, Mines, and Low Carbon Innovation

The Honourable David Eby
Attorney General and Minister responsible for Housing

The Honourable Selina Robinson
Minister of Finance

Dear Ministers:

Re: Help Cities Lead (HCL) Campaign

The District of North Vancouver is sending this letter to you as an endorsement of the Help Cities Lead (HCL) campaign.

As you are aware, municipalities are on the front lines of climate change dealing with the impacts of floods, droughts, forest fires, heat waves, etc. We directly influence about half of Canada's energy use and emissions. The success of the province in achieving deep emissions reductions from the building sector is directly connected to the success of local governments in achieving their own targets. While municipalities have shown strong climate leadership, expanded regulatory authority is needed for taking bolder steps to achieving our climate targets.

HCL is an education and awareness campaign focused on accelerating building decarbonization through collaboration between the Province of British Columbia and local governments. The group is led by Climate Caucus and supported by local governments and environmental NGO's.

Why buildings? Emissions from buildings account for about 11% of the province's greenhouse gas (GHG) emissions and for municipalities, GHG emissions from existing buildings account for 40-60% of community emissions. A number of BC local governments have made climate emergency declarations and set ambitious targets to significantly reduce GHG emissions from buildings over the next 10 years. However, local governments are largely limited to information

campaigns and incentives for pursuing these ambitious reduction targets. Recent climate policy modelling shows that on their own, these policy tools are insufficient to achieve broad and deep energy and GHG reductions given limited budgets.

HCL campaign recommends a suite of expanded authorities for local governments that will enable communities to take bolder action on reducing GHG emissions from new and existing buildings:

- Property assessed clean energy (PACE) financing
- Mandatory home energy labelling
- Regulating GHG emissions for new buildings
- Regulating GHG emissions for existing buildings
- Mandatory building energy benchmarking and reporting

We are pleased to see that the November 2020 mandate letters to the Ministers of Municipal Affairs and Energy, Mines and Low Carbon Infrastructure support the implementation of PACE financing. We also note that the mandate letter for the Minister of Finance supports home energy labelling. Finally we pleased to see that the mandate letter to the Attorney-General and Minister Responsible for Housing includes support for regulation of GHG emission of new buildings.

We support the directions set out in these new mandate letters regarding PACE financing, home energy labelling, and GHG requirements for new buildings and request that the province empower local governments to opt to take action, if they so choose, on the two remaining items of the Help Cities Lead's campaign, namely GHG requirements for existing buildings and building energy benchmarking. Additional information about each of the initiatives can be found at <https://www.helpcitieslead.ca/>

It is our hope that you would consider meeting with a delegation from Help Cities Lead for further discussion on these initiatives.

Sincerely,



Mike Little
Mayor

From: Heather Schoemaker <heather.schoemaker@metrovancover.org>
Sent: Monday, March 22, 2021 4:16 PM
To: MayorandCouncil
Subject: From Old Mattresses to Disposable Masks, Put Waste in its Place

CAUTION: This email originated from outside the organization from email address heather.schoemaker@metrovancover.org. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

metrovancover



Dear Metro Vancouver Board Directors,

The following media release, [*From Old Mattresses to Disposable Masks, Put Waste in its Place*](#), was issued to all regional media today.

Below are suggested tweets to share with your social networks:

Not sure how to get rid of that old couch or TV? @MetroVancouver has online resources that can help you recycle or properly dispose of unwanted items. <http://ow.ly/rFIA50E5ilh> #wasteinitsplace

Keep our @MetroVancouver communities clean and beautiful by putting #wasteinitsplace, instead of dumping trash and unwanted items in alleys, dead-end streets and local parks. There are plenty of disposal and recycling options available: <http://ow.ly/rFIA50E5ilh>

In 2020, @MetroVancouver municipalities reported more than 47,000 incidents of illegal dumping, and it costs local governments about \$3.3 million to clean up that abandoned waste. Find out how you can put #wasteinitsplace: <http://ow.ly/rFIA50E5ilh>

Sincerely,

Heather Schoemaker
General Manager, External Relations Department
Metro Vancouver



SERVICES AND SOLUTIONS FOR A LIVABLE REGION

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From: Natalie Roizman
Sent: Friday, March 19, 2021 8:37 AM
To: s. 22(1)
Cc: Andrew Banks; MayorandCouncil; Erik Wilhelm
Subject: RE: Clear Cutting Of 48 Towering Evergreens On The Border of District of North Vancouver and the District of West Vancouver

Dear s. 22(1),

Thank you for your email and the opportunity to provide additional information regarding this project. As Community Relations Liaison, I would like to respond to your questions on behalf of the District and staff involved in this project.

This project is a unique situation given that it is on a legal boundary between the two municipalities. The District of West Vancouver was not in a position to deny permission for the District of North Vancouver to carry out this work. District staff have done their due diligence investigating every aspect of this work.

There are no costs to the District of West Vancouver related to this project, including relocating the Klahanie Park entrance and the area's replanting with more suitable trees and vegetation after the roadworks are completed.

As direct neighbours, the District of West Vancouver will share the benefits this development brings to the North Shore. Lions Gate Village is intended to be "a vibrant, pedestrian-oriented neighbourhood, with local-serving businesses, jobs, a community recreation centre, and a mix of housing options for residents at every stage of life. This centre serves as a gateway into the District, thanks to its unique location at the edge of our boundary, near Lions Gate Bridge. By building on its natural setting near the Capilano River, its easy access to transit, and its proximity to commercial properties on Marine Drive, we are creating a more vibrant and complete community." There is more information on this development on the DNV website.

The new entrance to Klahanie Park is not a concern; in fact, this new configuration provides a safety improvement.

We haven't been informed of any additional developments in the District of North Vancouver to the north of the Lions Gate Village development.

In conclusion, I would also like to address two other statements from your correspondence. The 48 trees were determined to be removed because they would be directly impacted or their roots would be severely compromised by the necessary road work to improve the utility infrastructure. They were not cleared to enhance the view corridor. None of the trees removed were old-growth evergreens.

We appreciate your concerns and your passion for our local environment. I hope this clears up some misconceptions and answers your questions.

Sincerely,

Natalie Roizman she, her, hers
Community Relations Liaison | District of West Vancouver
t: 604-925-7008 | c: 604-721-3776 | westvancouver.ca



From: [REDACTED] s. 22(1)
Sent: Saturday, March 13, 2021 4:35 PM
To: MayorandCouncil
Cc: Andrew Banks; Erik Wilhelm
Subject: Clear Cutting Of 48 Towering Evergreens On The Border of District of North Vancouver and the District of West Vancouver
Attachments: DSC04847.JPG; DSC04849.JPG; DSC04848.JPG; DSC04850.JPG

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1) . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Mayor and Council:

I am a senior residing in West Vancouver [REDACTED] s. 22(1) who during a recent walk was surprised to find that 48 towering evergreen trees had been clear cut along the west side of Glenaire Drive in the District of North Vancouver (photo attached). While Glenaire Drive is in the District of North Vancouver the western boulevard abuts/follows the border of the District of West Vancouver where the trees were growing.

For perspective - Glenaire Drive extends from Fullerton Avenue to the north-east moving west to turn south to Curling Road and is at the western extremity of the very large new development called Lions Gate Village. North of Curling Road, on the east side of Glenaire Drive is a townhouse development nearing completion facing the street. On the north west corner of Curling Road and Glenaire Drive is the vehicle entrance to the Evergreen Squash Club - a facility under lease from the District of West Vancouver. The Evergreen Squash Club and Klahanie Park located directly to the west of Glenaire Drive are both located in the District of West Vancouver. At Curling Road and Glenaire Drive vehicles enter the Evergreen Squash Club facility with some passing through on their way to Klahanie Park. Both facilities have separate off street parking areas. There is also pedestrian and cycling access to Klahanie Park off of Glenaire Drive north of Curling Road and the Evergreen Squash Club facility. At the latter location a West Vancouver sign (photo attached) is placed explaining the intended removal of the trees recommended by an arborist due to the need to upgrade Glenaire Drive and provide improved utility infrastructure which would result in damage to the root system of the trees. While the trees are now cut down, I would assume that the stumps will now be removed and the whole boulevard cleaned up/leveled before being replanted as planned. In any event the cost of the removal and remediation of the boulevard and eventual replanting will not be inexpensive.

When I got home I decided to get in touch with Andrew Banks, Senior Manager Parks to confirm if the trees were located on District of West Vancouver land and get some assurance that before the District agreed to their removal that:

- a) There was no other way to deal with the situation considering the District's stance on cutting down larger healthy trees.
- b) Given it is budget time, to find out who would be paying for this expensive operation.
- c) To enquire what if any benefits would flow to the District of West Vancouver for their cooperation?

During our brief discussion Mr. Banks advised first that the border along Glenaire Drive was somewhat irregular so most but possibly not all of the trees may have been on District of West Vancouver land. In addition he said the municipalities have had more than a few discussions over the years on concerns to do with the current road (Glenaire Road) and that local area in general. Therefore with the extensive development of the Lions Gate Village, as well as the under construction of "The Sentinel" (West Vancouver) high rise, it had become obvious to both municipalities that vehicle, pedestrian and cyclist traffic would be increasing substantially along both Glenaire Drive and Curling Road and for that reason it was felt for safety reasons that the vehicle entrance to the Evergreen Squash Club and Klahanie Park needed to be closed and relocated.

In that regard, I was again surprised when I noted a sign (photo attached) covering the fact that a development proposal had been put to Council by the Evergreen Squash Club which I later confirmed on the District website. That proposal to further develop/enlarge the facility had been reviewed by the Design Review Committee in 2019 but allowed to lapse probably due to Covid-19 which was confirmed by phone with Senior Community Planner, Erik Wilhelm. In that connection I found that the drawings of that proposal show the new entrance off of Glenaire Drive, however it also shows that all the towering evergreens would

remain. Again It appears that all things considered the two municipalities mutually decided the most economical and appropriate plan now would be to remove the trees and provide the new vehicle access to both the Evergreen Squash Club and Klahanie Park with assumably the townhouse developer paying the bill as is usual with such adjacent developments in the District of North Vancouver.

I explained to Mr. Banks that for me, not being an engineer, and despite the content of the sign covering the removal of the trees, without further information, I perceived that the tree removal was probably and importantly to improve the view corridor of the residents of the new facing townhouse project (which is now clearly evident). Further that the upgrading of Glenaire Drive may well have been accomplished without damaging the tree root system by simply installing the improved utility (underground) infrastructure on the other side of Glenaire Drive. My perception is encouraged by the fact that the removal of the trees seems to be localized only in front of the townhouses while the portion to the north up to the current pedestrian and cyclist and soon to be new vehicle access has been spared (photo attached)?

So why am I writing to the Mayor and Council? Unless I missed it in the press or on the District web site, in the absence of any further information involving the clear cutting of such a large number of old growth evergreens in the District of West Vancouver, I feel it would be appropriate for the District to simply record this matter for the information of all residents either at an appropriate place on the web site or via a response to this email, or both, clearly detailing:

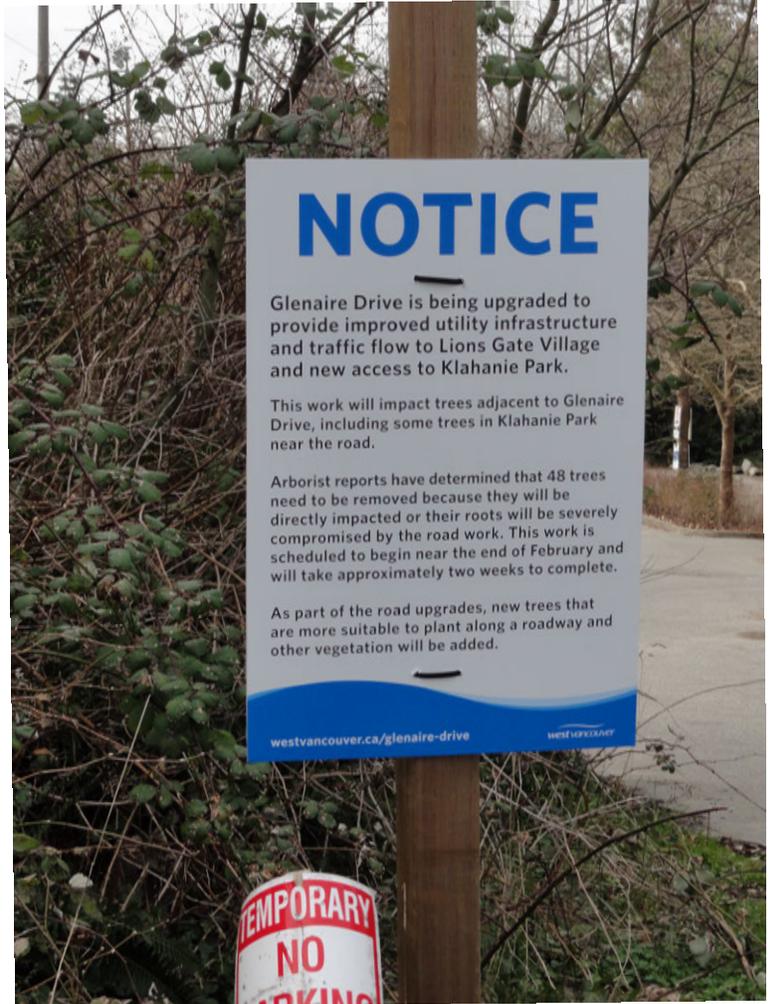
- a) The District's rationale for the decision.
- b) Any and all costs involved for account of the District related to the cutting down and removal of the roots of the 48 trees as well as the clean up/remediation as well as replanting of trees and other vegetation on the boulevard belonging to the District of West Vancouver.
- c) Any benefits flowing to the District of West Vancouver.
- d) Given presently the entrance off Glenaire Drive to Klahanie Park is restricted to pedestrians and cyclists - and the new access will permit vehicles will be largely over District of North Vancouver land - which municipality will be covering and what is the planned/anticipated cost of the change?
- e) Will the decision/change to now provide vehicle access directly to the Park now be a security concern either for the Evergreen Squash Club or Klahanie Park?
- f) Is it anticipated that additional trees will need to be removed along Glenaire Drive if further development is approved by the District of North Vancouver to the north of the currently being constructed townhouse project.

Regards and Stay Safe,

s. 22(1)

, West Vancouver, BC s. 22(1)





From: Sheryl LeBlanc
Sent: Friday, March 19, 2021 3:46 PM
To: [REDACTED] s. 22(1)
Cc: MayorandCouncil
Subject: RE: [REDACTED] s. 22(1), West Vancouver

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

Thank you for your email as it relates to the property contraventions at [REDACTED] s. 22(1), which has been forwarded to me for review and response.

I have conducted a review of the file and would like to assure you that the bylaw officer has been actively working on coming to a conclusion with this file.

The final notice has expired and we are now at the stage of coordinating an inspection with District crews to meet onsite, to work out the logistics of the cleanup. The cleanup date will be dependent on District crew availability- we will be in touch with you once the date of the cleanup has been confirmed.

Furthermore, if you observe the neighbours [REDACTED] s. 22(1), you can contact the Bylaw Services Department directly and an officer will be dispatched to the location to investigate. Our department can be reached at 604-925-7152 from 8:00am to 8:00pm- 7 days a week.

Thank you for your patience as we worked through this file and if you have any inquiries, please don't hesitate to contact me to discuss further.

Sincerely,

Sheryl LeBlanc
Manager, Bylaw & Licensing Services | District of West Vancouver
d: 604-925-7459 | westvancouver.ca

.....
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From: [Redacted] s. 22(1)
Sent: Wednesday, March 17, 2021 12:38 PM
To: MayorandCouncil
Cc: Mary-Ann Booth; [Redacted] s. 22(1)
Subject: [Redacted] s. 22(1) West Vancouver
Attachments: [Redacted] s. 22(1)

CAUTION: This email originated from outside the organization from email address [Redacted] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Booth & Council,

My name is [Redacted] s. 22(1). I am [Redacted] s. 22(1) old and have lived at [Redacted] s. 22(1); with my wife and family. My daughters have [Redacted] s.22(1).

I was a [Redacted] s. 22(1) president of the [Redacted] s.22(1) and sat on many [Redacted] s.22(1) I was [Redacted] s.22(1).

I came to Canada, from [Redacted] s.22(1) on a full paid scholarship to the University [Redacted] s.22(1); With barely any finances

I am an long time active member of the west van seniors centre and north shore [Redacted] s.22(1).

I have worked hard.

I have [Redacted] s.22(1) daughters.

I have taken care of my family.

I have supported the community.

Over the years, I have had a [Redacted] s. 22(1)

in my good days I was able to manage everything

I am still strong but, now I need more help; I rely on [Redacted] s.22(1).

Due to covid, I can't leave my house except for [Redacted] s.22(1)

Since March of 2020, ONE YEAR AGO, I have watched [Redacted] s.22(1) trees , build structures [Redacted] s.22(1) and leave waste and building material [Redacted] s.22(1). All this daily [Redacted] s.22(1) .. due to covid

my daughter went and [REDACTED] s.22(1) [REDACTED]; but yet they did as they want anyway.

Chapman survey visited 2 times to point out original pegs; but no hope.

I then, paid thousands of dollars for a 3 rd survey with Chapman ; still to no hope.

My daughter contacted the district in [REDACTED] s.22(1) [REDACTED].

The building inspector put a stop work order but, from [REDACTED] s.22(1) [REDACTED] nothing changed.

In [REDACTED] s.22(1) [REDACTED], my daughter followed up again; and was notified that the file was never sent to bylaw.

Once transferred to bylaw [REDACTED] s.22(1) [REDACTED] was given a deadline of [REDACTED] s.22(1) [REDACTED] for removal. This was not done..

My daughter followed up again with many emails' to bylaw officer, With no reply. And received 2 phone calls after much difficulties to get a response. During the second phone call, by law officer told that the district is giving more time to the owners? And that the district doesn't want to call in workers to remove everything on [REDACTED] s.22(1) [REDACTED] due to overtime? And that no date can be given for all of this to end?

How is this right? Where is my support in my age?

On [REDACTED] s.22(1) [REDACTED] a district of west van truck came and removed debris on the boulevard [REDACTED] s.22(1) [REDACTED]; but could not address my concerns?

It is now March 2021 and the owners have still not complied with all bylaws. Or even [REDACTED] s.22(1) [REDACTED]

During this time, they also has a [REDACTED] s.22(1) [REDACTED] on the street ; and we would find them [REDACTED] s.22(1) [REDACTED] as well as other neighbours house ; without even asking permission.

Two of our other long time neighbours went and spoke to [REDACTED] s.22(1) [REDACTED]; but they don't care.

Finally we had to call the district to have it resolved as they were unwilling and uncooperative with us and other neighbours.

I wanted to come to city hall. My daughter say I can't , it's not safe.

I am a senior. I have worked hard . I pay my taxes. I want peace of mind.

This is injustice. This is not right

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

Sent from my iPad

Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: March 17, 2021 at 12:17:47 PM PDT
To: [REDACTED] s. 22(1)
Subject: Fwd: [REDACTED] s. 22(1), West Vancouver

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] s. 22(1)
Date: January 4, 2021 at 2:30:52 PM PST
To: kchase@westvancouver.ca
Cc: adriano Badaraco <abadaraco@westvancouver.ca>, goszvald@westvancouver.ca
Subject: [REDACTED] s. 22(1), West Vancouver

Good Afternoon Kasia,

[REDACTED] s.22(1) have lived at [REDACTED] s. 22(1)
[REDACTED]

and i am writing to followup on

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

I believe that you are the bylaw officer looking into this file, and it was my understanding, that the

owners' [REDACTED] s.22(1) were to have the
[REDACTED] s.22(1) removed; as well as, all
[REDACTED] s.22(1)

As of today, January 4, 2021, this has not been done. The only thing that was removed was the [REDACTED]

[REDACTED] however, there is still a [REDACTED]

[REDACTED] and none of the [REDACTED] has been moved or cleaned up nor the [REDACTED]

This is extremely frustrating as this has been going on since [REDACTED]

Timeline:

[REDACTED] - Owner Purchased [REDACTED]

[REDACTED] began renovations [REDACTED]

s.22(1)
[REDACTED] began clear
cutting Trees [REDACTED]

- [REDACTED] s.22(1) went and spoke to him to make sure he doesn't cut anything [REDACTED] s.22(1) and showed him a ribbon marking [REDACTED] s.22(1) [REDACTED] he didn't seem to care much so i then went out and showed the marking again

- as his indifference and attitude concerned me, i also called the District of West Van Arborist Dept., and Gyula came up and [REDACTED] s.22(1) [REDACTED]

-Unfortunately, Gyula advised that due to the size of the trees, a permit is not required; and, as soon as Gyula left, he had trees [REDACTED] s.22(1) [REDACTED] and continued as before

- i went back out to speak with him again, and he had cut down the ribbon marking; replacing it with a ^{s.22(1)} of his own; as a marking instead

- i showed him the original survey pin in the ground, he said ^{s.22(1)} marking was correct and he's not sure what the survey pin is for

- i then contacted Champan Land Surveyors - who had done 2 ^{s.22(1)} previous surveys for ^{s.22(1)}

- Chapman came up and confirmed the survey pin and the ribbon ^{s.22(1)}

^{s.22(1)} that was now removed)

- ^{s.22(1)} still not convinced so i then brought out 2 surveys and showed him again. I also asked him to check his own survey and not to

plant or move anything on [REDACTED] property

[REDACTED] s.22(1)
had multiple gatherings at the house

- during this time, guests from [REDACTED] would wander down towards [REDACTED] and trim branches off [REDACTED]

- [REDACTED] on multiple occasions and asked what they were doing

- i then, Again, went up and spoke to the owner and said this is [REDACTED] and not to have their guest touch the [REDACTED]

- i also, Once Again, showed copies of our survey and reminded [REDACTED] of the survey pin marking

- [REDACTED] s.22(1) said he had used [REDACTED] s.22(1) to confirm boundary from the survey pin

[REDACTED] s.22(1) all trees [REDACTED] s.22(1) and removed [REDACTED] s.22(1) and began construction [REDACTED] s.22(1)

- asked [REDACTED] s.22(1) to check his survey and make sure [REDACTED] s.22(1) are as per set back bylaw and survey

- again showed him our 2 surveys

- he said [REDACTED] s.22(1) was within his property line and as per rules and regulations

- said he confirmed it with [REDACTED] s.22(1)

- we didn't not feel confident with his judgement, so informed him that we would hire Champan Land

Surveyors to do a 3rd Survey on the property, to clarify and issues

s.22(1)

Champan Survey

- Champan provided an encroachment plan and remarked

s.22(1)

s.22(1)

-

were confirmed to be on

s.22(1)

s.22(1)

-

were also removed , eliminating all of

s.22(1)

s.22(1)

-

s.22(1)

- Contacted District Of West Van Permits

- Adriano visited the site and put a Stop Work Order on the [REDACTED] [REDACTED]

- [REDACTED] was still not removed ,
[REDACTED] was still not cleaned up

[REDACTED] contacted
District of West Van For Followup

- woman i spoke with advised that the owners of [REDACTED] are given up to 12 weeks to comply or submit for permit

[REDACTED] - **Contacted District Of West Van Followup**

- Adriano advised that he has passed it on to bylaw

[REDACTED] **has still not complied**

s.22(1)

[REDACTED] have lived here for [REDACTED] and have never had any issues with any of the neighbours. [REDACTED]

s. 22(1)

[REDACTED] It is a friendly, trusting street.

When dealing with [REDACTED] we have always been extremely polite; and, i have even given him the benefit of the doubt; until the 3rd survey confirmed the boundary

s. 22(1)

[REDACTED]

Due to covid and their age, it has not been safe for [REDACTED] s.22(1) to go out and deal with [REDACTED] s.22(1); which is why i have been helping them. I don't want them to have issues when I'm gone.

They have worked hard all their lives; and in their old age, this should not be Ok. The complete disregard and disrespect for seniors or any neighbour is not Ok.

The owner of [REDACTED] s.22(1) was showed 2 surveys and original pins markings; and finally a 3rd survey - and he still went ahead.

He has yet to comply with your order on [REDACTED] s.22(1) or [REDACTED] s.22(1) [REDACTED] and is clearly not concerned with any fines.

I apologize for the long email but, i would like to know what next steps

can be taken for s.22(1). Please advise.

I also cc'd Adriano and Gyula on the email as they were helpful in the process and have attached photos of the debris, metal post and trees.

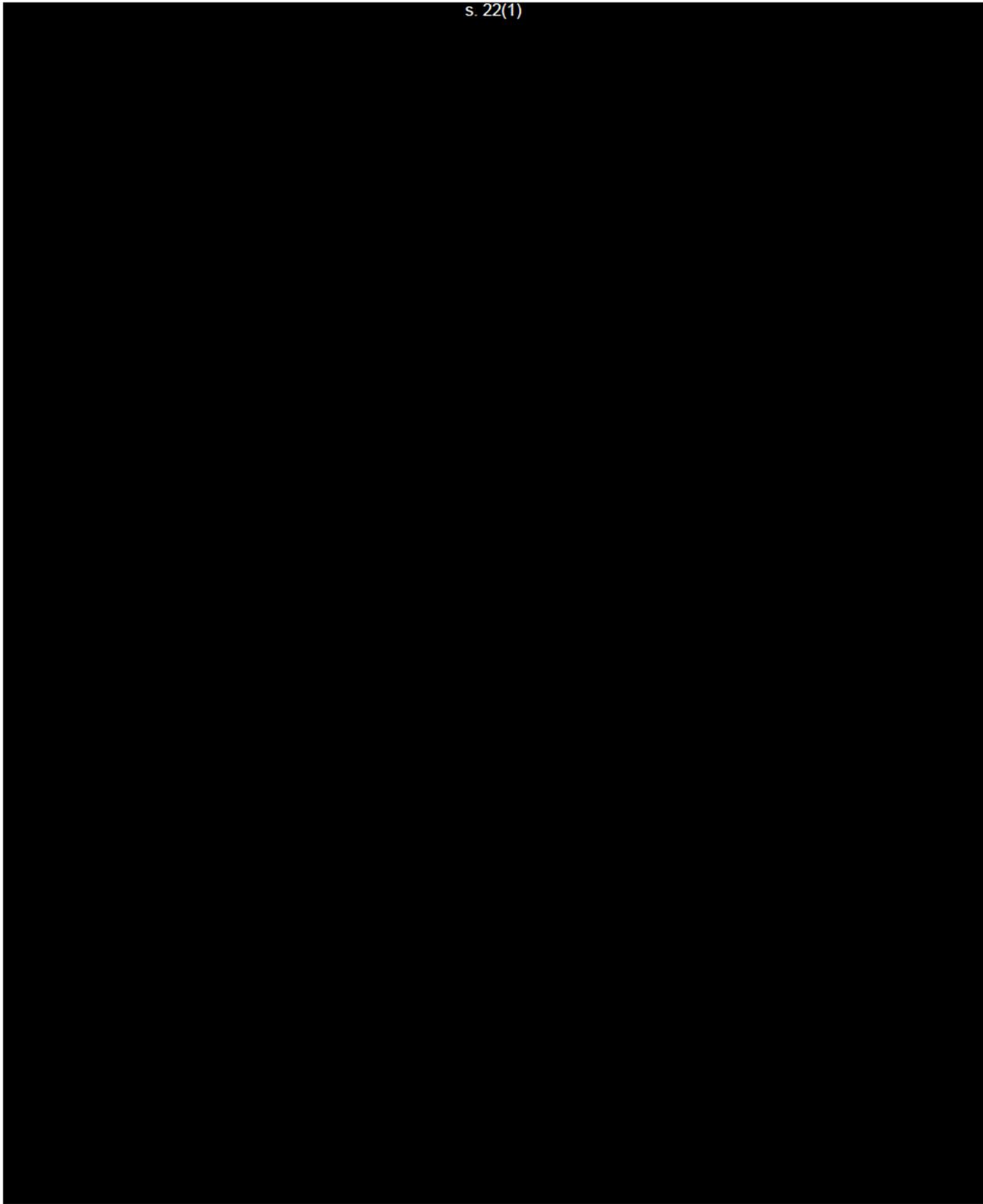
After looking at your website, i believe the trees photographed in s.22(1), are above the 75cm diameter; and therefore should have had a permit.?. Gyula could you please take a look and advise?

Thank you all again. i look forward to a response.

wishing you all a happy new year.

Photos below

Thank you,



From: Dan Henegar
Sent: Tuesday, March 23, 2021 1:27 PM
To: [REDACTED] s. 22(1)
Cc: Anne Mooi; Robert Bartlett; Andrew Banks; Linda Windibank
Subject: Ambleside Par 3
Attachments: [REDACTED] s. 22(1)

Dear [REDACTED] s. 22(1),

Thank you for your email to Mayor and Council dated March 2, 2021 regarding the Ambleside Par 3 golf course. Your correspondence has been forwarded to me for reply.

The Gleneagles golf course, as you mention, is open year-round. This is due to the course’s underlying soils and landscape which allows for better drainage enabling consistent play to occur during the rainy, winter months. The Ambleside Par 3 golf course drainage is very poor in the winter due to the low lying landscape and underlying soils. To allow for all year round play, significant and costly infrastructure upgrades would be required to address the drainage. The District’s 20 Year Asset Management Plan cannot take on this extra investment as the plan is still in need of funding to maintain the current service levels.

The bat house you saw being installed was built and donated through a community bat program, the South Coast Bat Conservation Society. In keeping with guidance from the Audubon Cooperative Sanctuary Program for Golf Courses, bat houses help golf courses preserve and enhance wildlife habitat. Unfortunately, the first bat house was too large to be successfully installed in the wet ground conditions at the Ambleside Par 3 golf course. South Coast Bat Conservation Society members have installed a smaller bat house in that location with Parks staff assistance. This project reflects key elements of the Parks Master Plan’s vision and core values, namely:

- Protection and stewardship of the natural environment and heritage resources
- Fosters community involvement and shared responsibility for stewardship
- Welcoming atmosphere that fosters community interaction and involvement

Thank you for your inquiry.

Dan

Acting Senior Manager of Parks

Dan Henegar MF
Parks Maintenance Manager | District of West Vancouver
t: 604-925-7137 | westvancouver.ca



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

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, March 2, 2021 1:25 PM
To: MayorandCouncil
Subject: Ambleside Par 3
Attachments: Amleside Golf.docx

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Please take note of the points made in the attached letter. In these times, I feel the issue should be addressed urgently. One point not included in the letter is the fact that when golfing there last year we noticed quite some manpower time and expense used in an unsuccessful attempt to raise a large bat house. Given there are funds for such, surely funds can be found to improve the boggy areas in the Par 3 course.

Many thanks for your consideration. I look forward to your response and hope it will be positive.

[REDACTED] s. 22(1)

I am asking why City Council and the Parks and Recreation Department, over the years, have not maintained the Ambleside Par 3 Golf Course so that it can be opened for as long a season as Gleneagles Golf Course

There are several reasons why this should be a top priority for our municipality; among those are:

1. We have an aging population who would like to continue golfing throughout the year but are not able to do so at Gleneagles.
2. Ambleside is more frequently accessible to those who use transit.
3. It is a great place for youngsters to learn the game and develop skills.
4. Schools can use it as part of their gym programs (as seen last spring).
5. During the Covid 19 crisis, it is one of the few venues for outdoor recreation.
6. The fees are modest which makes it accessible to all.

Ambleside Par 3 is a wonderful course that only needs improvement on a few greens to eliminate boggy areas which surely is in the realm of possibility. It amazes me that such a small but vital facility in our community has not had its use maximized and would urge our council to remedy this situation as soon as possible. If Gleneagles can be open 12 months of the year, there should be no reason to have a shorter season at Ambleside.

Respectfully,

s. 22(1)

West Van.

s. 22(1)

From: Cindy L. Mayne
Sent: Tuesday, March 23, 2021 4:14 PM
To: [REDACTED] s.22(1)
Cc: MayorandCouncil
Subject: Council correspondence - week ending March 24, 2021
Attachments: [REDACTED] s.22(1)

Dear [REDACTED] s.22(1)

Thank you for writing to Mayor and Council. Your email has been forwarded to the Planning & Development Services Department for a response.

Council will determine if the preliminary proposal may be considered prior to adoption of the Taylor Way Corridor Local Area Plan at its meeting on March 29, 2021 as per OCP Policy 2.1.15. The Official Community Plan contains policies to expand missing middle housing opportunities, with more housing than typically offered by conventional single family development. Based on a preliminary review of the proposal, staff's opinion is that the proposal generally meets the criteria of Policy 2.1.7. Should Council allow the preliminary proposal to be considered at this time, it is expected that the applicant will prepare a formal rezoning application. A formal rezoning application will undergo comprehensive analysis of building form, character, site planning, tree retention, environmental impact and traffic analysis. Preparation of the complete traffic study will be done in accordance District requirements and in conjunction with the Ministry of Transportation and Infrastructure, given the sites proximity to Taylor Way. A formal application will allow for further public consultation and detailed design development review.

Sincerely,

Cindy Mayne on behalf of Jim Bailey, Director of Planning & Development Services
Executive Assistant to the Director of Planning & Development Services | District of West Vancouver
t: 604-925-7178 | westvancouver.ca



From: [REDACTED] s. 22(1)
Sent: Friday, March 19, 2021 11:58 AM
To: MayorandCouncil
Subject: Canderel Pre-Application Proposal - Burley Inglewood

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Booth and Councillors,

The preliminary proposal by Canderel for the development of 52 units at Burley and Inglewood cannot be accepted.

- The Preliminary Proposal is not supported by the OCP.
- On close examination of the DWV OCP, which is “a land use planning document, legislatively required to guide housing development throughout our community, the Preliminary Proposal contradicts many of the points in Housing and Neighbourhoods.
- It is advance of the Taylor Way Corridor LAP which determines “densities, heights and building forms that respond to neighbour context and character.”
- Section 2.1.7 has been broadly misinterpreted to allow for any development in the DWV. Specifically, 2.1.7 states that site-specific zoning changes... only in **limited** circumstances. 2.1.7 must be considered in the context of the “Key OCP actions” of respect neighbourhoods. In the this instance, the Canderel proposed development does not meet most of the “Key OCP actions”.
- The Canderel Preliminary Proposal does not meet the requirements of OCP 2.1.7.
 - 2.1.7 b. There is no degree of physical separation from adjoining single family dwellings. The wall of some 20 townhomes, of 3+ stories borders the backyards of the Burley Drive properties.
 - 2.1.7 c. The traffic study for this project has not demonstrated minimal impact to access traffic and parking. The traffic study did not take into account any impact on Inglewood and the whole of Cedardale. The traffic study considered only the impact of the intersection of Taylor Way and Inglewood for one day at rush hour during COVID. Any study taken during COVID is not representative of true analysis. The guidelines used for the traffic study are a North American Standard with most statistics from US cities and communities. West Vancouver cannot be compared to US cities and communities considering the most important factor that children in US cities and communities are bussed to school. The traffic guidelines used in this traffic study must be disregarded. Many points were raised by residents of the Cedardale community with regards to traffic, and especially the safety of the Cedardale School children. Canderel provided no responses or comments that could nullify these concerns.
 - 2.1.7 d. Renderings show 4 stories.
 - 2.1.7 e. Reviewing all statements of OCP Housing and Neighbourhoods, the proposed Canderel Development does not contribute to neighbourhood context and character. It is exactly the opposite. 5 single family houses to 52 units is extremely out of character for the Cedardale neighbourhood.
 - 2.1.7 f. Canderel only met the minimum of public notification prior to formal Council consideration. Notification of the public virtual meeting included only those residents within the District’s procedures, although Canderel’s statement was that there would be “extensive community engagement.”

- Canderel has stated that a development of 52 units replacing 5 single family is the only possibility of making it economically viable. I believe that statement is false. Consider other re-developments such as Hollyburn Mews in the 2000 block of Esquimalt which shows exactly the opposite.
- The Taylor Way traffic problem continues to worsen. No additional development should in any way be added to impact the traffic problems which exist.

There are many other reasons that this pre-application proposal should not go forward for re-zoning and public hearing consideration. Please vote against accepting this proposal. The developer must present a proposal within our OCP guidelines, which the developer has not done.

Thank you for your consideration, and I would very much appreciate factual responses to my comments.

s. 22(1)

West Vancouver