

COUNCIL CORRESPONDENCE UPDATE TO MARCH 31, 2021 (8:30 a.m.)

Referred for Action

- (1) March 25, 2021, regarding “traffic along 24th Street from Marine Drive to Mathers Avenue West Vancouver” (Referred for consideration and response)**
- (2) March 25, 2021, regarding “Private Tree Permits” (Referred for consideration and response)**
- (3) March 26, 2021, regarding “Canterel Pre-application Proposal Inglewood Burley” (Referred for consideration and response)**
- (4) March 29, 2021, regarding “Pedestrian Danger” (Referred for consideration and response)**

Received for Information

- (5) March 19, 2021, regarding “Shared from North Shore News: Letter: Why is West Vancouver letting these waterfront ‘eyesores’ stay vacant?”**
- (6) Urban Tree Alliance (2 submissions), March 24, 2021, regarding Glenaire Drive Tree Removal**
- (7) March 24, 2021, regarding “Very impressed with the experience we received with certain individuals of WV District”**
- (8) March 24, 2021, regarding “Districts Marine Management Plan request for comments”**
- (9) West Vancouver Chamber of Commerce, March 25, 2021, regarding Financial Strategies for Getting Back on Track in 2021 (March 25, 2021)**
- (10) March 25, 2021, regarding “5 creeks drilling issues”**
- (11) March 25, 2021, regarding “Reported by EMA: 3,964 Dead 162,610 Injuries: European Database of Adverse Drug Reactions for COVID-19 “Vaccines”” (COVID-19)**
- (12) March 25, 2021, regarding “Re: “Double the Rebates” for your home renovation!”**
- (13) 13 submissions, March 25-29, 2021, regarding Preliminary Development Proposal for Inglewood Avenue & Burley Drive**
- (14) March 26, 2021, regarding “A ‘new’ word for government, present and future !”**
- (15) 3 submissions, March 26 and 28, 2021, regarding Preliminary Development Proposal for Inglewood Campus of Care**
- (16) March 27, 2021, regarding Street Light Complaint**
- (17) 2 submissions, March 28, 2021, regarding Importance of Natural Gas**
- (18) March 28, 2021, regarding “Fwd: Derelict House, 1490 Mathers”**
- (19) D. Este, March 29, 2021, regarding “Re: 2668 Bellevue Ave March 29, 2021 Council meeting”**

- (20) March 29, 2021, regarding “Change of signage in West Vancouver parks to include Cannibus”**

Responses to Correspondence

- (21) Acting Senior Manager of Parks, March 24, 2021, response regarding “Ambleside Skateboard Park Lights”**
- (22) Director of Community Relations & Communications, March 25, 2021, response to J. Chalmers regarding “Public Engagement” (2021 Budget)**

From: s. 22(1)
Sent: Thursday, March 25, 2021 12:05 PM
To: MayorandCouncil
Subject: traffic along 24th Street from Marine Drive to Mathers Avenue West Vancouver

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As a long time Dundarave resident I have witnessed first hand a substantial increase in traffic along 24th Street from Marine Drive to Mathers Avenue. I have also witnessed vehicles speeding and not stopping at the stop signs up 24th St. (especially at 24th and Mathers Ave.). I am hoping that installing speed bumps and flashing stop signs are in the plan for Irwin Park School as have already been done for many other schools in the district.

Slowing traffic between 24th Street and 22nd Street on Mathers Avenue as is being trialed along Fulton Avenue would also be beneficial. However, a 40 km/hr speed limit rather than a 30 km/hr would be more realistic for drives to respect.

Please consider my requests. Thank you in advance.

s. 22(1)

West Vancouver

Sent from [Mail](#) for Windows 10

From: [Redacted] s. 22(1)
Sent: Thursday, March 25, 2021 1:23 PM
To: MayorandCouncil
Subject: Private Tree Permits
Attachments: Arborist Report [Redacted] s.22(1)

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Dear Mayor and Council,

Over the last 5 weeks I have been applying unsuccessfully to the District Arborist to remove 1 private fir tree on [Redacted] s. 22(1) [Redacted] [Redacted] having been severely topped and with a stem split in half and large trunks cantilevering out over a rocky cliff.

Per the local requirement, I provided the District with photos of the tree, a professional arborist report prepared by Burley Boys, and a survey showing the location of the tree, provided by Chapman Land Surveying. The arborist report cited low soil depth, unstable trunks, and severe topping. It is attached for reference.

After 2-3 weeks, and despite the unequivocal recommendation by Burley Boys that the tree should be removed, I was asked to provide a revised arborist report that included a TRAQ data table, which I provided the next day. After another 2 weeks, and many missed phone calls to the District Arborist, I was told that the District Arborist could not find the additional information in the updated Arborist Report. So, I highlighted all of the updated sections, page by page, and paragraph by paragraph, and sent him a list of where to find it in the report via email. For the record, the TRAQ data table identifies a "Somewhat Likely" failure of the tree, with a "moderate probability" of "significant consequence", with a "high likelihood" of falling on the neighbour's home.

Yesterday, more than a month after applying for this removal permit, the permit was denied. There was no reason given.

Needless to say, I feel that the District has wasted my time and money, and tested my patience in applying for this permit. The fact that I had to highlight, paragraph by paragraph, where to find relevant information in the Arborist report, speaks to the incompetence of district staff. Moreover, I feel that this denial has nothing to do with the actual facts surrounding this particular tree - which *any* reasonable arborist would categorically agree should be removed - and more to do with the District Arborist's personal affection for trees and his general desire to not cut any down. On private property, no less!

It might also be mentioned that I [Redacted] s. 22(1) [Redacted] - a lot that took my wife and me over a year to find - on the basis of its terrific view. This arbitrary denial of this very reasonable permit application detracts from that, and for no good reason! It is a tough pill to swallow.

I have heard from many sources - real estate developers that I know, homeowners, neighbors, and multiple professional arborists - that the District of West Vancouver has recently been arbitrarily denying tree removal permits and also taking months to do so. This hurts the entire community of homeowners/builders, and professional arborists, who cannot rely on the District of West Vancouver to provide reasonable service with reasoned outcomes. This is not a great way to treat the citizens of West Vancouver, who, like myself, are committed to beautifying this city and making it home.

Can you please help?

[Redacted] s.22(1)



ON STAFF

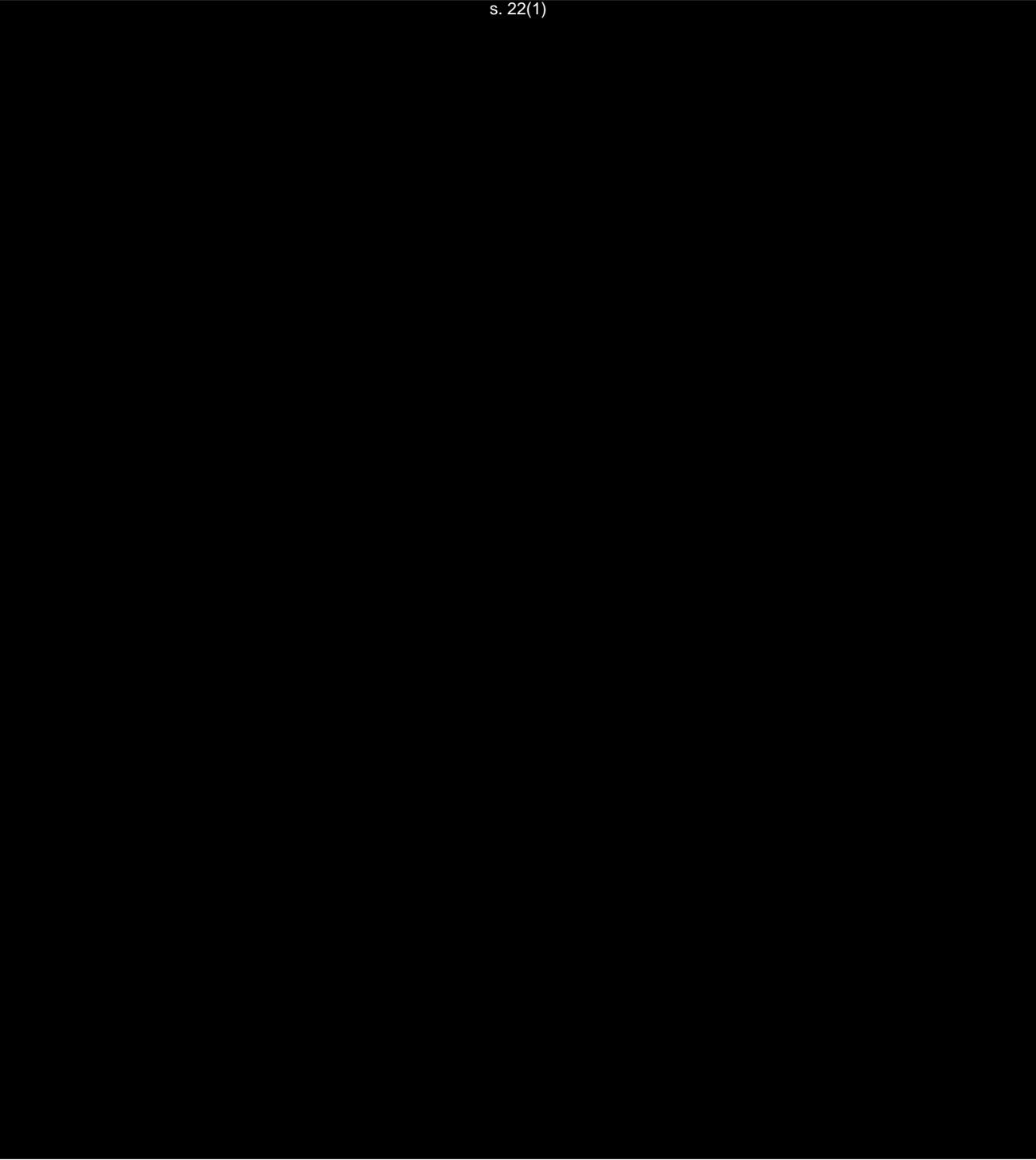
604-926-8733 | office@burleyboys.com | www.burleyboys.com

Arborist Report

s.22(1)



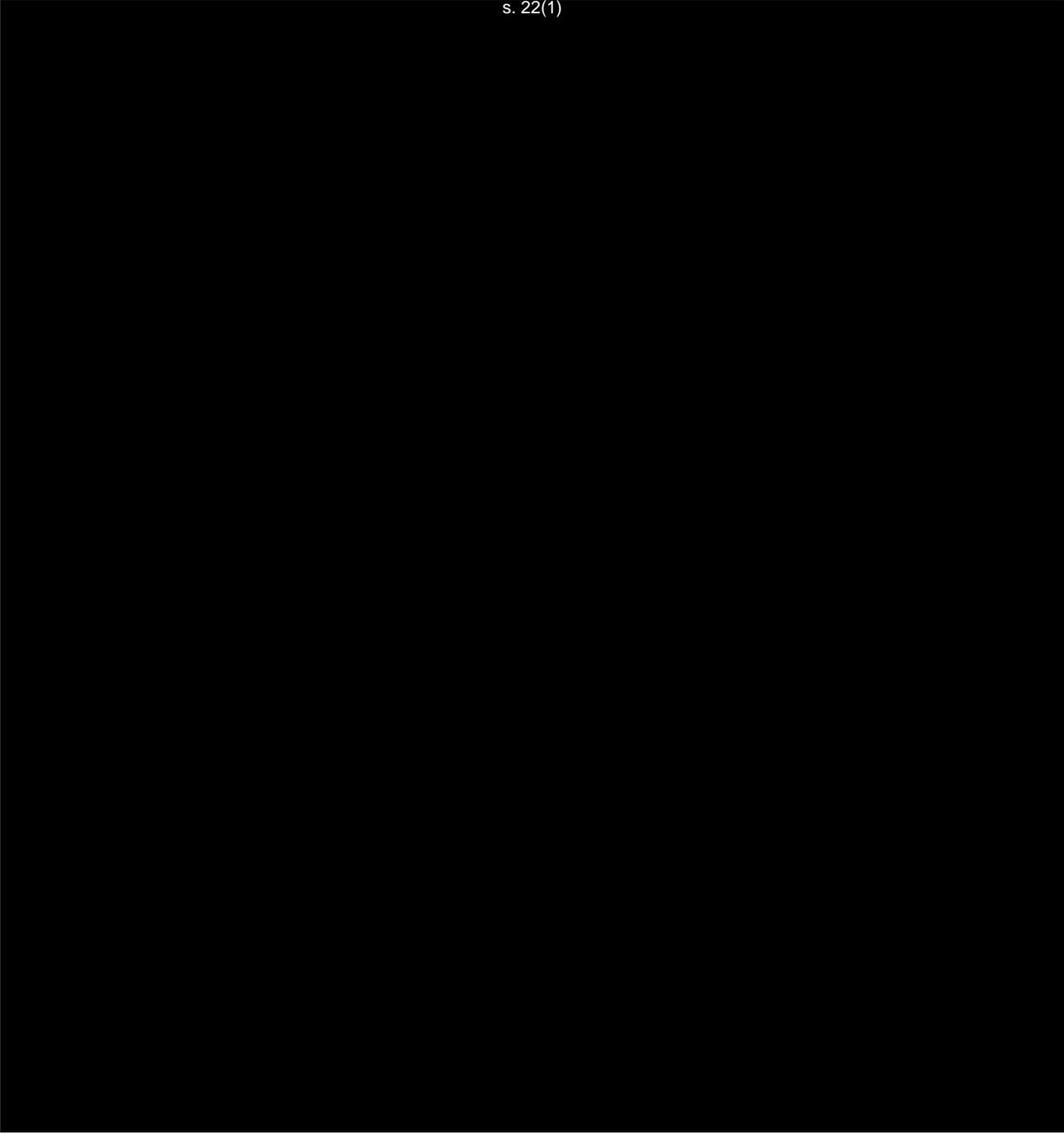
s. 22(1)



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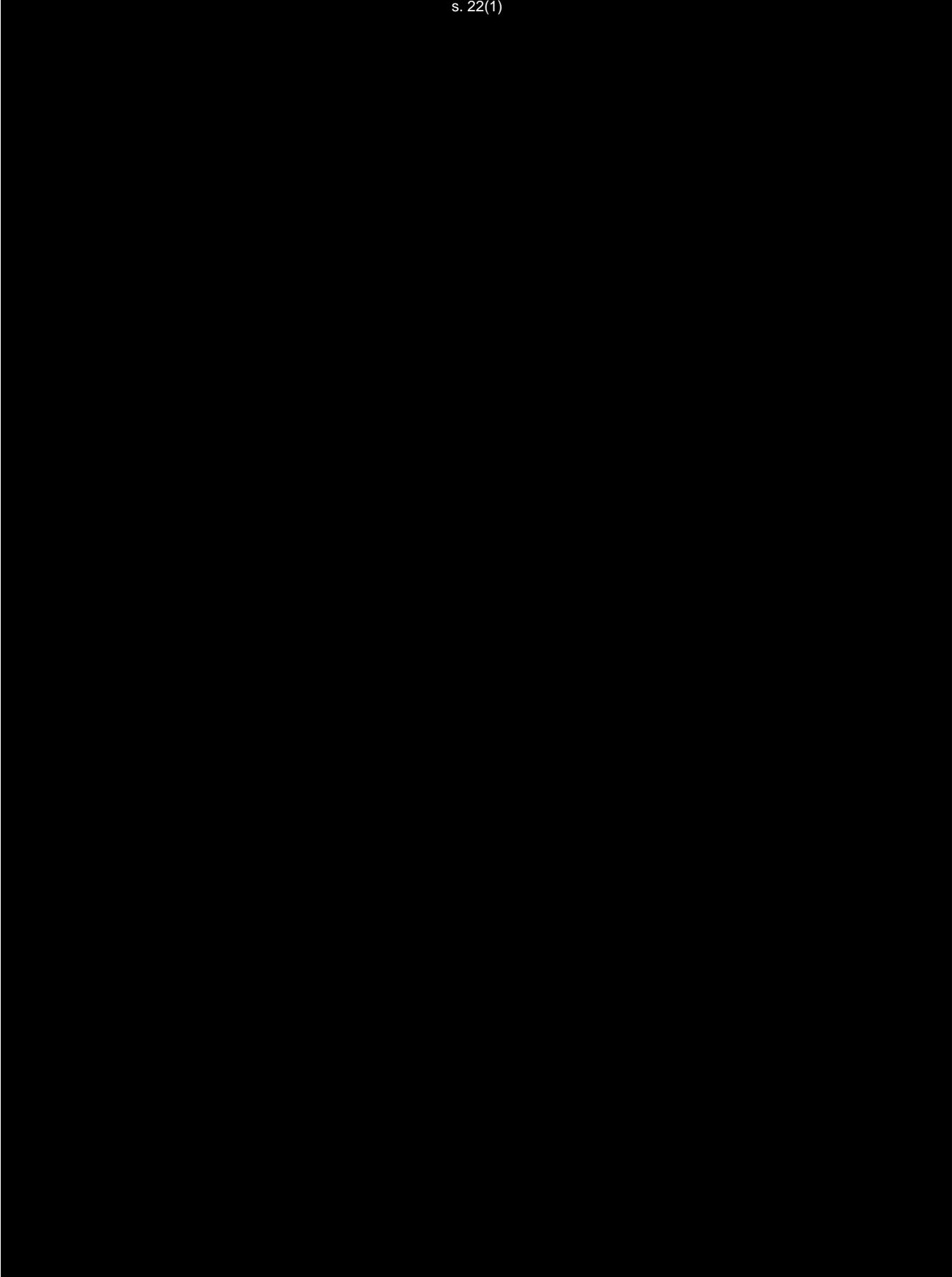
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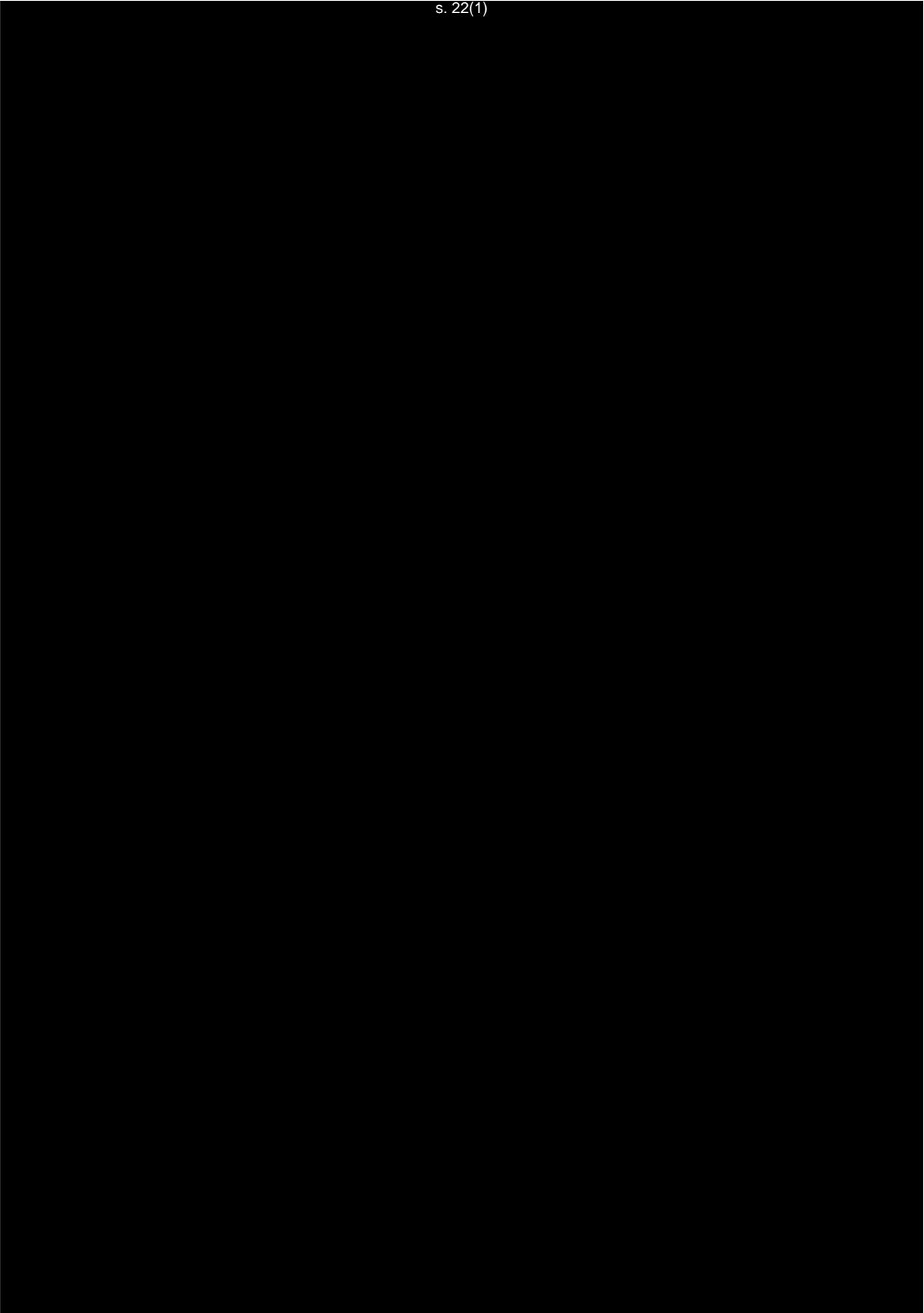
s. 22(1)



s. 22(1)



s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Friday, March 26, 2021 5:06 PM
To: MayorandCouncil; Mary-Ann Booth; Craig Cameron; Nora Gambioli; Bill Soprovich; Sharon Thompson; Marcus Wong; Peter Lambur
Subject: Canterel Pre-application Proposal Inglewood Burley

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Dear Mayor Booth and Councillors,

We have been advised by the Canderel communications consultant that DWV Planning is not requiring the traffic study required by 2.1.7 which reads:

"Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances by:

2.1.7 c: Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood."

The traffic study submitted by Canderel does not consider the traffic on Inglewood Avenue, or in Cedardale. The traffic impact study was for the intersection of Taylor Way and Inglewood Avenue, outside of the residential area. There are major implications of 100 cars exiting on to Inglewood Avenue from an underground parkade. Inglewood is consistently used as a bypass route when Taylor way traffic is a blocked, as well as other influencers including L'École Cedardale.

The parking issue was not addressed by Canderel, and therefore the minimum impact was not demonstrated. There is no street parking on Burley or on Inglewood Avenue. Inglewood Avenue is narrow and a delivery of any kind, or passenger drop off or pick up would seriously impede on one of two entries into Cedardale. Traffic already lines up on Taylor Way at school pick-up times.

Please explain why DWV planning recommends the acceptance of a pre-application proposal that specifically does not meet the necessary requirements.

Thank you,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 11:17 AM
To: MayorandCouncil
Subject: Pedestrian Danger

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Hello Mayor and Council,

Today [REDACTED] s.22(1) and myself were walking along 15th and Argyle.

Many elderly people were walking along slowly when out of nowhere a very fast road cyclist raced through weaving through people within inches!!!

I have complained about this before and I insist on action. Nothing has been done and it's ridiculous. This person on the bike missed [REDACTED] s.22(1) by an inch and I'm furious.

I live at [REDACTED] s. 22(1).

I'm awaiting your response.

Thank you,

[REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Friday, March 19, 2021 5:02 PM
To: MayorandCouncil
Subject: Shared from North Shore News: Letter: Why is West Vancouver letting these waterfront 'eyesores' stay vacant?

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https://secure-web.cisco.com/1FGEaGtZg-cK8toQHOrvFxAfHnylCMN_wtqoe3ibSblk1li_ArEX6CR86ctOobfJ2xduxlrNS6YJIeth1mxNGYv42CLAtPA2-ptAKET85uv75KXWQQqA_8DFTuQZrZdjxFIRGRQ5jRCX8WU6jYWgFP11Z0N8t0i2YE-AThtkezy5MnQaZ7xGoAZ_tC7gXO5LmQnVz5fryFUI3n0go6heH6kHWO1gtNkdndOjbqZInv5lgSUU_WljBS4ChGteA2lrhoAoCG_YEymwpU8gHPts6ZPVOCfrsykE2sFIPZFnaMJNc5dLxSF7GTTcSfEsze9Pj/https%3A%2F%2Fwww.nsnews.com%2Fopinio n%2Fletter-why-is-west-vancouver-letting-these-waterfront-eyesores-stay-vacant-3553540%3Futm_source%3DEmail_Share%26utm_medium%3DEmail_Share%26utm_campaign%3DEmail_Share

[REDACTED] s. 22(1); NORTH VANCOUVER [city]~ [REDACTED] s. 22(1), postal code [REDACTED] s. 22(1)

Sent from my iPhoneXs [REDACTED] s. 22(1)

From: Lucinda Jones [REDACTED] s. 22(1)
Sent: Wednesday, March 24, 2021 9:08 AM
To: Natalie Roizman; Robert Bartlett; Matthew MacKinnon; Michelle McGuire; Gyula Oszvald; Donna Powers; MayorandCouncil
Subject: Fwd: DWV Permitting for severing of urban forest boulevard Glenaire Drive

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Natalie Roizman
Community Relations Liaison
Robert Bartlett, CAO
Matthew MacKinnon
Environmental Manager
Michelle McGuire
Senior Manager of Current Planning & Urban Design
Gyula Oszvald
Arborist
Donna Powers
Director of Community Relations & Communications
Mayor & Council

District of West Vancouver

Dear District of West Vancouver staff, Mayor & Council,

I am in receipt of the March 15, 2021 email written by Natalie Roizman on behalf of the herein addressed staff members, regarding the WVD decision to cut down a remaining portion of urban forest at Glenaire Drive.

I believe it is time for an introduction and respectful greetings from the Urban Tree Alliance, to You All, both recently arrived and longer-term employed at The District.

I acknowledge to Robert Bartlett, the repetition of my introduction of the UTA, which below was included in my email of last week, regarding the economics of the WV Tree Bylaw.

" The Urban Tree Alliance was formed last year by a group of West Vancouver citizens concerned over the Interim Tree Bylaw, seeing the need for greater protection than what the Interim Tree Bylaw had provided to date. The focus of this group is to make positive, carefully considered contribution to the ecological stewarding of the District, with the intention of assisting in the building of resilience, both of the urban forest for its myriad services and beauty, and for the health and safety of all species living here, including us humans.

To educate each other with mutual respect and integrity is our intention. We value that which can be learned both through research and through direct engagement ~ with Mayor & Council, with staff, with other ecologically-oriented groups, and with all citizens.

[[And so, with an economic focus, we would like to bring to your attention, and we trust be able to discuss with You, areas of significant revenue potential that exist and yet which are under-realized, in relation to the true value of trees as outlined in District publications such as 'West Vancouver's Natural Assets'. As those responsible for the fiscal health of the District we ask You to examine these areas as outlined here below:

- An important facet of the adopted Tree Bylaw, which requires commitment on behalf of Mayor & Council and staff to up-date and improve, is in our opinion the pittance that is paid to the District by those who cut down trees. Often a lot is entirely clear-cut of [25 or 30] huge, mature cedar and fir trees, by a developer or house builder, for a single permit cost of \$300 (!)

- Our suggestion is for an inquiry of appropriate depth and breadth to find what fines and penalties are actually collected by the District for infractions such as: limbing excessively; for topping; for cutting beyond what the permit allows for; or for cutting down trees without a permit.]] "

The UTA is composed of educated, concerned, responsible, tax-paying citizens. Living within the borders of a democratic and free society, our expectation is for transparency and cooperation. How else do we live and learn together harmoniously? History evidences parameters other than this to brew distrust and confusion.

Greater clarification is requested therefore to the following statements made in N. Roizman's letter and to our subsequent interpretations outlined below:

" This project is a unique situation given that it is on a legal boundary between the two municipalities. As I mentioned when we spoke, 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. We appreciate your concerns, and your passion for our local environment. Thank you for understanding that there is no further information to provide on this matter. "

- As we all know, a forest self-seeds and grows majestically without reference or application to human-made borders. Trees are, with few exceptions, the original species, far before humans and especially before white settlers of political designation such as, in this case, North Vancouver and West Vancouver. With all due respect, the status here is not unique.
- Information has not been provided as requested as to the process or "position" of the DWV, and how this might have disabled, disallowed or circumvented authority over, interest in or protection of, the DWV trees.
- While I appreciate your words of "due diligence investigating every aspect of this work", the specifics of this project remain undisclosed. Prevention of loss of urban forest is our daily work and our daily concern. With loss of urban forest day after day, the track record of the District does not support your words here as being adequate, with all due respect. Prevention of loss is critical if this region is to build resiliency, on all levels, and citizenry being included and disclosed to, rather than the opposite, is key to that success.
- While I am thanked by You for my "understanding that there is no further information to provide on this matter.", I would like to correct your assumption and say I do not have such understanding. This dismissive is unacceptable.

The specific question was, and remains:

1. What consideration was given for the Lions Gate Village Cressey development, ie. the property being developed, to take up or absorb the required roadway widening, thereby allowing the existing boulevard of mature trees to remain, rather than these 48 DWV trees, members of a last vestige of urban forest here, being felled?

Because no diagrams have been forwarded to us by The District, the UTA remains uninformed as to the exact location of the 48 trees, that is how many stand along the boulevard and how stand where a new access road to Klahanie Park is being punched through.

2. At what point in the planning of this development was the DWV 'brought into the picture' and the issue of these trees brought forward?

3. What we request is a forwarding of information by the staff who execute process, in order to provide to those who are concerned, what, if any, policies exist to prioritize the protection of trees of such a significant number, of any number, living within what becomes a neighbourhood enclave and at risk of falling to development.

For those of us who have worked on behalf of trees for decades, we see a boulevard such as this community of cedar, fir and maple to be a gift, of local, regional relevance and long term benefit to the soon-to-arrive neighbourhood of people; and worthy of reverence.

Yes, new, different trees are to be planted for the new, drier environment of increased impervious surface. But surely in the planning one must reflect on what tinkering is exacerbating the need for species change. No?

The link to the large file document evidencing some of the recent history of 'West Vancouver Lot Clearances' is available through Therese Reinsch, co-Chair UTA. A number of the lots included in this compilation were cleared prior to 2020 when no fee was charged for a permit, no matter how many trees were felled! Since early 2020 the permit cost for the same is \$300; a loss hundreds of times beyond what the District should endure.

Also available from the UTA is a comparative of permit, security and penalty costs between this and other jurisdictions throughout the Lower Mainland, where these revenue sources are established for follow-through and realization.

We look forward to working with the District on these vital ecological and economic issues.

Most sincerely,

Lucinda Jones
Director UTA

s. 22(1)

West Vancouver, B.C.

s. 22(1)

cc: Urban Tree Alliance

s. 22(1)

On Wed, Mar 17, 2021 at 5:09 PM Natalie Roizman <nroizman@westvancouver.ca> wrote:

Hello Lucinda,

Thank you for your email. As Community Relations Liaison, I would like to provide this response on behalf of the District and staff involved in this project.

As you may recall, you and I spoke on the phone a few weeks ago about the Glenaire Drive road works and tree removal in Klahanie Park. At the end of our conversation, I suggested that you contact the District of North Vancouver to help answer your questions regarding the Lions Gate Village development and the utility improvements. There was nothing that required any follow-up by myself or any other District of West Vancouver staff at the conclusion of our phone call.

I have connected with the other District staff members to whom you directed this email: Matthew MacKinnon, Michelle McGuire, and Gyula Oszvald. They were copied on an email you sent to Cressey dated March 1 but did not received any direct queries from you regarding this project.

As we previously discussed, 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. As part of the road upgrades, new trees and other vegetation more suitable to the roadway will be planted.

This project is a unique situation given that it is on a legal boundary between the two municipalities. As I mentioned when we spoke, 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.

We appreciate your concerns, and your passion for our local environment. Thank you for understanding that there is no further information to provide on this matter.

Sincerely,

Natalie Roizman she, her, hers

Community Relations Liaison | District of West Vancouver

t: 604-925-7008 | c: 604-721-3776 | westvancouver.ca

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

From: Lucinda Jones [REDACTED] s. 22(1)
Sent: Monday, March 15, 2021 3:29 PM
To: Matthew MacKinnon <mmackinnon@westvancouver.ca>; Michelle McGuire <mmcguire@westvancouver.ca>; Gyula Oszvald <goszvald@westvancouver.ca>; Natalie Roizman <nroizman@westvancouver.ca>
Cc: MayorandCouncil <MayorandCouncil@westvancouver.ca>
Subject: DWV Permitting for severing of urban forest boulevard Glenaire Drive

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Matthew McKinnon

Environmental Manager

Michelle McGuire

Senior Manager of Current Planning & Urban Design

Gyula Osvald

Arborist

Natalie Roizman

Community Relations Liaison

District of West Vancouver

Dear Matthew MacKinnon, Michelle McGuire, Gyula Osvald and Natalie Roizman,

I have heard no response from the District of West Vancouver to my inquiries over the trees to be cut down in the boulevard which divides Glenaire Drive and its street-fronting rowhouses from the service road into Klahanie Park and the Evergreen Squash Club.

I include below the report from Guy Exley, Community Forester to the District of North Vancouver.

I have asked questions of You regarding permitting, planning, and what conservationist priority was considered, for instance for the row houses to be set further back from the road in order for road widening to not result in the felling of members of a mature community of trees, which West Vancouver has the responsibility to defend.

If personnel other than yourselves are responsible for this February 2021 permitting and for the earlier in time decision-making of 2018 and 2019, which set the course for this boulevard to fall, I ask You again kindly to forward to the appropriate staff this email including that from Guy Exley. Please confirm.

I look forward to a response,

Lucinda Jones

West Vancouver, BC

s. 22(1)

cc: Mayor & Council

West Vancouver

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

From: **Guy Exley** <ExleyG@dnv.org>

Date: Fri, Mar 12, 2021 at 10:58 AM

Subject: RE: Glenaire Drive - severing of urban forest boulevard

To: Lucinda Jones [REDACTED] s. 22(1)

Cc: [REDACTED] s. 22(1)

Dear Ms. Jones,

Thank you for your letter, received by email on March 8, expressing your concern about trees at Glenaire Drive.

You are correct in your understanding that the District of North Vancouver is reconstructing and upgrading a section of Glenaire Drive, which includes upgrading underground infrastructure. This reconstructed road will improve local traffic conditions for the benefit of both municipalities and will provide new access to Klahanie Park. The upgraded infrastructure is needed to service new and future developments and benefits both municipalities.

Many roots from trees located on West Vancouver municipal land were identified to encroach into the District of North Vancouver road allowance. While the new road was designed to be located entirely within the District of North Vancouver road allowance, and includes both narrow vehicle lanes and boulevard widths, trees with significant root encroachment into the road allowance still needed to be removed.

Where trees in Klahanie Park have been removed, the District of North Vancouver confirmed with the District of West Vancouver (DWV) that it will replace removed trees with ones specified by DWV, or equivalent financial compensation.

To provide you with some additional background, I can tell you that the process to assess the tree impacts has been underway for some time. The initial Arborist report submitted for the Rezoning and Development permit application went through three revisions with a final tree removal and retention plan submitted in June, 2018. An additional detailed Tree Impact Assessment report was submitted in August 2019 that reviewed the Klahanie Park trees with the updated civil plans, and in particular the new curb alignment to property line with DWV. At this point, the impacts to trees were determined to be unavoidable and recommendations for removal due to destabilizing root loss creating hazard trees was reconfirmed. This information formed the basis of an agreement with the District of West Vancouver to remove the impacted trees subject to a replacement plan.

The District of West Vancouver issued a permit in February, 2021 to remove the subject park trees as recommended by the arborist for the Glenaire Road improvements. These works have now been undertaken. At this point, we'd recommend that you contact your local officials if you have further questions.

We appreciate your concern and assure you that every effort has been made to reduce impacts to trees where practical and feasible. Unfortunately, in some instances, offsite tree impacts from the necessary infrastructure improvements cannot be avoided, and tree removal is required. However, this can also be an opportunity for replacement planting of suitable tree species that can adapt and grow into the new environmental conditions to provide future canopy cover and resiliency by improving age and species structure in the urban forest.

Kind regards,

Guy Exley

Community Forester

355 West Queens Road

North Vancouver, BC V7N 4N5

exleyg@dnv.org

Direct: 604-990-2350

Reception: 604-990-2311

From: Lucinda Jones [REDACTED] s. 22(1)
Sent: March 08, 2021 12:53 PM
To: Guy Exley <ExleyG@dnv.org>
Cc: [REDACTED] s. 22(1)
[REDACTED]
Subject: Glenaire Drive - severing of urban forest boulevard

Guy Exley

Arborist

District of North Vancouver

Hello Mr. Exley,

I have been in touch with Andrew Morton at the Engineering Department, DNV, regarding clarification over the proposed felling of trees in the boulevard which separates Glenaire Drive from the roadway which provides access to Evergreen Squash Club and Klahanie Park.

I write to You as a director of the Urban Tree Alliance, a group in West Vancouver whose mandate is to assist in the conservation and growth of the urban forest, focussed on the north shore and particularly in West Vancouver, the part of the world where we live.

I understand it has been decided that the Glenaire Drive roadway must be widened. Additionally there is a water line underlying the roadway, both of which I understand are in need of upgrading.

Mr. Morton was not sure what number of the mature trees are slated to be cut down; as You know a very large percentage of the trees are noteworthy, mature, beautiful and worthy of their habitat being cleaned up and intrusionary species such as the Boston ivy being removed.

I wish to ask You whether the roadway is first being taken up in order to accurately assess what tree roots are problematic, at which point decisions as to what trees must be felled would be made, prior to cutting down more than what absolutely is necessary.

My fantasy is that the roadway signs will indicate for local traffic and/or 30km/h in order to create a safe neighbourhood-width road rather than a high speed thoroughfare, because what could be saved if the roadway is treated specifically are the lives of innocent, hard-working, sound-buffering, carbon-sequestering, water-absorbing, privacy-affording, long-time community member trees.

It is a shame that the development was not required to sit further back from the existing roadway knowing that the roadway was to be widened; priority could be given to the boulevard of urban forest rather than to the row house development. Is this, was this ever a development consideration?

What is the bottom line mandate, what priority is given to the urban forest in the District of North Vancouver?

As the last 3 decades have made glaringly clear, the forest of this neighbourhood has taken a beating. The first step to sustainability, as I trust You agree, is retention and planting of trees. I understand that some oak trees are to be planted but it will be 4 decades at least before their ecological services are 'up and running'.

I will appreciate You outlining which of the trees in this boulevard You have authorized to be cut down.

As true to many places of the world, this educational and lobbying effort is a full time concern, and I wonder if a phone call might suit both of us better for the efficacy of communication, than the written text of email.

Thank You so much in advance for your time and consideration and I look forward to hearing from You at your earliest convenience.

Sincerely,

Lucinda Jones

Urban Tree Alliance

West Vancouver

s. 22(1)

cc: Urban Tree Alliance

s. 22(1)

From: Lucinda Jones [REDACTED] s. 22(1)
Sent: Wednesday, March 24, 2021 10:53 AM
To: Natalie Roizman; Robert Bartlett; Matthew MacKinnon; Michelle McGuire; Gyula Oszvald; Donna Powers; MayorandCouncil; Mark Chan
Cc: exlevq@dnv.org; [REDACTED] s. 22(1)
Subject: Fwd: DWV Permitting for severing of urban forest boulevard Glenaire Drive
Attachments: IMG_8969.jpg

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Natalie Roizman
Community Relations Liaison
Robert Bartlett, CAO
Matthew MacKinnon
Environmental Manager
Michelle McGuire
Senior Manager of Current Planning & Urban Design
Gyula Oszvald
Arborist
Donna Powers
Director of Community Relations & Communications
Mayor & Council

District of West Vancouver

Dear District of West Vancouver staff, Mayor & Council,

Further to our email to You All of earlier this morning, please find attached 5 photographs - the top 4 of prior to and 1 of following the felling of the boulevard trees at the Cressey 'Mason' Development, District of North Vancouver site, subject of our request for engagement between West Vancouver District, North Vancouver District and ourselves, the Urban Tree Alliance.

I trust You All are pleased.

Kindly attend to our request for engagement at the earliest. We look forward to having clarified for us the resolved detail of, as mentioned in the letter from Guy Exley, Community Forester DNV - "Where trees in Klahanie Park have been removed, the District of North Vancouver confirmed with the District of West Vancouver (DWV) that it will replace removed trees with ones specified by DWV, or equivalent financial compensation."

Lucinda Jones
Director UTA

[REDACTED] s. 22(1)

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

cc: Urban Tree Alliance
[REDACTED] s. 22(1)

cc: Guy Exley, Community Forester District of North Vancouver

 [IMG_2081.JPG](#) 

 [IMG_2080.JPG](#)

 [IMG_2079.JPG](#)

 [IMG_2078.JPG](#)



From: [REDACTED] s. 22(1)
Sent: Wednesday, March 24, 2021 4:01 PM
To: MayorandCouncil
Subject: Very Impressed with the experience we received with certain individuals of WV District

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Dear Mayor and Council,

We are involved in a subdivision in West Vancouver.

I like to share the incredible experience we have received with certain staff members at the WV District.

The point people we worked with are listed below, and I am sure that they had additional district members behind the scene to support them.

- * Jim Bailey [REDACTED] s. 22(1)
- * Terry Tasa
- * Toby Rogers
- * Ray Sept

We were in a rush to complete a property subdivision, and things got delayed, and I ask Jim Bailey for help. The positive, professional, can-do attitudes and result-orientated focus we received from these team members were extremely impressive. I was truly blown away by how caring they were and how much they helped us out. For that reason, I felt compelled to write this email and inform you about how impressed we were with these individuals.

To be transparent, it has been a challenging year with C-19, and we were planning to build [REDACTED] s.22(1) on one of these lots. But due to Covid, I did not want to overextend myself. We aborted our dreams and instead focused on the recovery of our businesses.

I have huge gratitude towards them, and I feel extremely proud that we have individuals with their outstanding character working for us at the West Vancouver District. It is a breath of fresh air to have the support, empathy and caring ways in such a challenging time.

We applaud them, give immense thanks, and will be forever grateful.

Warmest Regards,

[REDACTED] s. 22(1)

WV BC Can

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 24, 2021 5:33 PM
To: MayorandCouncil
Cc: park@westvancouver.ca
Subject: Districts Marine Management Plan request for comments

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To all,

I have reviewed the recent Coastal Marine Plan and am accepting of your request for comment.

I have been a resident of West Vancouver my entire adult life. My family is entirely raised in this community. I currently reside at [REDACTED] s. 22(1). [REDACTED] s. 22(1) is a waterfront community that should be represented in this Plan. Indeed I see no reference in this plan to any of the concerns that affect the 650 some odd waterfront properties in West Vancouver. There is a nod to support the rights of indigenous people while addressing District responsibilities but no mention of the rights of current taxpaying residents. The people who pay the taxes that fund you. The people that vote for you. While I support the need for a Coastal plan and encourage environmental sound practices and broad social measures that ensure the rights of First nations, I would like to see the plan broadened in scope to protect the rights of the resident whose property it is you are discussing.

As a waterfront property owner I have firsthand experience dealing with the District and have been continually frustrated by the districts lack of policy regarding waterfront issues. Case in point: I have been fighting [REDACTED] s.22(1) to have an [REDACTED] s.22(1) granted for my home. I was given a building permit [REDACTED] s. 22(1) and subsequent to final inspection I have been denied an [REDACTED] s.22(1). Reason being is the district wants me to [REDACTED] s. 22(1). This is despite the fact that the [REDACTED] s. 22(1) was clearly marked on all surveys when building permits were granted. Despite the fact the [REDACTED] s. 22(1) and is marked on historical district documents. Despite the fact I pay annual provincial assessment taxes on [REDACTED] s.22(1) The list goes on. If I had known the [REDACTED] s. 22(1) was an issue I would have never built the home.

In a meeting with Jim Bailey, then assistant to Mayor Mary-Ann Booth, Nina Leemhuis, legal counsel and myself I was informed in no uncertain terms that if I wanted my [REDACTED] s.22(1) I had to remove [REDACTED] s.22(1). It was made very clear it was a form of blackmail. The word blackmail openly stated.

I did not take kindly to this and continue to struggle for answers from the District. I see nothing in this plan that will help with current problems that arise for waterfront homeowners. Nothing here addresses existing structures or plans to allow, or not, access to the waterfront for current homeowners. Indeed I am aware of a [REDACTED] s. 22(1) who has been trying to get a building permit but has been stymied until they remove a [REDACTED] s. 22(1). You need a plan that states clearly what is or is not allowed and how to deal with residents in matters concerning their foreshore.

I hope you consider broadening this "feel good" Coastal Plan to one more substantive that acknowledges the rights of the waterfront residents of West Vancouver.

Regards

[REDACTED] s. 22(1)

West Vancouver

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Thursday, March 25, 2021 6:00 AM
To: MayorandCouncil
Subject: Join us this afternoon! 📍

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West Vancouver Chamber of Commerce

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Financial Strategies for Getting Back On Track in 2021

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.

Date: Thursday March 25th 2021

Time: 3:00 pm - 4:00 pm

[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



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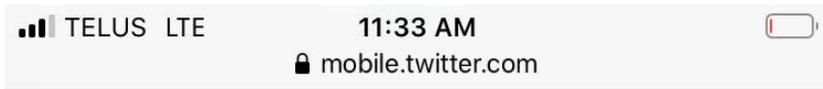
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From: s. 22(1)
Sent: Thursday, March 25, 2021 11:36 AM
To: MayorandCouncil
Subject: 5 creeks drilling issues

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Dear Mayor and Council,



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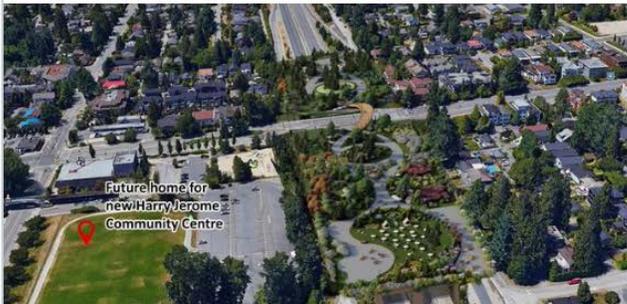
Tyler Blair 🇨🇦🇨🇦🇨🇦 @thx1979 · 53m ...

@WestVanDistrict

Here's your solution to BPP drilling contractor not being able to get through the granite for 5 creeks!
 The district and BPP can say the cut and cover is for a dog walk!

- #WestVan #northvan
- @craigcameronwv
- @peterlambur
- @MarcusCSWong
- @maryannbooth
- @elisiaseeber

ns North Shore News @Nor... · Mar 24
 Editorial: Urban oasis over Highway 1 an ambitious idea that will be no walk in the park to get done dlvr.it/RwJ3vS



Please support projects that solve actual problems.

s. 22(1)

Maple Ridge

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Thursday, March 25, 2021 2:00 PM
To: premier@leg.bc.ca; jhorgan@leg.bc.ca; adrian.dix.mla@leg.bc.ca; MayorandCouncil;
mayorandcouncil@cnv.org
Subject: Reported by EMA: 3,964 Dead 162,610 Injuries: European Database of Adverse Drug
Reactions for COVID-19 "Vaccines"

<https://www.globalresearch.ca/3964-dead-162610-injuries-european-database-adverse-drug-reactions-covid-19-vaccines/5740942>

[REDACTED] s. 22(1)

West Van BC

From: s. 22(1)
Sent: Thursday, March 25, 2021 2:09 PM
To: MayorandCouncil; Mayor Little, Council; Mayor and Council
Subject: Re: "Double the Rebates" for your home renovation!

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25 March, 2021

City of New Westminster - setting a good example in the hope that others will follow?

s. 22(1)

North Vancouver, B.C.

s. 22(1)

From: "Energy Save New West" <rcoleman@newwestcity.ca>

To: s. 22(1)

Sent: Thursday, 25 March, 2021 10:44:29

Subject: "Double the Rebates" for your home renovation!





“Double the Rebates” for your home renovation

Are you planning to install a heat pump? Do you currently have a natural gas, propane or oil heating system? Register by March 31st and Double Your Rebates!

The Double the Rebates promotion from [CleanBC Better Homes](#) and [Home Renovation Rebate Program](#) has extended to June 30th, 2021 for fuel switching participants. To qualify, you **MUST REGISTER** for a [promo code](#) from Clean BC Better Homes by **March 31st, 2021**.

And don't forget about the City of New Westminster's \$350 [Heat Pump Top-Up!](#)

Homeowners are eligible for Double the Rebates on home energy upgrades for space heating/cooling and domestic hot water solutions.

Example rebates include:

- Air Source Heat Pump (Central, Ductless, Dual-Fuel) – Up to \$6,000
- Electric Heat Pump Water Heater – Up to \$2,000
- Combined Space and Hot Water Heat Pump - Up to \$8,000 + \$300 Two Upgrade Bonus
- Electrical Service Upgrade Rebate – Up to \$1,000

Key program elements include:

- Limited time offer for **fuel switching participants** till June 30th, 2021
- Promo code required for participants (register online).
- Only one [promo code](#) needed even if applying for multiple double rebates as the code is unique to household account.
- Rebate application must be submitted within 6 months of the invoice date.
- Purchase equipment and install by licensed contractor between October 1st, 2020 and June 30th, 2021.
- PLEASE NOTE: Participants must register for a [promo code](#) from CleanBC Better Homes by **March 31st, 2021** to qualify.

For more information, please refer to the [Double the Rebate promotion](#) and [New Westminster Heat Pump Top-Up](#).

Register Today to Receive your Double the Rebates Promo Code



[Add us to your address book](#)



From: [REDACTED] s. 22(1)
Sent: Thursday, March 25, 2021 9:36 PM
To: MayorandCouncil
Subject: Burley Drive / Inglewood Townhouses

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Ladies and Gentlemen:

Short and succinct. The middle-class seniors of West Vancouver who are planning to down-size from a single family home are looking for a two-storey townhouse with a small garden at a price of approx. \$1.3 to \$1.5m.

Most of us will not move into a care home facility or a condo cum row house without a small garden. The above proposed development can easily fill this need by reducing the numbers down to 26 townhouses. That would be a fitting solution for middle-class seniors in West Vancouver. This Council would be hailed as realistic and progressive.

Yours sincerely,

[REDACTED] s. 22(1)

From: SCENERY SLATER <slater87@shaw.ca>
Sent: Saturday, March 27, 2021 4:08 PM
To: MayorandCouncil
Subject: Please stop Spot Zoning!

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Dear Mayor and Council -

Please reject the proposal for the Candrel development at Burley and Inglewood until a community-supported local area plan is in place.

Citizens were given multiple assurances that the really important elements of our OCP - heights & density, zoning, etc, would be shaped by citizens in the pending Local Area Plans.

To continue spot zoning and ad-hoc planning is a disservice to the entire community and exactly what a proper plan is supposed to mitigate.

Citizens deserve community plans that clearly show how anticipated growth is likely to affect the quality of life of both current and future residents as well as those who work or visit the area and how and what measures are in place to prevent an undue decline in the quality of life or citizens.

Sincerely,

Scenery Slater
1730 Duchess Ave, #402

Please do not redact

From: [REDACTED] s. 22(1)
Sent: Sunday, March 28, 2021 2:16 PM
To: Mayor and Council; Mary-Ann Booth; Peter Lambur; Sharon Thompson; Bill Soprovich; Marcus Wong; Craig Cameron; Nora Gambioli
Subject: Candarel Preliminary Development Proposal

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Dear Mayor and Council,

Just finished reading this excellent letter to Mayor and Council, which I spotted when reading this week's 'Correspondence to Council'. This resident clearly spent a lot of time on Candarel's preliminary development proposal and his/her arguments are well substantiated.

We live in Cedardale and to be honest, are exhausted by the avalanche of preliminary/proposed developments in our neighbourhood and along Taylor Way, in addition to land assembly signsall this without a Taylor Way Corridor LAP in place. We have written to Mayor and Council on many occasions these past 2 years, far too many, to be truthful, and it does wear one down.

Within weeks of Candarel's proposal, a different developer appeared on the scene: <https://cedarliving.ca/>with yet another "vision" for our neighbourhood.

"Gentle Densification" and "Sensitive Infill" should be the guiding principal for any future development in established neighbourhoods, yet that doesn't appear to be what is happening.

We hope you will reject Candarel's preliminary proposal for all these reasons. Spot Zoning is not the right way forward.

With kind regards,

[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, March 23, 2021 7:01 PM
To: Mayor and Council; 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)

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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.

(8)(c)

The

The subject site is located within the Taylor Way Corridor Local Area Plan Boundary (Appendix B). 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- 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.

use)

in

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 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

dwelling (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 1/2 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 pre-ceeding 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,

West Vancouver

From: Graham Mclsaac [REDACTED] s. 22(1)
Sent: Sunday, March 28, 2021 2:46 PM
To: MayorandCouncil; Craig Cameron; Marcus Wong; Mary-Ann Booth; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson
Subject: Re Developments in Cedardale and in Taylor Way Corridor and Burley Drive proposal

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I, along with very many residents, am very concerned with the number and scale of proposed developments being considered and the land assemblies underway in Cedardale and along the Taylor Way Corridor.

Two reasons are :-

- A) These developments if they proceed will make a material change to the neighbourhood character of the area with very little if any meaningful consultation with residents.
- B) Traffic is already facing gridlock on Taylor Way and these developments would only add to an already intolerable situation at certain times of day and often at weekends. It will not take much in the way of additional traffic to make a very bad situation materially worse.

Please reject the proposal re Burley Drive development on Monday night and do not support it proceeding further at this time. With the very short distance (100 meters) where notification of residents is required for proposed developments many residents remain unaware of the scale of what is being proposed and if it proceeded it would impact many beyond the immediate area.

You are in the process of hiring many planning staff so with those additions there can be absolutely no excuse now not to proceed with a local area plan for the Taylor Way Corridor and now Cedardale. This must be a resident driven local area plan though and not staff and developer driven. Your role as Council is to listen to what residents want and not to become (as some of you have recently) promoters for the developers.

Respectfully submitted,

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

Please do not redact my name.

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 9:42 AM
To: MayorandCouncil
Subject: Proposed Developments in Cedardale

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To District of West Vancouver Mayor and Council,

I understand that council will be considering a Preliminary Development Proposal for townhouses at 695 Burley Drive and 660, 640, 620, and 610 Inglewood Avenue in a meeting today. I am also aware that there are other forthcoming plans proposed for a very large development at 530 Inglewood Avenue.

These proposed developments may have merits, but I think they should not be allowed to proceed until the district has developed and adopted a complete Local Area Plan. Given that this is a complicated area for traffic in particular and that there are already numerous active developments nearby, approval of additional large scale developments without a grand plan would be irresponsible.

Please exercise due diligence for the good of all your constituents, and expedite the Local Area Plan process if necessary.

Sincerely,

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Monday, March 29, 2021 11:36 AM
To: MayorandCouncil
Cc: info@inglewoodburley.ca
Subject: In support of the Inglewood / Burley townhome project-updated

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Dear Mayor and Council:

I am writing to you as a resident of Cedardale (s.22(1) years), a lifelong resident of West Vancouver and an active supporter of our community, as a s. 22(1). I mention these last points only as they have greatly increased my awareness of the growing needs of our Community – as shown in the Vital Signs Reports.

I am strongly in favour of the Canderel proposal – as it captures so many important criteria currently missing in our neighbourhood. From my review of the proposal and having discussed this with some of the Canderel team, I believe this project offers strong alignment with the needs of West Vancouver: additional and functional density with a balance of affordability with units ranging from Garden Suites to Townhomes. Even beyond West Vancouver’s need to support more diversity in housing choices for families, workers, empty-nesters, retirees and those downsizing – this project is also in tune with such important aspects as energy efficiency, accessibility and affordability.

The design is in keeping with a West Coast, high quality aesthetic; with individual entrances, adding gardens, greenspace and meandering walkways conducive to a community feel. Further, the slope of the land allows for the stance, when viewed from Inglewood Avenue, to be in keeping with the stature of the current buildings. Having the third floor of the townhomes set-back is a practical design attribute – allowing privacy for the home-owners while minimizing scale and impact on the surroundings. I am impressed by the landscaping design and imagine the attention to detail would be in line with Canderel’s long list of quality projects this family-owned business has created over many years.

Shifting the parking underground reduces street parking (by residents and visiting guests). I’ve heard many discussions and complaints about increasing density and the impact on traffic – and I’ve been stuck on Taylor Way (or trying to get out of our area in Cedardale) countless times – but that has not grown as a result of increased density in our area (even following the build-out of Evelyn Drive and Amica). Our struggles with traffic are a result of the bottleneck of Taylor Way, Marine Drive and their role as the gateways to the Ferries, Whistler and downtown Vancouver. Even if each resident of this proposed development were to simultaneously hop in a car and all head for the same destination, the congestion would be no worse than a typical rush hour or school drop-off/pick-up time. If anything, advanced turns and other traffic light management methods would go a long way to mitigating what are already bad traffic patterns.

Other traffic issues exist because of the existence of Cedardale School, with its high demand and restrictive admissions policies having the majority of its 240 elementary students driven from afar. Burley Drive is already poorly suited to provide the access to the school – forcing drop-offs at the north-end of the grass field, with no safety design considerations for drop-off and pick-up on the stretch of Inglewood to the east of the Canderel proposed development. There are several ways to improve this area, for example: creating a proper pull-in, drop-off area by relocating the baseball diamond southward. The third option is access from the south, on Margaree Place through a path. Luckily Margaree Place is a wide street with good visibility. We see cars and pedestrians on mornings and afternoons casually s.22(1) to and from school – safely, calmly and without incident – and have never been bothered by the minor increase of traffic s.22(1).

There are many potential remedies for the Cedardale School-related issues – and I believe Canderel has smartly addressed many of these. The addition of a sidewalk on Burley Drive being one, along with improvements to the sidewalk and bus access on Inglewood.

In a perfect world, perhaps improving Cedardale School itself might be worth exploring. I would think increasing the number of young families nearby would support increased capacity at the school – and promote walking to & from, versus the driving of students. Or, if the demand for IB accreditation and French Immersion programs in our schools is as strong as the numbers suggest – perhaps such a physically-limited school is not the answer. Perhaps a land-swap akin to what was done with Hillside High School, leading to the creation of Rockridge High School, could be funded with the Cedardale School land being looked at from a “best-use” point-of-view?

Perhaps some long-term forward-thinking is what is needed to re-vitalize (and save) West Vancouver from falling victim to the short-sighted NIMBY-ism that resists change and stunts the growth of our Community.

I am always amazed at how many people feel righteous and validated in believing that their vision of what life in West Vancouver (or anywhere) should be – that their lifestyle should be protected and that others should be denied access or sharing in the enjoyment. Somehow the development that happened before them, or that made it possible for them to enjoy West Van was OK, because that serves them – and anything else is evil.

But all that aside and returning the focus to the proposal for the Inglewood-Burley Drive area – in the meantime, I fully support West Vancouver’s initiative to improve accessibility through increased density and smart planning.

I believe the Canderel proposal sets a very high standard and will be an improvement to the Taylor Way corridor. I like the three-storey height limit – as a balance between our need for higher density with the wish to maintain a residential look. The project will be attractive to a range of owners, from young families to retirees.

Best regards, s.22(1)

s. 22(1)

West Vancouver, BC s. 22(1)

Cell: s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 12:49 PM
To: MayorandCouncil
Subject: Council meeting March 29 Burley Drive proposal

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March 29, 2021

To Mayor and Council:

I am writing to indicate my support for the preliminary development proposed at 695 Burley Drive and for houses on the 600 Block of Inglewood Avenue. There are numerous reasons I support this development, including:

1. This development fully aligns with efforts to address our global climate crisis by replacing 5 inefficient houses built in a different era with over 50 units of housing that are efficient to heat by installing heat pumps and by having shared walls.
2. Increasing the population of West Vancouver has benefits, both for local municipal tax purposes and by contributing to housing stock, necessary because of the higher overall population within the Lower Mainland. Our best solution for adding to the housing stock is by replacing single family homes with multiple housing residences rather than by developing on unused land that could otherwise be used collectively or for green space.
3. West Vancouver residents – whether singles, couples, or families, and whether young or old – need housing choices. Adding townhouse complexes should be an objective for this community.
4. The location of this development is ideal. There is already public transportation along Taylor Way, it is an easy walk to Park Royal for shopping or for work, an easy walk to the Capilano River green space, and for those who work further away, it is within easy access to the highway.
5. The design of this development fits within the character of the neighbourhood. It is a low building and will not block anyone's view, as far as I observe. Houses across the street to the north are set back in wooded areas and will not have their views blocked.

I understand from attending the developers' information session that people in the neighbourhood have concerns about current and future transportation issues for those dropping off children to the school. It appears to me that solutions could be found to alleviate the school drop off issue, which is surely important. Those concerned noted there are already traffic problems, so dealing with this is probably well overdue. The road is

wide in the 600 block of Inglewood and the school area is large. I have confidence that between the School Board and the DWV staff, adjustments could be made to make this area safe for everyone.

Developments such as these are good for our community. I urge you to vote in favour of this proposal and to encourage developers to come forth with similar ones.

Thank you,

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 2:54 PM
To: MayorandCouncil
Subject: Save My Community!

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[REDACTED] s.22(1)

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

On Unceded territory of the Musqueam, Squamish, and Tsleil-Waututh Nations

Hello Mayor and Council.

I hope you're all well and staying safe. I'm writing today to discuss the development at Inglewood and Burley Drive.

In West Vancouver finding the right size housing at an affordable price and in a desirable neighbourhood –with a range of transportation options and near-by amenities – is becoming increasingly hard, no matter who you are. Being limited to either multimillion dollar single family homes or a slim number of apartment or smaller residence units creates a hard situation for many. This is where the missing middle comes in.

Why does the missing middle matter?

From a social perspective, a diversity of housing opportunities helps to maintain and grow West Vancouver's vitality, creativity, and opportunity. In the past, a wealth of single family homes might have had that diversity, but with real estate and economic trends as they are West Vancouver risks losing what made this place a welcoming and comforting place to live. Embracing housing diversity and the missing middle saves the heart of West Vancouver; a fear of development or change will kill any sense of community in it's tracks. Without diverse housing developments, future generations, like me, will seek to live elsewhere and newcomers will be restricted to those who can afford multi-million dollar homes in single family neighbourhoods. No one who holds community as a value wants that.

The need for diversity in housing choice and addressing the missing middle is not new or revolutionary. It is in fact noted as one of the DWV Council Strategic Priorities and was a key component in the municipal election in 2018. It has been included in the official community plan, the various Vital Signs reports, and is included in the 2020 Housing Report.

One of your strategic goals is to "Significantly expand the diversity and supply of housing, including housing that is more affordable" and the objective to "Specify targets and provide incentives for 'missing middle' housing types such as mixed-use housing, infill housing, duplexes, coach houses and townhouses." This fits the goal. And let's not forget the Climate Crisis, which demands immediate action and changes to how we live out lives. That doesn't mean no development; quite the opposite! It means increasing density (check) along existing and developable transit lines (check) using designs that are lower impact and emission (check). What's not to love?!

As a young person who has grown up and lives in West Vancouver I am asking you to keep to your stated strategy. Right now people like me have no future in this community without better housing options. The options cannot just be apartment buildings or single family housing. That is not a healthy and sustainable community.

The development at Inglewood and Burley Drive is just one of several townhome/ multi-dwelling projects which could make sense in the community. It doesn't overwhelm the community, and operates along the existing #254 bus line! I

urge you to take this opportunity to work with the developer to find innovative solutions that could allow some more affordable smaller homes combined with larger family and lower maintenance units for downsizers.

I love West Van. I grew up here. I wanna stay here. But I cannot live in a community that isn't environmentally sustainable, with integrated infrastructure, accessible transit, and increased density that balances our love of nature. I can't have that without housing diversity.

I'm asking for the chance to live in my community.

Thank you for your time. Have an awesome day.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 3:10 PM
To: MayorandCouncil
Subject: Preliminary Development Proposal for 695 Burley, 660,640, 620, 610 Inglewood

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Dear Mayor and Council:

This Preliminary Burley Avenue Development Proposal is one of numerous. A number of others have come before Council and not been approved to go forward.

Please use your wisdom, good judgement and understanding of the community to create more density and affordable housing.

A positive decision is a small step in addressing the climate crisis, and thus the survival of our WV community and the planet.

Sincerely

[REDACTED] s. 22(1)

West Vancouver

From: Bryce Margetts <BMargetts@canderel.com>
Sent: Monday, March 29, 2021 3:51 PM
To: Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong; Mary-Ann Booth; MayorandCouncil
Cc: Jim Bailey; Lisa Berg; Michelle McGuire; MayorandCouncil; s 22(1)
Subject: RE: Canderel Memo for Council tonight
Attachments: Public Meeting Memo 03.29.21 V.5.pdf

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Dear Council,

Based on recent feedback from the community, we are proposing to add some updates to our preliminary application to allow for all 13 of our garden units (25% of the total unit count of 52 homes) to be allocated for rental, below market rental or rent to own housing.

We have also worked with our architects to add a parking lane along Inglewood Avenue to allow for i) a transit pull out ii) 10 parking stalls including dedicated car share stalls and iii) two loading zones.

Please find attached our memo which addresses items which can be considered by council under sections 2.1.15 and 2.1.7 of the OCP.

We would be happy to answer further questions about these updates at the open house tonight. If these updates are of interest to council, we propose to work with staff through the rezoning process to address these updated items if we are allowed to proceed.

Thank you, Bryce



Bryce Margetts
VP – Western Canada

Canderel
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D +1 604 639-5988
C +1 604 808-6506



If you are planning a visit to our offices, please fill in our [Visitor Declaration Form](#)

Based on recent market feedback, Canderel has updated its proposed response to Sections 2.1.15 & 2.1.7 as per below

Policy 2.1.15: "Prior to the adoption of a local area plan, proposals may be considered within the local plan boundary by:

- a. *Applying relevant District-wide policies contained in the OCP and any existing area-specific policies and guidelines; and*
- b. *Requiring the proposal's contribution to i) rental, non-market or supportive housing, or ii) its advancement of low-carbon construction, or iii) its ability to forward the public interest or provide other community benefits as determined by Council."*

i) *Rental, non-market or supportive housing:*

- *The proposed project consists of 39 townhomes and 13 garden units*
- *We propose that all 13 garden units will be rental, non-market rental or rent-to-own apartment units:*
 1. *13 market rental units plus a cash amenity contribution*
 2. *Five (5) below market rental units and eight (8) market rental units*
 3. *13 rent-to-own units plus a cash amenity contribution*
 4. *Six (6) rent-to-own units and seven (7) market rental units*
 5. *Canderel will work with staff, Council and the community to deliver a combination of any of the above*

ii) *Advancement of low carbon construction:*

- *The proposed project will be built to Energy Step Code 4*

iii) *Ability to forward the public interest or provide other community benefits:*

- *Adding a sidewalk and landscaping along Burley Drive*
- *Undergrounding BC hydro power poles*
- *Adding two green areas for public use*
- *Adding a parking lane for transit pullout and 10 additional public parking stalls on Inglewood Avenue (see attached plan)*
- *Dedicated car share program in one or more of the 10 public parking stalls on Inglewood Avenue*

Policy 2.1.7: "Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances by:

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

- *We are currently at the preliminary application review stage*

b. *Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g. adjacent to a greenbelt, grade change, park, school, or existing multi-family site);*

- *The proposed project is adjacent to a park and Cedardale Elementary School, which is adjacent to green belt being Brothers Creek, and it is on a grade change*

c. *Considering sites or assemblies that enhance neighbourhood access to daily needs or connect the active transportation network;*

- *We will be enhancing the neighbourhoods daily needs with an additional 10 surface parking spots, building new sidewalks and landscape buffer zones along Inglewood Avenue and Burley Drive and proposing car share*

d. *Requiring demonstration of minimal impacts to access, traffic, parking and public views in the neighbourhood;*

- *The site access is off Inglewood Avenue and has minimal impact being close to Taylor Way*
- *The traffic report shows minimal impact to traffic – if we proceed with a rezoning application, additional traffic studies will be commissioned*
- *We will improve the parking situation as stated above*
- *We will not affect any public views in the neighbourhood*

e. *Restricting to one or more of a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys;*

- *The proposed townhouse project is 2.5 to 3 storeys from grade*

f. *Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character;*

- *We believe the west coast design contribute positively to the neighbourhood and we have not received any comments to the contrary to date*

g. *Ensuring information meetings with public notification prior to formal Council consideration in accordance with District procedures."*

- *We complied with all district procedures to ensure public notification of meetings*

Housing Needs Report

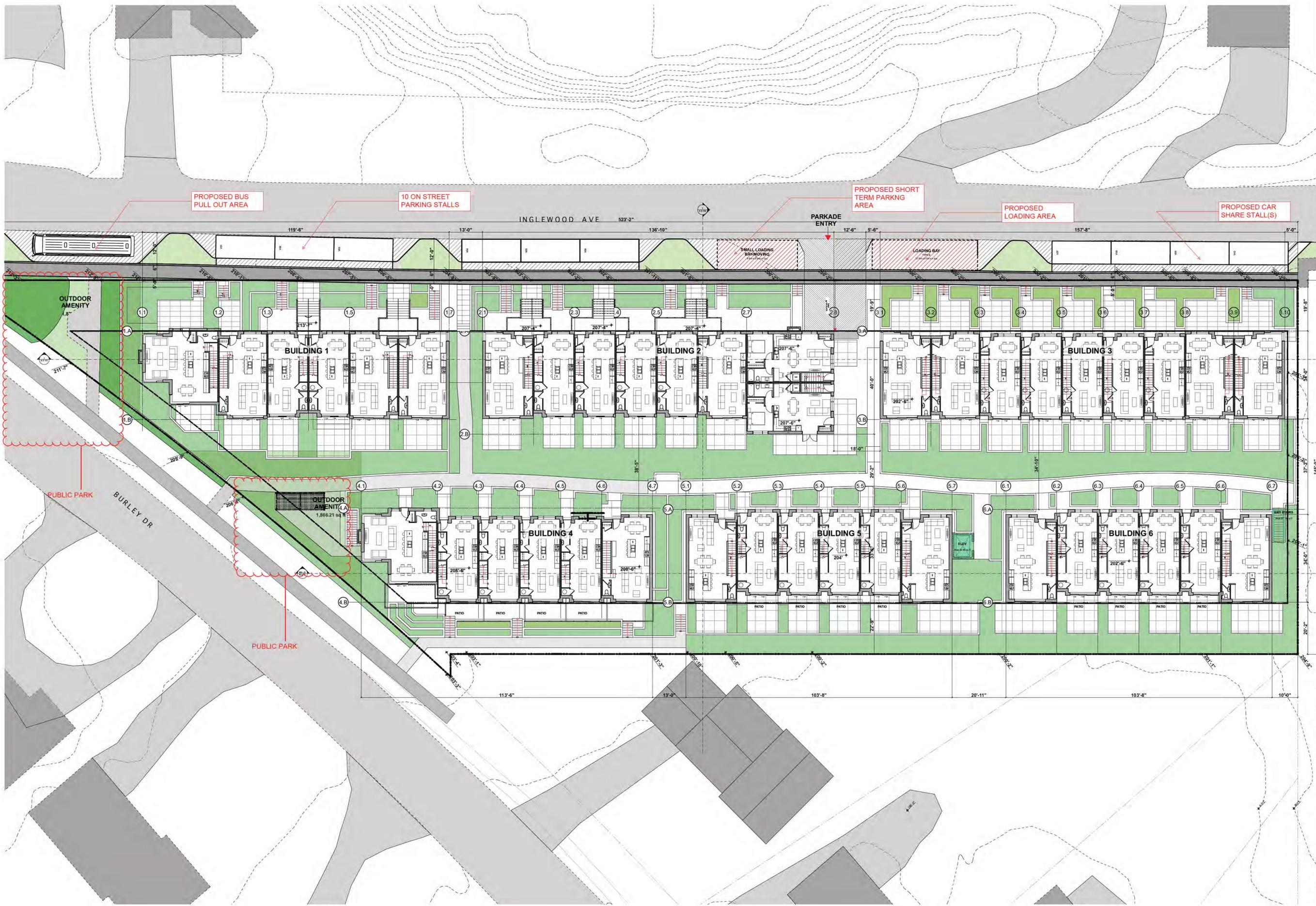
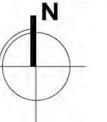
- *We comply with the Housing Needs Report presented to Council in January 2021 which reinforces the need for a greater diversity of housing types, including family-oriented housing such as two- and three-bedroom homes, and homes for singles*



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

Canderel

(PROJECT)

INGLEWOOD AVE

695 Burley Drive &
660,640, 620,610 Inglewood Ave
West Vancouver, BC

(TITLE)

Level 1 Floor Plan

(PROJECT)

20532

(SCALE)

Tuesday, March 16, 2021

(DATE)

CLIENT REVIEW

(ISSUE)

(DRAWING)

A-2.102

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 4:19 PM
To: Mayor and Council
Subject: Canderel Development at 600 block, South on Inglewood. Pertinent to the council meeting tonight as I expect they will be submitting a formal proposal.

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Dear respected Mayor and Council,

My family and I reside at [REDACTED] s.22(1) 5 houses that the developer, Canderel is about to be propose developing into 52 town houses tonight.

I want to express our **opposition** to this dramatic change to our single family neighbourhood. Over all of my opposition is the dramatic density these 52 units will bring to our single family neighbourhood. It's too much.

My reasons for this opposition is firstly, that as the OCP states, on page 32 (of 285), the city wants to add 500-600 new units over the next 20-25 years. I think this is important to consider.

We do not have a Local Area Plan for the corridor, yet we already have 91 new rental units at Park Royal and Baptist Housing at Inglewood will add more than 400 units. Further, Amica at Keith and Taylor Way are adding about 50 new units. Then we have ONNI to complete, somehow they haven't been able to complete after 10 years and I understand they are applying for more units to start.

Again I state, with NO Local Area Plan. I think it's time to restrain and say enough.

As I was told by Stina at our City Hall, "we were brought into the OCP because developers were asking for it" is not a good enough reason to consider the consequences of these developments with no real BENEFIT to our community.

My arguments are simple. These developments will **ADD TOO MUCH TRAFFIC**. Historically, Taylor Way has always been a nightmare and it's only going to get worse as time goes on.

- The Canderel proposal at hand states they did a traffic study in January of 2020, before the pandemic, on a WEDNESDAY 8am-9am and 2:30-3:30. As someone who is [REDACTED] s.22(1) and other activities, this is not a reasonable time to conduct a traffic study. It may be ok for a Wednesday but not when you add the get out of towners and the hikers, sightseers and everyone else who must drive through our community on a Friday and the entire weekend, every weekend.

Traffic studies must only be done on a Friday, and not Good Friday or a pandemic Friday to get a real picture of our traffic issues every day.

My second point is that these units will be **TOO EXPENSIVE**.

Canderel has stated that the prices for these units will start at 1.1M - 1.9M. They have actually backed off on that statement and I suspect they will likely be more now that real estate is booming.

My understanding of the OCP is that you want to increase housing for the people who work in West Vancouver. I have done some homework on this and from a few minutes on the internet, lets take for example a teacher who makes an average salary in West Vancouver of 66,000/yr. a mortgage payment for 1Million is about \$5000/month, 30 year 4% fixed. You actually need an income of \$225K/ year to afford that 1M mortgage.

These units will simply be too expensive for the working people of West Vancouver and could easily add to the stash of empty houses that are currently still empty in West Vancouver.

This is not acceptable.

There are many more reasons that I could state but for now, I hope it's enough for you to consider a NO to this 53 unit development. We would be in favour if it had less units.

We would be in favour of a maximum of 20 homes on the now 5 home footprint that is currently there.

In my final thoughts, If you have gotten this far, I **Thank You** for reading this and hope you will consider my comments (and those of my neighbour).

To that note, I also wanted to let you know that I have been in touch with [REDACTED] s.22(1) He is the [REDACTED] s. 22(1) [REDACTED] s. 22(1). They are also [REDACTED] s.22(1) development. I will paste his comments and add his email contact for your reference. He is also opposed to this development.

Thank you for your email Ms. [REDACTED] s. 22(1),

Inglewood is the place where [REDACTED] s.22(1). They are still improving their English though, so I have been handling their errands. I have just confirmed with them that you have their support to oppose that development proposal.

To further support your point, the OCP plans for 500-600 new units within the whole Taylor Way Corridor (page 32 of 285) for the next 20-25 years. That capacity should be approved gradually and step by step, not all at once.

Thank you for your commitment to our community!

Cheers,

[REDACTED] s. 22(1)

With Kind Regards,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 5:32 PM
To: MayorandCouncil; Marcus Wong; Bill Soprovich; Peter Lambur; Mary-Ann Booth; Craig Cameron; Nora Gambioli; sthompson@westvanouver.ca
Cc: [REDACTED] s. 22(1)
Subject: Proposal for Burley drive development - comments from a long time concerned West Van resident

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.

All,

I have recently been made aware of the upcoming meeting tonight March 29, 2021 which includes the preliminary Development Proposal for 695 Burley Drive and 660, 640, 620, and 610 Inglewood Avenue (East of Taylor Way).

Although presumably notices have been sent in accordance with the prescribed guidelines, as a long time West Vancouver resident, and considering the current covid situation, whereby the public are not in regular attendance in public community spaces where we might be more likely to notice upcoming public notifications, I do not feel the communications raising awareness have been sufficient to reach the impacted public. I have not seen any public notices and I am sure that I am not alone in this regard.

Given that Taylor Way is a major throughfare to my neighbouring community in the British Properties and the fact that [REDACTED] s. 22(1), I have major concerns that I don't believe have been adequately addressed by prior meetings.

In the former Preliminary zoom meeting of February 22, 2021, both positive and negative comments were reflected in the main summary yet when you read the appendix, you will see that only 14 people responded with the majority (~78%) of the comments not in support – a relevant statistical fact that seems to be left out of the main report giving the impression that there was a balanced and representative view.

Ecole Cedardale already suffers from limited drop off, pick up and parking, and with a proposed 110 parking spaces & vehicles being added (never mind additional visitor drop offs etc), I just don't see how the existing horrendous congestion won't be exacerbated, further impacting not only the local residents in the Cedardale area, but also local West Van residents that attend the school and transit regularly as a result to/from Cedardale and all the other local West Van residents that use Taylor Way to get to local amenities in their community (parks, shopping etc). This is a small, safe local community and I feel there hasn't been adequate consultation and public communication within the community considering the wide, long term, and far reaching impacts to this community of densification in this area.

The meeting report indicates that " Our Preliminary Transport Review, based on intersection and movement counts in the area ... indicates that the number of trips generated by our site at the intersection of Inglewood and Taylor Way, will be less than 1% of the existing traffic volume. " I would like to see more details published to substantiate this statistic, as I highly doubt that the specific impact to those on Inglewood, Burley Drive could only be 1%! And, realistically, offering alternative transportation mechanism as mentioned seems limited. i.e. bicycles – on the steep Taylor Way hill would realistically be limited to people in very strong physical condition and likely not be material in number.

And, this would exacerbate the negative impacts to an already over loaded and inadequate infrastructure on Taylor Way. I worry that this application is just the start of a much wider densification proposal for all of the Taylor way and

Cedardale area which will have negative impacts on the community and does not have adequate support of the local and impacted residents.

Regards,

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 29, 2021 9:27 PM
To: MayorandCouncil
Subject: Canderrel Project

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Thanks to those on the Council that voted against this project until such time as we have a comprehensive OCP for this area.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Friday, March 26, 2021 9:36 AM
To: MayorandCouncil
Subject: A 'new' word for government, present and future !

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Finally, a brand new English word that describes not only the present, but our future:

Ineptocracy

(in-ep-toc'-ra-cy) - a system of government where the least capable to lead are elected by the least capable of producing, and where the members of society least likely to sustain themselves or succeed, are rewarded with goods and services paid for by the confiscated wealth of a diminishing number of producers .

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

From: [REDACTED] s. 22(1)
Sent: Friday, March 26, 2021 1:16 PM
To: Mayor and Council
Subject: [SUSPECTED SPAM] Inglewood Seniors Care centre - redevelopment

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Dear Mayor and Councillors

I would like to add our voices in support of this proposed development.

We are in Lions Bay where there is no land for any development of this kind.

The need for quality Seniors Residences and facilities is big and growing throughout the community in West Vancouver and neighboring areas.

The need for Seniors Living and Care is discussed a lot in Lions Bay and is becoming more urgent as the population ages. We have few solutions.

The Inglewood location is perfect for Seniors since it is close to shopping and medical facilities and clearly the existing facility is very old and built for a different time.

There is an opportunity to create the best Seniors Living and Care facility in the region - befitting a leading Municipality in the Lower Mainland.

A very important part of the proposed development is the inclusion of accommodation for workers at the facility. This is crucial due to the lack of affordable housing for workers in the region.

It is a win-win-win proposal by the new owners of Inglewood Care Centre.

We hope it will gain the support of all Councillors and the Mayor of West Vancouver.

[REDACTED] s. 22(1)

[REDACTED] Lions Bay, BC [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, March 26, 2021 1:40 PM
To: MayorandCouncil
Subject: Inglewood Care Center Redevelopment

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.

The District of West Vancouver
750 17th St
West Vancouver, B.C.
V7V 3T3

mayorandcouncil@westvancouver.ca

Dear Mayor and Council,

I am writing to express my enthusiasm and support for the Inglewood Care Center Redevelopment. As a lifelong resident of West Vancouver and [REDACTED] s. 22(1), I understand this project to be exactly what our community needs and needs now. Covid has clearly shown us that we must improve the options for elder care. The heartbreaking stories of isolated seniors receiving poor care are poignant and deeply upsetting. I believe whole heartedly in Gandhi's idea that "the true measure of any society can be found in how it treats it's most vulnerable members." Here in West Vancouver we need to be forward thinking and address the needs of our changing demographics before it is too late. The Inglewood Care Center Redevelopment aims to do just that.

We are upon the largest shift in demographic ever seen. The silver tsunami is upon us. In 2009, Canada had 4.7 million persons aged 65 years or over, twice the number recorded in 1981. According to all the projection scenarios, the growth of this group is going to be increasing in the coming years. It is projected that by 2061, there will be between 11.9 million and 15.0 million persons aged 65 years or older. The first Baby Boomers turned 65 in 2011, that means that in less than 15 years they will be entering their 80's, with younger Boomers filling out the cohort of those 60 to 70. Projections also show Canada will have far more very elderly people. In 2009, there were roughly 1.3 million people aged 80 or over. It is projected to increase to 3.3 million by 2036. These numbers prove that not only do we need better care, we need a lot more of it.

This shift in demographic will affect everyone. According to the Canadian Palliative Care 2015 fact sheet, 28% of Canadians aged 15 years and older, provided care to a family member or friend with a long-term health condition, disability or aging needs. The data from the 2012 Statistics Canada's General Social Survey showed that women represented the slight majority of caregivers and also found that caregiving responsibilities most often fell to those aged 45 to 64. Over one-quarter of caregivers, could be considered "sandwiched" between caregiving and raising children. Most of them were women between the ages 35 and 44, and were helping their parents or parents-in law, while also having at least one child under 18 living at home.

This caregiving ripple effects everything, our economy and our well being. Adverse effects on this group of people included using personal savings to survive and missing one or more month of work. Canadians who said that they had cared for a family member or close friend with a serious health problem in the reported negative effects on mental and physical health. If we don't have better housing and care for our aging population we are all going to be impacted.

This project considers our community members' health and social well being. It considers care extended to the dying, death and loss experienced by everyone in our community. It considers the idea of death going beyond physical death and included the deaths of identity and belonging as experience by those living with chronic illness. Most of us, policy makers included, don't like to consider aging and death but it will impact all of us. Six in ten Canadians (57%) either personally suffer from a chronic illness or have a sufferer in their immediate family we need more options for care and better options for care for our community members.

I am impressed by the accessibility of the Inglewood Care Center Redevelopment proposal as well as the number of sites. Having housing and care that is inclusive for seniors no matter their financial situation ensures that West Van residents can age in place. This is essential for well being.

Having a community of care for our seniors that enables them to age in place and access increased care when needed without having to move is a brilliant design. The "campus of care" addresses the care needs of all residents from independent living to long term care. A well thought through design that allows seniors to truly age in place.

The informed planning of including staff housing and even a daycare on site is exactly the kind of environment we should be providing for our elders. The proposal to allow staff to live and work on site is sure to create a community feel and increase the continuity of care providers, ultimately adding to the quality of care. Multi-generational living environments are a key component to the well being of seniors. Also, the well considered location, being situated close to Park Royal, the bus route and nature all add to the list of upsides for this project.

It is clear by the support that Inglewood Care Center Redevelopment has already received from BC Housing, BC Mortgage, the Province of BC, and Vancouver Coastal Health that key stakeholders are in agreement that this is project is forward thinking, one that meets the needs of the whole community, the young, the middle aged and the elderly.

With care,

s. 22(1)

West Vancouver, B.C.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 28, 2021 6:56 PM
To: MayorandCouncil
Subject: In Support for the Ingelwood Senior's Housing Redevelopment

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 Booth and West Vancouver Council,

I am writing in support of the initiative taken by the Baptist Housing Society to reform the Inglewood Senior's Care Centre. This is a pioneering and well overdue model of care that is inclusive of the level dignity that all Canadian Citizens and residents of Canada are entitled to.

Covid-19 has highlighted a well under funded system of care for our most senior residents who built the society and community that we enjoy. This is not unique to our immediate community and has opened the eyes of Canadians from coast to coast. The proposal from the Baptist Housing Society model provides a framework that other communities across Canada can and should base reforms to senior care on. In my professional capacity, [REDACTED] s. 22(1), it is troubling how many deaths from the unintended consequences of Covid-19 I have encountered. Isolation as well exposure to staff commuting in from outside the community are paramount.

As residents of Lions Bay we look east to our neighbours in West Vancouver to fulfill many of our needs. Our children attend school in West Vancouver, and our residents utilize your community for medical needs as well as day to day essentials. The value that the Senior population contributes to our Village is unmeasurable. The Village of Lions Bay is currently unable to provide a practical model to age in place for our Seniors, so we migrate to our neighbours in West Vancouver.

This project establishes a new benchmark on what our Seniors not only deserve but should expect, locally as well as federally.

Very best,

[REDACTED] s. 22(1)
Village of Lions Bay

[REDACTED] s. 22(1)
Lions Bay, BC

From: [REDACTED] s. 22(1)
Sent: Saturday, March 27, 2021 5:27 PM
To: MayorandCouncil
Cc: Complaints@bcu.c.com; info@bcombudsperson.ca
Subject: The street light at [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.

Mayor Booth and council,

On Thursday March 18, 2021 this light was reinstalled properly, and now we are [REDACTED] s. 22(1)

However, for over three weeks (since February 25, 2021) we were bounced like ping-pong balls between the District and BC Hydro to finally find out that BC Hydro installs street lights of style, power and beam, as selected by municipalities. Furthermore, BC Hydro had concerns with the District's selection of the light for this particular location, but on March 3, 2021 the District wrote:

..." this is a Hydro light not a District owned light where the District has no regulatory or jurisdictional authority over the utility provider"...

Clearly, it was calculated to deceive and to camouflage the District's own mistakes.

Regrettably, you (the mayor and the council) demonstrated once again the shocking lack of the duty of care.

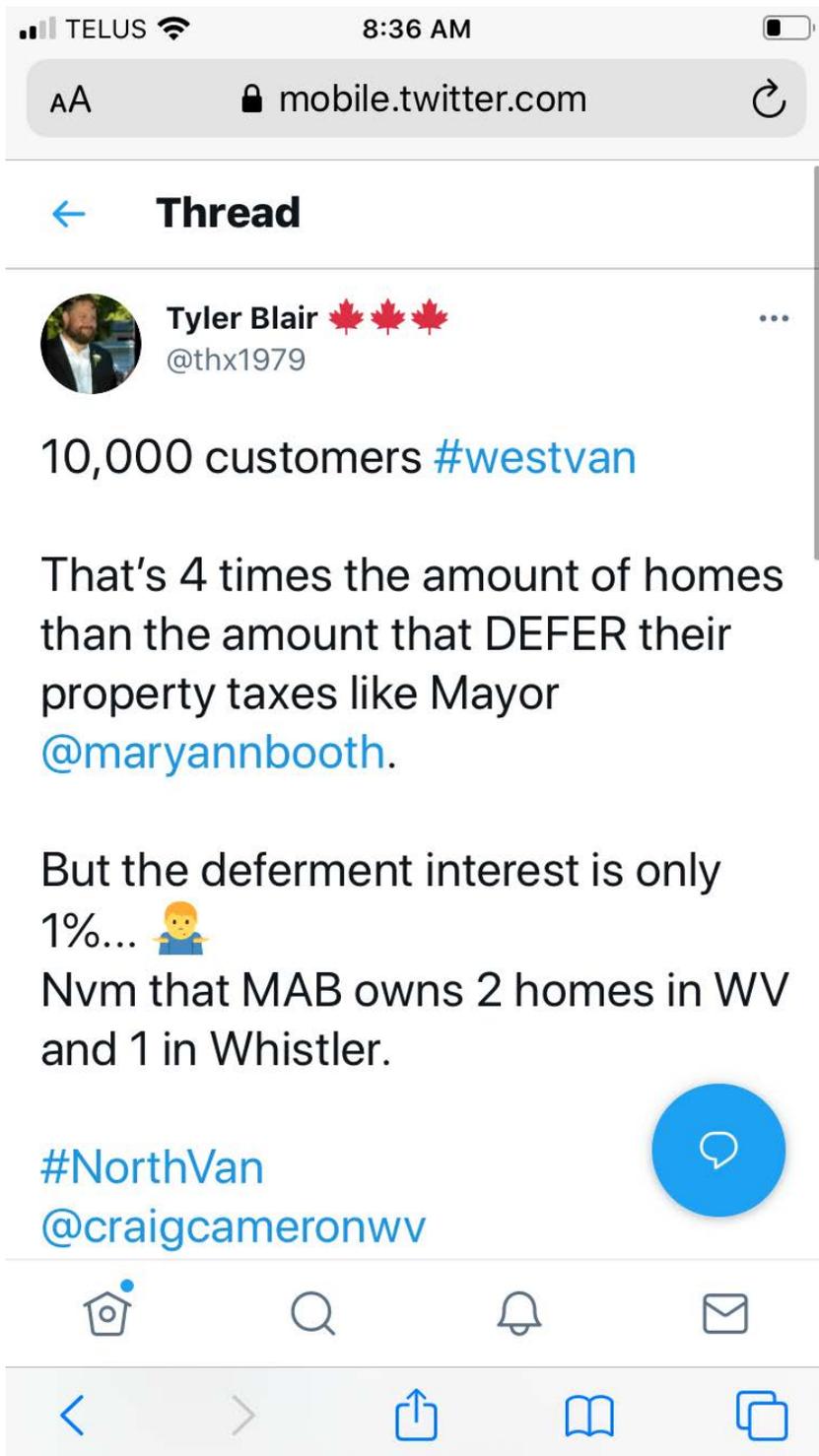
The evaluation of the conduct of BC Hydro I am leaving to the BC Energy Commission.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, March 28, 2021 8:39 AM
To: MayorandCouncil
Subject: Power outage vs Net Zero

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Dear Mayor and Council,



Thread

BC Hydro @bchydro · 2h

Crews will be heading to an outage affecting 10,000 customers in #WestVan. They'll be sharing available updates on our mobile website: ow.ly/6ytm50EarKN



8:34 AM · Mar 28, 2021 · Twitter Web App

View Tweet activity

2 Retweets



Thread



Tyler Blair @thx1979 · 33s

Replying to @thx1979

Too bad redundancies like natural gas heating will be unavailable to home owners over time 🙄🙄

#westvan #NorthVan

@craigcameronvw



Add another Tweet



Imagine not being able to stay warm right now because you've effectively banned natural gas.



s. 22(1)

Maple Ridge BC

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Sunday, March 28, 2021 9:01 AM
To: MayorandCouncil
Subject: Without natural gas there would be no tea or warmth.

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Mayor and Council,

What kind of idiocy would it be to ban natural gas for heating and cooking when there will be power outages. Imagine if it was below freezing when the substation went out? We live in a world where fossil fuels are needed until there are more options.

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

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, March 28, 2021 10:59 AM
To: MayorandCouncil
Subject: Fwd: Derelict House, 1490 Mathers
Attachments: Mathers House.png

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I'm re-sending my previous email, with a photo attached.

----- Forwarded message -----
From: s. 22(1)
Date: Sun, Mar 28, 2021 at 10:52 AM
Subject: Derelict House, 1490 Mathers
To: <MayorandCouncil@westvancouver.ca>

To: Mayor & Council

District of West Vancouver

Hello

Every day, s.22(1), I pass this eyesore--it's 1490 Mathers, on the southeast corner of 15th and Mathers (photo attached). I have seen teen-agers making out in the doorway, odd people peering in its windows. A couple of weeks ago, it was rats on the front lawn, which is nearly consumed by blackberry bushes. There is a space underneath the house, which was boarded up by now-rotten and gaping wood--yesterday, there was a lot of movement under there; it's probably teeming with rats.

This house has been vacant for as long as I can remember. It is derelict and should be torn down.

I understand that you are trying to institute a tax on absentee ownership, which is commendable. In the meantime, however, you do have the power to seize and sell homes which have been abandoned. There are many others I could list, but this house should be dealt with immediately.

s. 22(1)
West Var s. 22(1)



From: [REDACTED] s.22(1)
Sent: Monday, March 29, 2021 10:14 AM
To: Mary-Ann Booth; Bill Soprovich; Craig Cameron; Nora Gambioli; Sharon Thompson; Peter Lambur; Marcus Wong; MayorandCouncil
Subject: Re: 2668 Bellevue Ave March 29, 2021 Council meeting
Attachments: 2668 Bellevue March 28, 2021 letter.pdf; Exhibit A 2668 Bellevue docs.pdf; Geotechnical Prof Eng 2668 Bellevue.pdf; 2668 Bellevue Bldg Permit Appl.PDF; 2009 Building Permit Application.PDF; 1985 BOV Approval.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 ACKNOWLEDGE RECEIPT

Dear Mayor and Councillors

Please see attached letter and documents.

Sincerely

Dr R D Este

[REDACTED] s. 22(1)

Civic address:

2668 Bellevue Ave, west Vancouver resident and PROPERTY OWNER, temporarily residing at below civic address until my residence is reconstructed:

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

March 28, 2021

Dear Mayor and Councillors

I am writing to request an adjournment of the hearing of this matter, currently scheduled for March 29, 2021. I am further requesting that the hearing be moved to a date in May 2021.

ADJOURNMENT AND LEGAL REPRESENTATION REQUIRED:

There are several reasons why an adjournment of this hearing is necessary.

1. I am personally unable to attend the hearing on March 29th. I notified the council in early February of this year that I am not available on that date and that remains the case.
2. More importantly, I advised the District of West Vancouver counsel that the reconsideration hearing is a significant matter concerning my residence and my livelihood and that I require legal representation to protect my interests. The legal counsel that I like to speak to in relation to this matter has [REDACTED] s.22(1) I require the reconsideration hearing to be adjourned and rescheduled to a date in May 2021 or later so I have legal representation for this reconsideration hearing.

INCORRECT UNSUBSTANTIATED REPORTS BY MARK CHAN:

3. The report prepared by Mark Chan both in November 2020 and March 2021 have incorrect statements that are unsubstantiated. Those incorrect statements are discriminatory and prejudicial to me. They provide favouritism to [REDACTED] s.22(1) owner (who is a [REDACTED] s.22(1)) and who was granted several extraordinary variances in [REDACTED] s.22(1) . Some of those extraordinary variances that were granted as a favour to him are listed below:

[REDACTED] s. 22(1)

Exhibit A page 11

4. The above extraordinary additional variances were allowed for [REDACTED] s.22(1) [REDACTED] my existing 12' side yard setbacks that are grandfathered and were approved by the Board of Variance in 1985.

5. I obtained 20 neighbours names and addresses listed, who signed in support of my rebuild to proceed keeping the existing setbacks that were approved by BOV in 1985. Notwithstanding the neighbourhood support for me to keep my existing side yard setback, the Building Permit Application I have submitted is fully conforming with current Bylaws. Exhibit A pate 12-14
6. The incorrect statements in Mark Chan's report are denied. I have spent thousands of dollars and hundreds of hours of work in cleaning, weeding, maintaining, repairing and shoring of the fire damaged residence since 2015. The property is boarded where the windows were damaged.
7. I have stored some of my outdoor furniture and building materials at 2668 Bellevue. Therefore, the lawn furniture were not brought by any homeless as the fire department creatively narrates. On sunny days, I do spend several hours a week reclining in my lawn chair, staring at the calm ocean and meditating. I have been deprived of full time living there but I still spend my leisure time there writing or meditating. The building is safe, secure and clean. Mark Chan misstates facts. Exhibit B interior and exterior pictures of 2668 Bellevue
8. The s. 22(1) falsely reports the homeless enter and stay at my property that is fully fenced. s.22(1) 2668 Bellevue. If there was any homeless entering 2668 Bellevue, he could have attached evidence to his false defamatory complaint letter, but none was provided.
9. s.22(1) wrote the letters to ask for demolition but are silent about rebuild. That attitude does not improve or add to the community in beautifying the neighbourhood. In fact in this case causes significant hazard and geotechnical issues for the lands adjacent to my property.
10. **To cure the alleged unsightliness the council cannot create a more significant hazard and dangerous outcome.** Geotechnical Engineering Report
11. **To cure and beautify the site, a building permit must be issued for the fully conforming plan I have submitted to develop the site and benefit community.**
12. **To cure a damaged building, Council cannot create a hazard and significant liability that it can avoid by ordering prompt rebuild as advised by Geotechnical Engineer. Council has power to order demolition without owners signature, also has power to order rebuild and Building Permit when necessary. The remedial action must be amended to include a building permit to allow prompt rebuild on 2668 Bellevue after the demolition for safety reasons.**
13. Pictures of 2668 Bellevue show it is clean and fully fenced on the perimeter, and the interior shows good sound lumber and construction material in the building that may be reused. Exhibit B photographs of 2668 Bellevue

14. The existing building is not a nuisance. Its structure is consistently valued at about \$370,000 by BC Assessment Authorities since the 2015 fire - from 2015-2021.

Exhibit A page 15

15. I am willing to carry out the demolition under the condition that the building permit is issued for my fully conforming building permit application submitted on March 5, 2021 so the significant danger and hazard advised by the Professional Geotechnical Engineering Report is prevented by prompt rebuilding after demolition.

UNREASONABLE CONDUCT BY THE DWV BUILDING PERMIT DEPARTMENT:

16. I submitted a revised building permit application on March 5, 2021 that has not yet been approved or denied by the District. Furthermore, it would make sense to adjourn this reconsideration hearing and wait until my Building Permit application is processed because, as you know, my objection is to a demolition without a permit to rebuild; a demolition with certainty that I can rebuild is something that I am in favour of. In that regard, the District's decision regarding my March 5 application will dictate my position at the hearing.

17. It is unsafe to demolish without immediately rebuilding. Attached is an Assessment and Report submitted by a Professional Geotechnical Engineer regarding the dangers of demolishing the existing house without immediately rebuilding. The **Geotechnical professional report states that to do so would be dangerous and hazardous not just for my property but for the neighbouring properties.** Should the District proceed with its plan to force a demolition while preventing building permit applications from being processed, **the District would be exposing itself to significant liability should any party, myself or neighbours or otherwise, suffer damages.**

Geotechnical Professional Engineer Assessment and Report

18. The District is unreasonable in taking an incorrect path to the detriment of the adjacent lands and in reluctance to approve building permit applications that benefit the community in many ways - beautifying the neighbourhood and development of site which in turn results in higher property taxes paid on the new structure to support the schools and the community. The District has unnecessarily put itself in the middle of my ^{s.22(1)} [redacted] and choosing not to process these applications ^{s.22(1)} has the same effect of favouring ^{s.22(1)} [redacted] who has never ^{s.22(1)} [redacted] and whose ^{s.22(1)} [redacted] I purchased the property in 2003, does not want to let the rebuild proceed but I do. If you elect not to process the building permits, you are favouring her position. Choosing not to act is no different than choosing to act, except of course that one path leads to

hazardous and unsafe consequences with significant liability; and the other, leads to a safe lot with a house on it to beautify the neighbourhood as a **legitimate use and enjoyment of my ownership rights.**

19. The building permit applications should be judged on their own merits. If they are proper, they should be approved, and if they are not, then it should be clearly communicated to me what needs to be changed. But failing to act because the District anticipates problems in the construction process [REDACTED] s.22(1) is **not** a legitimate consideration of the District's.
20. It is unreasonable and prejudicial to me - depriving me of my use and enjoyment of my residence despite my paying [REDACTED] s. 22(1) property taxes annually entirely by myself since its purchase date of 2003. Further, the District is exacerbating the problem by ordering demolition without a plan to rebuild which is professionally advised to trigger hazardous consequences and significant liability. **The District's attempt to cure an alleged unsightliness, will create a more dangerous and hazardous outcome if prompt rebuild is not initiated after demolition of the existing building.**
21. I should point out that the corollary to the Court of Appeal's decision 2020 BCCA 202 with respect to not requiring [REDACTED] s.22(1) to sign documents is that [REDACTED] s. 22(1) **is similarly not allowed to interfere with my use and rebuild of the property.** This has the effect of meaning that, should a building permit be approved and should [REDACTED] s. 22(1) interfere with that rebuild in any way, I will have recourse to the courts to prevent her from stifling the rebuild. That should alleviate the District's concerns about future problems from [REDACTED] s.22(1)
22. This is further reflected in the **Building Permit Application and its requirements. An Applicant OTHER than an Owner, such as an architect or Contractor requires an authorization letter. I am an Owner Applicant and hence I do NOT need to submit an authorization letter.**
23. I have written confirmation from several other cities and municipalities that a **Building Permit Application requires only One Registered owner signature when the Applicant is a registered owner.**
24. This is also supported by the **Precedent Building Permit** that I applied for in 2009 with my signature **alone** and Building Permit was issued for my three year reconstruction that completed with occupancy permit in 2012 on 2668 Bellevue. My 2009 Building Permit Application with my signature alone is attached.
25. Since 2003 when I purchased 2668 Bellevue, I am the only resident and taxpayer of the property. I pay over [REDACTED] s. 22(1) property taxes annually and the permit department is unreasonably withholding and hindering my Building permit application, causing me prejudice and loss of enjoyment and use of my home.

26. I have submitted a fully conforming building permit application on March 5, 2021 and the Permit department has been reluctant to respond or process it accordingly. The Permit Department has not responded to my several follow up requests for review of those revised architectural plans that I submitted on March 5, 2021.
27. I need architectural approval from the permit department before I can instruct my structural engineer to make his submission. This is standard practice in order to avoid waste of engineering resources to prepare a structural drawing and submission before the architectural plan is approved.
28. I have on record that I was advised by the permit department that the architectural drawings will be reviewed for approval before the structural submission. Other professional submissions such as sediment, traffic control are normally at a later stage and will be arranged at the appropriate part of the process.
29. That is standard practice and that is how it is done by other building permit applicants. To put the cart before the horse, is tactical, discriminatory and unreasonable treatment of my Building Permit Application.
30. **The building permit application requires an Owner signature when the Applicant is an Owner. I have signed the building permit application as a Registered Owner.**
31. The RAR demolition decision of the Council is hindered and obstructed by Kevin Spooner's unreasonable delay in processing my Building permit application.
32. My architectural plans were promptly revised within 4 days of Kevin Spooner's recommendation for proposed removal of the deck and stairs and submitted on March 5, 2021 with the deck and stairs removed. After 28 days I am still waiting for Kevin Spooner's acknowledgement and response. Exhibit A pages 1-10
33. Kevin Spooner has instructed the Permit Department to not deal with my file on 2668 Bellevue and not to respond to my inquiries.
34. The structural work cannot start until the architectural drawings are approved by the Permit Department or Kevin Spooner, manager of permits.
35. The Professional Geotechnical Assessment and Report highly recommends that **no demolition to proceed without a prompt rebuild. The Demolition with prompt rebuilding is advised to prevent unsafe and hazardous conditions.**

36. THIS IS NOTICE to the Council members and the District to modify and amend the RAR demolition order so a Building Permit is processed and issued in a manner that rebuild can be initiated promptly after demolition.
37. **Due to the hazards of a demolition without a prompt rebuild plan, I have urgently prepared and submitted a fully conforming building plan on March 5, 2021 so that it be processed and issued as an amendment to the RAR Demolition Decision, in order to prevent the significant danger and liability that may be created by the proposed demolition without a prompt rebuilding plan in place.**
38. Given all the above, I believe it would be in all parties' best interest to adjourn this matter until May 2021. There is no prejudice suffered by adjourning and there would be a great deal of prejudice to me by proceeding on March 29, 2021.
39. I reserve my right to bring this notification and my request for adjournment and building permit to the attention of the court if the Demolition Decision is not amended or modified to include my Building Permit to be processed and issued so that rebuilding can be initiated promptly after demolition as advised by the professional Geotechnical Engineering Assessment and Report.

Sincerely

Dr R D Este

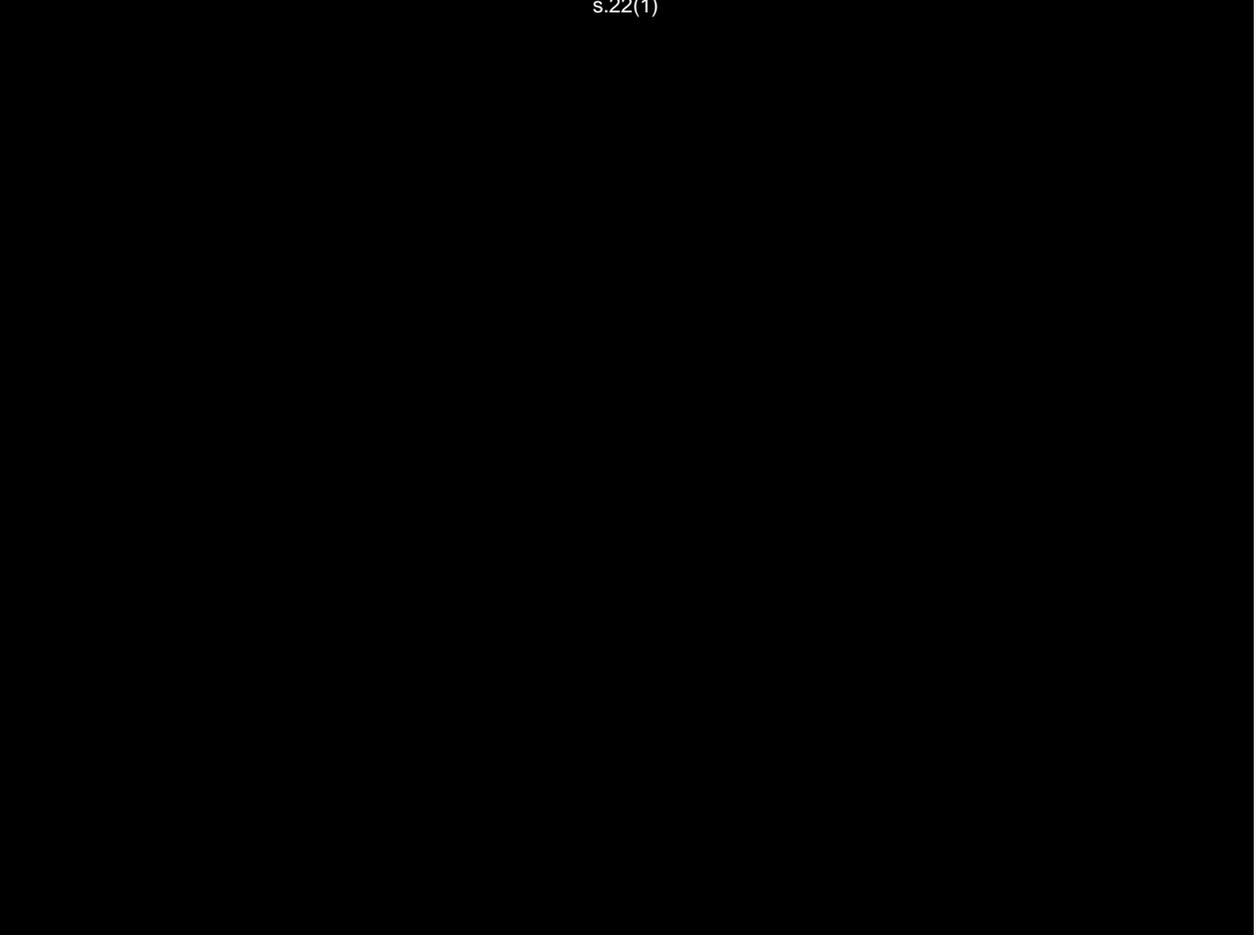
Exhibit B photographs of 2668 Bellevue interior and exterior condition:



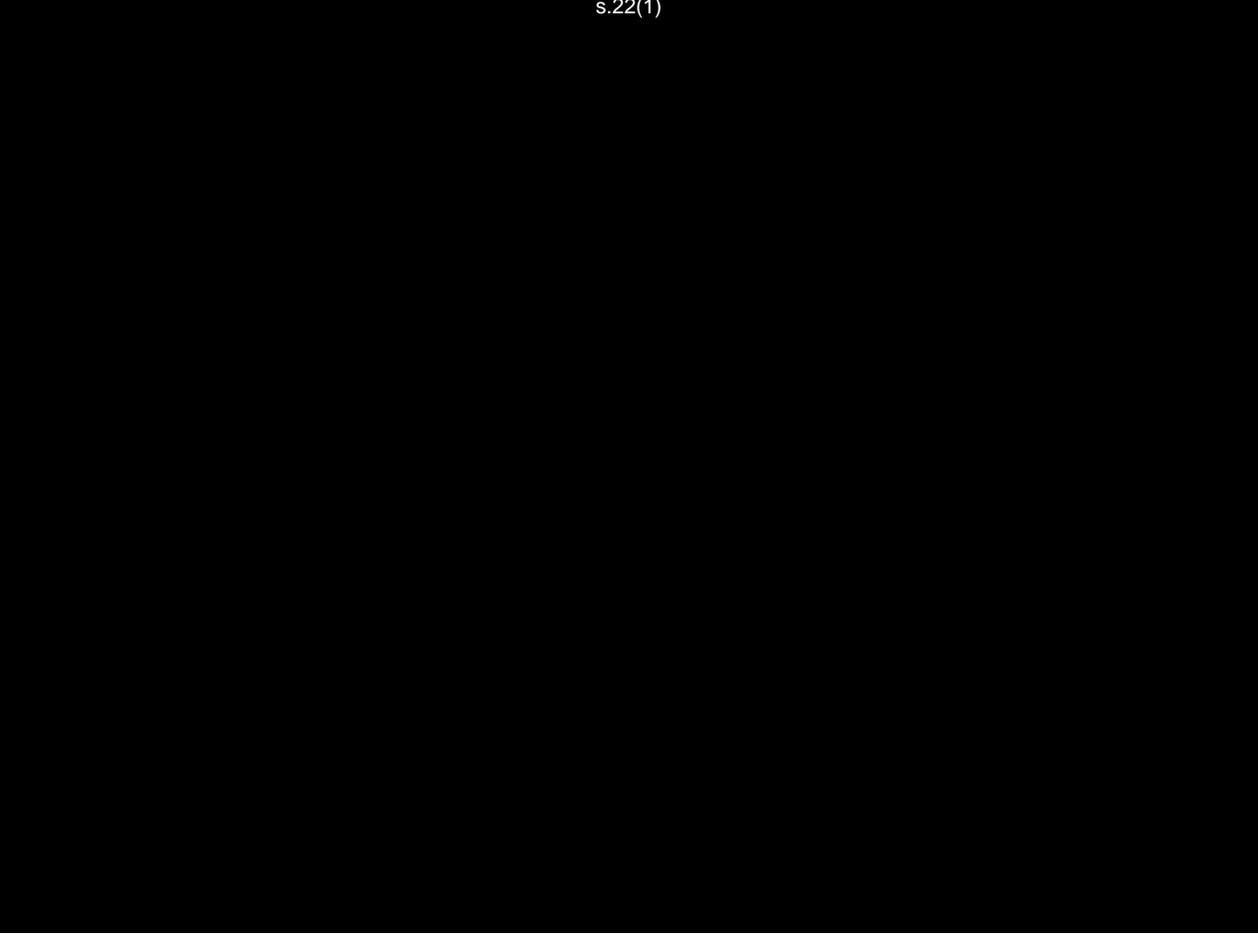
s.22(1)



s.22(1)

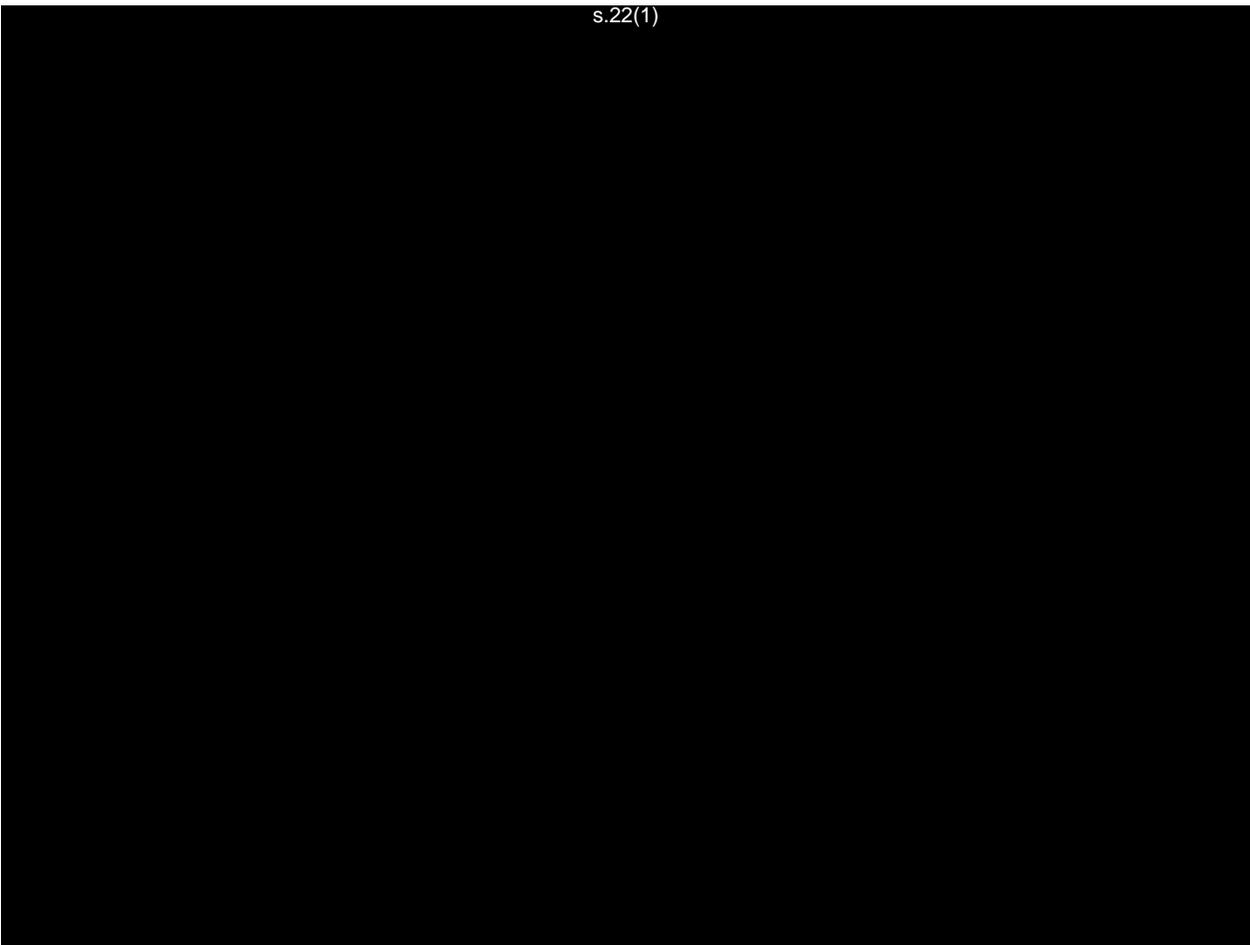


s.22(1)

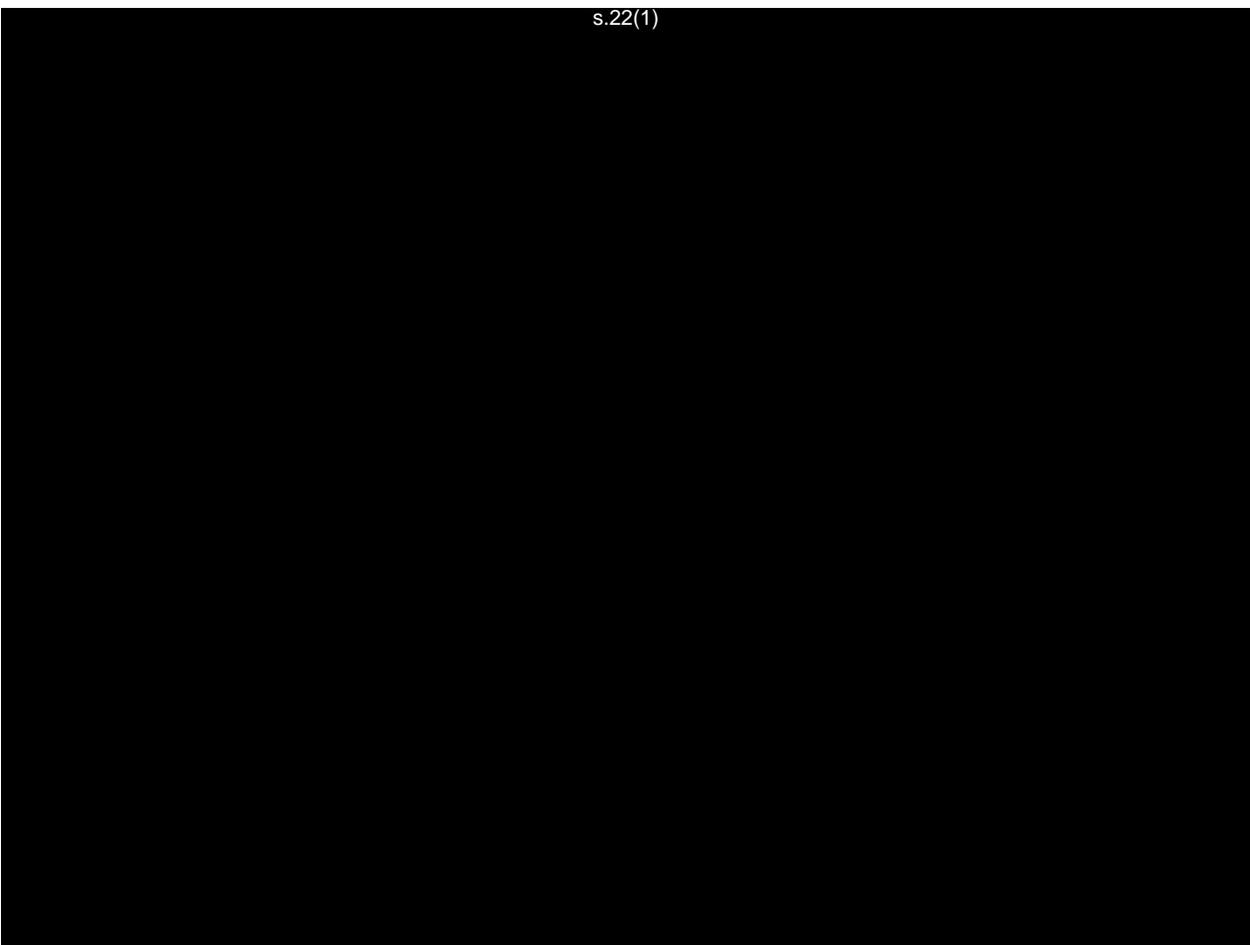




s.22(1)



s.22(1)



2668 Bellevue HIGH IMPORTANCE- LIABILITY AND DAMAGES NOTIFICATION

1 message

s.22(1)

Thu, Mar 25, 2021 at 11:52 AM

To: Mary-Ann Booth <mbooth@westvancouver.ca>, bsoprovich@westvancouver.ca, Craig Cameron <ccameron@westvancouver.ca>, Nora Gambioli <ngambioli@westvancouver.ca>, plambur@westvancouver.ca, sthompson@westvancouver.ca, Mark Chan <mchan@westvancouver.ca>, Jim Bailey <jbailey@westvancouver.ca>, mwong@westvancouver.ca, Kevin Spooner <kspooner@westvancouver.ca>, rbartlett@westvancouver.ca, Mark Panneton <mpanneton@westvancouver.ca>, Elizabeth Anderson <anderson@younganderson.ca>

Dear All

Please adjourn March 29, 2021 reconsideration hearing to a date in May 2021 due to the following circumstances:

FIRST:

The reconsideration hearing for my residence has a significant impact on my residence and livelihood and must be adjourned to May 2021 as I am unavailable on March 29, 2021 and in April.

I object to my reconsideration hearing to occur on March 29, 2021 when I have advised you several times since early February 2021, that I am unavailable on that date and I have no legal counsel to represent me on that date.

Municipal law lawyer, s. 22(1) and I wish to wait until I speak with him. Therefore the reconsideration hearing date must be rescheduled to May 2021 considering the circumstances.

SECOND:

The court of appeal clearly stated that I can exercise my right OVER THE ENTIRE PROPERTY AND THAT AN OWNER CANNOT BE STOPPED IN THEIR LEGITIMATE USE OF PROPERTY.

This is further reflected in the BUILDING permit application and its requirements.

An Applicant OTHER than an Owner, such as an architect or Contractor requires an authorization letter. I am an Owner Applicant and hence I do NOT need to submit an authorization letter.

I have written confirmation from several other cities and municipalities that a Building Permit Application requires only One Registered owner signature when the Applicant is a registered owner.

Since 2003, purchase date of 2668 Bellevue, I am the only resident and property taxpayer of the property. I pay over s. 22(1) annually and the permit department is unreasonably withholding and hindering my BUILDING permit application, causing me prejudice and loss of enjoyment and use of my home.

I have submitted a fully conforming building permit application on March 5, 2021 and the Permit department has been reluctant to respond or process it accordingly. The Permit Department has not responded to my several follow up requests for review of those revised architectural plans I submitted on March 5, 2021.

I need an architectural approval from permit department before I can instruct my structural engineer to make his submission. This is standard practice in order to avoid waste of engineering resources to prepare a structural drawing and submission before the architectural plan is approved.

I have on record that I was advised by the permit department that the architectural drawings will be reviewed for approval before the structural submission. Other professional submissions such as sediment, traffic control are normally at a later stage and will be arranged at the appropriate part of the process.

That is standard practice and that is how it is done for other building permit applicants. To put the cart before the horse, is tactical, discriminatory and unreasonable treatment of my BUILDING permit application.

THIRD:

The building permit application requires an Owner signature when the Applicant is an Owner.

I have signed the building permit application as an Owner.

The RAR demolition decision of the Council is hindered and obstructed by Kevin Spooner's unreasonable delay in processing my BUILDING permit application.

My architectural plans were promptly revised within 4 days of Kevin Spooner's recommendation for proposed removal of the deck and stairs and submitted on March 5, 2021. After 20 days I am still waiting for Kevin Spooner's acknowledgement and response.

Kevin Spooner has instructed the Permit Department to not deal with my file on 2668 Bellevue and not respond to my inquiries.

The structural work cannot start until the architectural drawings are approved by Permit Department or Kevin Spooner.

Demolition without prompt rebuild is unsafe and hazardous with significant liability.

THIS IS NOTICE to the Council members and the District of their full liability for any damage or hazardous outcome if demolition is carried out without my BUILDING permit and rebuild being implemented in the process.

I will bring this NOTIFICATION of FULL LIABILITY for any damages and HAZARDOUS OUTCOME caused by The DWV and COUNCIL MEMBERS, to the attention of the court if you proceed with a Demolition WITHOUT A BUILDING PERMIT IN PLACE.

Sincerely
Dr R D Este

REVISED plans- 2668 BELLEVUE building permit application

1 message

s.22(1)

Tue, Mar 16, 2021 at 12:46 PM

To: Elizabeth Anderson <anderson@younganderson.ca>

PLEASE ACKNOWLEDGE RECEIPT

Ms Anderson

WHY WILL YOU NOT PROCESS MY FULLY CONFORMING BUILDING PERMIT APPLICATION SUBMITTED MARCH 5, 2021? (below)

PLEASE RESPOND WITHOUT FURTHER DELAY.

DR R D ESTE

Begin forwarded message:

From: s.22(1)
Date: March 16, 2021 at 12:36:51 PM PDT
To: Kevin Spooner <kspooner@westvancouver.ca>, Jim Bailey <jbailey@westvancouver.ca>
Subject: REVISED plans- 2668 BELLEVUE building permit application

Mr Spooner

My building permit application submitted in November 2020 was revised and resubmitted on February 26, 2021 so it did not require any BOV as it is redesigned in away not to require the 1985 BOV. approval to be renewed.

The new building plan was again revised as per your request and resubmitted on March 5, 2021 as included in that email and e-drop "building permit application package" submitted.

Please provide a file number and process this building permit application for 2668 Bellevue. I am in temporary accommodation since the fire and I need to reconstruct my residence to move back without further delay.

I must have a building permit approved and ready to rebuild before any steps for a demolition or an RAR can proceed. I reiterate that for proper progression and safety of the process the building permit must be in place before any steps for demolition can be implemented.

I request that my building permit application be attended to and processed. Further delay is prejudicial to me and hinders the demolition and RAR.

I reiterate your delay in accepting and processing my building permit application is obstruction to RAR which your staff recommended to council. Please process my fully conforming building permit application submitted March 5, 2021. Please respond.

Regards
Dr R D Este

Begin forwarded message:

From: [REDACTED] s.22(1)
Date: March 10, 2021 at 6:24:59 PM PST
To: Jim Bailey <jbailey@westvancouver.ca>, Kevin Spooner <kspooner@westvancouver.ca>
Subject: Re: **REVISED 2668 BELLEVUE**

Dear Mr Spooner

The revised building plans below were submitted on March 5, 2021 as per your suggested requirements.

Please issue a file number for this permit application and process the building permit application as there is no BOV required on the proposed plans as submitted in my email below.

Look forward to your response.
Thank you
Dr R D Este

On Mar 10, 2021, at 11:10 AM, [REDACTED] s.22(1) wrote:

Dear Sir/Madam

Please confirm receipt of the attached revised plans for my residence at above address as submitted below on March 5, 2021

Thanks
Dr R D Este

Begin forwarded message:

From: [REDACTED] s.22(1)
Date: March 5, 2021 at 2:38:08 PM PST
To: edrop@westvancouver.ca
Subject: **REVISED 2668 BELLEVUE**

PLEASE ACKNOWLEDGE RECEIPT

Dear Sir/Madam

Attention Tonia

Please see attached revised plans as per Kevin Spooner suggestion.
All proposed removal of GRAND FATHERED decks and stairs is **CONDITIONAL** on obtaining accepted building permit.

Thanks
Donna

<2688 Bellevue Ave W Van-15-MAR3.pdf>

<2688 Bellevue Ave-9 feet setback.pdf>

**URGENT - Your failure to provide Response will delay scheduling of council meeting
HIGH IMPORTANCE**

1 message

s.22(1)

Thu, Mar 4, 2021 at 7:31 PM

To: Elizabeth Anderson <anderson@younganderson.ca>

PLEASE RESPOND TO THIS INFORMATION REQUEST WHICH IS MATERIAL TO MY PREPARATION BEFORE COUNCIL MEETING CAN BE SCHEDULED

Ms Anderson

Your letter is inconsistent with your previous communication.

You have not responded to my repeated previous inquiries since September 2020 and s. 22(1) inquiry in his letter dated February 1, 2021 requesting the basis of your legal interpretation and discrimination against my building permit application, that *may* require two signatures.

Please provide a section of the Building Permit Application that states that an Applicant who is an Owner requires to provide other than an Owner signature or an Authorization letter.

The Building Permit Application states that an Applicant OTHER THAN an Owner must provide an Authorization letter. I am an Owner Applicant and the Building Permit Application does not require an Owner to provide an Authorization letter.

Please cease and desist your discrimination and hindering my Building Permit Application which I have compromised my set backs and a BOV, in order to be able to proceed with rebuilding my residence.

I demand that you, without further delay, provide the section of the Building Permit Application that backs up your interpretation of the Building Permit Application.

My interpretation backed up by my 2009 Building Permit Application and 2010 Building Permit which is a **precedent** on record of my residence.

I will bring this communication chain to the attention of the court.

Sincerely
Dr R D Este

URGENT 2668 Bellevue building permit application

1 message

s.22(1)

Fri, Mar 5, 2021 at 2:34 PM

To: Kevin Spooner <kspooner@westvancouver.ca>, Jim Bailey <jbailey@westvancouver.ca>

Dear Mr Spooner

Your letter refers to an authorization letter by owners.

"2. A Registered Owner's Authorization Letter signed by both owners, appointing a single owner or the site contractor as the authorized agent for the purposes of this building permit application. A copy of this letter is attached for your convenience. Alternatively, both owners may sign the building permit application as applicants."

No part of the Building Permit Application legally defines what you require and discriminate against me. Please circle the part of building permit application that legally requests an authorization letter when the Applicant is an Owner?

I am an Applicant who is an Owner, and the Building Permit Application ONLY requires an Applicant OTHER THAN an Owner to provide an Authorization letter.

Please process my revised Building Permit Application with red marks where you suggest any further revision, as you do with other applications. I need to know what parts of the plans need revision or modification so I can have my professionals complete the architectural work before the structural engineer and other professionals can start their task.

Look forward to your prompt response and red marks on the revised submitted plans.

Regards
Dr R D Este

On Mar 1, 2021, at 5:52 PM, Kevin Spooner <kspooner@westvancouver.ca> wrote:

Dear Dr. Este,

Please see attached letter. I hope this will answer all of your questions regarding your applications.

Kevin

Kevin J Spooner

Senior Manager, Permits, Inspections and Land Development | District of West Vancouver

d: 604-925-7247 | t: 604-925-7040 | westvancouver.ca

<image008.png>

<image009.png>

6

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: Monday, March 1, 2021 3:10 PM
To: Kevin Spooner <kspooner@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>
Subject: URGENT 2668 Bellevue building permit application

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 Mr Spooner

I require a response to my email below and a file number for processing of my building permit application for my residence.

Thanks

Regards

Dr R D Este

Begin forwarded message:

From: [REDACTED] s.22(1)
Date: February 26, 2021 at 10:18:50 PM PST
To: Kevin Spooner <kspooner@westvancouver.ca>, Jim Bailey <jbailey@westvancouver.ca>

7

Subject: URGENT 2668 Bellevue building permit application

Dear Mr Spooner

Please see email chain below. Today I have submitted a building permit application with all necessary requirements.

It appears that your Department is discriminatory against my obtaining a building permit by having a note on my file to obstruct my rebuild process.

The building permit application is a legal document and my 2009 building permit application is a precedent that when a BOV is not requested by an Applicant Owner, the Applicant Owner's application must be processed, unless the Applicant is OTHER THAN AN OWNER, such as an Architect, Agent or Contractor.

I am an Owner Applicant and my application must be processed without further delay.

I look forward to your prompt response.

Regards

Dr R D Este

Begin forwarded message:

From: Tonia Paolucci
<tpaolucci@westvancouver.ca>
Date: February 26, 2021 at 5:22:43 PM PST
To: [REDACTED] s.22(1)
Subject: Re: 2668 Bellevue building permit application

Donna,

I have forwarded this email to Kevin Spooner on your behalf. As previously mentioned he will be addressing your concerns directly.

Regards

Tonia

From: [REDACTED] s.22(1)
Sent: February 26, 2021 5:03:58 PM
To: Tonia Paolucci
Subject: Re: 2668 Bellevue building permit application

Dear Tonia

It is not fair that I as the taxpayer of this property for over **s. 22(1)**/year be discriminated against in the rebuilding of my residence despite the clear interpretation of the District's Building Permit Application.

I have provided all requirements on the Building Permit Application and have considered sacrificing the setbacks that I have rights to since the 1985 BOV approval to get me rebuild started.

Any further discrimination and delay will be in bad faith of the District against me as a tax payer of over **s. 22(1)** that I pay every year to support the District's operation. This operation cannot discriminate against me to harm me.

It is over five years that my residence burned down and all those property taxes that I have paid since July 6, 2015 I have not had a chance to use and enjoy my property.

The District hindrance of my use and enjoyment must stop now.

Please process my building permit application as soon as possible.

Regards,
Donna

On Fri, Feb 26, 2021 at 4:50 PM Tonia Paolucci <tpaolucci@westvancouver.ca>
mailto:tpaolucci@westvancouver.ca>> wrote:
Hello Donna,

As I have not been made privy to the specific requirements as sent to you in the past I will leave this for Kevin Spooner's to respond to your below question.

Tonia

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

Sent: February 26, 2021 4:42:40 PM

To: Tonia Paolucci

Subject: Re: 2668 Bellevue building permit

Dear Tonia

Thank you for your email.

I believe I have included all required items for a building permit application as the process requires an owner.

Please provide a clear response as what you mean by "previously explained requirements".

My previous building permit application included a BOV, whereas I am not requesting a Board of Variance application with this Building Permit Application.

Look forward to your response that is clear and concise. Thank you

Regards,
Donna

On Fri, Feb 26, 2021 at 4:34 PM Tonia Paolucci <tpaolucci@westvancouver.ca>
<mailto:tpaolucci@westvancouver.ca><mailto:tpaolucci@westvancouver.ca><mailto:tpaolucci@westvancouver.ca>>> wrote:
Good Afternoon Donna,

Thank you for email however as this does not meet the previously explained requirements we cannot accept your application.

For record your submission made Feb 26, 2021 included the following items:

- 
- 
1. Architectural Drawings (full set)
 2. Sealed Land Survey
 3. Building and Demolition Permit application forms
 4. Title Search
 5. Landscape Quote
 6. Demolition Quote

Please see previous emails with submission requirements from Kevin Spooner and/or Elizabeth Anderson, cc'd on this email.

Regards,

Tonia Paolucci
Permits Clerk Supervisor | District of West Vancouver
t: 604-925-7040 |

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

Sent: Friday, February 26, 2021 4:08 PM
To: E-Drop <edrop@westvancouver.ca>
<mailto:edrop@westvancouver.ca>
<mailto:edrop@westvancouver.ca>>>
Subject: 2668 Bellevue building permit application

Dear Sir/Madam
Please see building permit application attached.
Please confirm receipt of this package, thank you
Regards,
Donna
[REDACTED] s. 22(1)



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
 750 17th Street, West Vancouver BC V7V 3T3
 (604) 925-7000 FAX (604) 925-7006

BOARD OF VARIANCE HEARING

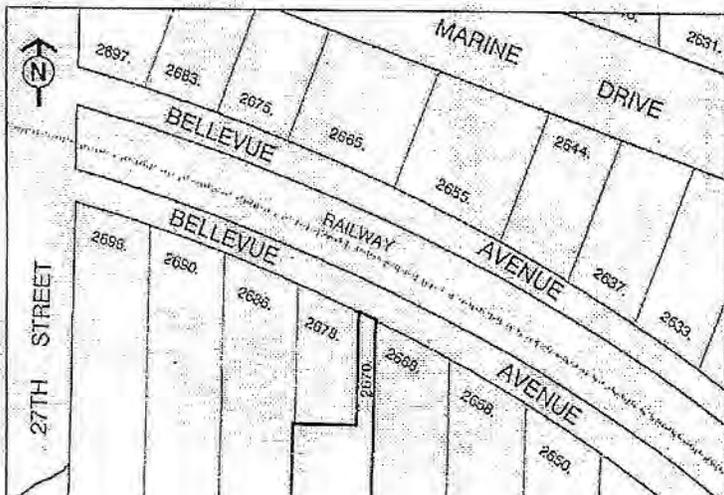
**Subject Property: 2670 Bellevue Avenue
 (Application 15-020)**

**This Notice is being sent to you as an Owner/Occupier
 of property within 50 metres of the subject property.**

Notice is given that on **Wednesday, November 25, 2015 at 5:00 p.m.** a **Board of Variance Hearing** will be held in the Council Chamber of the Municipal Hall of The Corporation of the District of West Vancouver at 750 17th Street, West Vancouver, BC for the purpose of hearing the applicant and the public regarding the proposed variances as described below.

Applicants	J. and A. Cusano			
Subject Property	2670 Bellevue Avenue (Lot 1, District Lot 555, Group 1, New Westminster District Plan EPP31208)			
Zoning Variances Requested	The requested variances to Combined Side Yard Setback, Minimum Side Yard Setback, Highest Building Face Envelope, Highest Building Face Exemption, Building Height and Retaining Wall Height are for a proposed repair/renovation. The bylaw requirement and requested variances are described below.			
	Combined Side Yard Setback	Bylaw	Proposed	Variance
		4.57 m	1.765 m	2.805 m
	Minimum Side Yard Setback	Bylaw	Proposed	Variance
		1.52 m	.715 m	.805 m
	Highest Building Face Envelope	Bylaw	Proposed	Variance
		6.7 m	8.54 m	1.84 m
	Highest Building Face Exemption	Bylaw	Proposed	Variance
33% of face		71%	38%	
Building Height	Bylaw	Proposed	Variance	
	7.62 m	7.77 m	.15 m	
Retaining Wall Height	Bylaw	Proposed	Variance	
	1.22 m	2.48 m	1.26 m	

Subject Property Shaded:



Permits and Inspections Enquiries

To view plans, documents, and permit information contact the Permits and Inspections Department at 604-925-7242.

Hearing Enquiries

To view application documents or enquire about Hearing procedures or Hearing results contact the Legislative Services Department at 604-925-7004.

Copies of the application documents and written submissions that the Board may consider in deciding whether to approve the requested variances may be inspected at the Municipal Hall at 750 17th Street, West Vancouver, BC on regular

I live nearby to the fire damaged home on 2668 Bellevue Avenue. I am in support of the reconstruction of the building incorporating current Building codes, and keeping the existing side yard setbacks at 2668 Bellevue Avenue.

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Phone#</u>
-------------	----------------	------------------	---------------

s. 22(1)

I live nearby to the fire damaged home on 2668 Bellevue Ave. I am in support of the reconstruction of the building incorporating current building codes, and keeping the existing sideyard setbacks at 2668 Bellevue Avenue.

Name

Address

Signature

phone #

s. 22(1)



I live nearby to the fire damaged home on 2668 Bellevue Ave. I am in support of the reconstruction of the building incorporating current building codes, and keeping the existing side yard setbacks at 2668 Bellevue Avenue.

Name

Address

Signature

s. 22(1)



2668 BELLEVUE AVE WEST VANCOUVER V7V 1E4

Area-Jurisdiction-Roll: 08-328-06-1055-000-000



Total value \$6,617,000

2020 assessment as of July 1, 2019

Land \$6,247,000

Buildings \$370,000

Previous year value \$7,640,000

Land \$7,264,000

Buildings \$376,000



Property Information

Year built	1973
Description	2 STY house - custom
Bedrooms	5
Baths	4
Carports	
Garages	G
Land size	12615 Sq Ft
First floor area	2,123
Second floor area	1,855
Basement finish area	1,281
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	



Legal description and parcel ID

Lot 5 Block 33 Plan VAP3058 District Lot 555 Land District 1
Land District 36

PID: 013-216-422

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Store and access favourite properties across devices



Compare property information and assessment values



View recently viewed properties

s. 22(1)

2668 Bellevue Avenue, West Vancouver,
West Vancouver, B.C. V7V 1E4

January 07, 2021

Attention: Donna Este,

Demolition and Excavation of Existing building

Upon the request received from the owner of this property regarding to evaluation of the demolition and excavation plan and procedure to re-build the existing fire damaged building from the Geotechnical standpoint, the following professional comments and recommendation are being offered.

It was understood from the owner that to receive the building permit, the owner was instructed to perform and complete the demolition stage before to apply for the building permit.

It is also understood that currently the demolition plan considers the demolition of the existing fire damaged house and demolition of the existing retaining wall on the South side of the property where it is supported with buttresses.

Observations

A site visit of this property was performed by the Engineer on Wednesday January 6, 2021, to be able to assess the existing situation of the house and the surrounding areas, understand the scope of demolition and re-build and also to define the possible risks and concerns in regard to the stability of the property and neighboring and also since this property is located beside ocean, assessing the possible effects of such demolition and construction plans on the ocean and fisheries.

Below is the summary of the observation.

- The basement of the existing building has 3 walls which are embedded into the soil as follow
- North Wall up to 10ft height
- East Wall and West Wall from 2 feet on the South part up to almost 10ft on the North part.
- The Concrete Retaining Wall located on the End South of the property has the height of 20 ft approx. which is supported by the concrete buttresses.

Conclusion and Recommendations:

At the current state of the building and the property, these concrete walls are bearing the ground pressure and therefore providing the stability for the surrounding the building and the South end of the property.

Therefore

- It is **highly not recommended and unsafe** to demolish, excavate and leave the un-supported soil at the site if rebuild is not initiated promptly after, due to:
 - o High risk of ground movement and partial or complete collapsing of the un-supported slopes on the North, East and West walls which can be extended towards both neighbor's properties.
 - o High risk of failure of the South end of the property if the existing supports is removed and its significant effects on the shoreline and the ocean habitat and environments.
 - o Reducing the Geotechnical parameters of the soil due to being exposed to heavy rainfalls which will require extraordinary remedial measures to be considered during the course of construction of the shoring system.
- The appropriate shoring system for North, West and East walls shall be implemented immediately after demolition is completed and ready to **proceed with the rebuild very shortly thereafter.**
- The appropriate ESC system must be in place before the demolition starts and must be used until the drainage system of the new building in completed, inspect and ready to be used.

We trust our comments satisfy your demand at this stage. Should you have any questions about this letter, please call me on 778-898-5232 or email me on mzargari@rmtec.ca.

Best Regards,

Mehrdad Zargari, MSc., P.Eng.

RMTEC
CONSULTING

Cell: 1-778-898-5232
Email: mzargari@rmtec.ca
Website: www.rmtec.ca

 **IOQM**
CERTIFIED

s. 22(1)





BUILDING PERMIT APPLICATION FORM - SINGLE FAMILY & DUPLEX DWELLINGS

Address: 2668 Bellevue Ave Application Date:

Proposed Work: Single Family Duplex
 New Construction - Demolish existing building? Yes No
 Passive House Step Code 1 2 3 4 5 (circle one)
 Addition Alteration - Interior Only? Yes No
 Garage/Carport Pool Retaining Wall Other _____
 Secondary Suite - SS# _____
 Detached Secondary Suite DP# _____

Office Use: _____
 Fees: BP _____
 Demolition: BP _____
 Zoning: _____
 Is the site: Yes No
 LUC/DVR/DP/EBP

Description of Work: New Construction of previously fire damaged home

Does the application require a variance? BOV Yes No DVP Yes No
 Does the property contain a Creek or Watercourse? Yes No
 Is the property within 15 m of the top bank of a Creek or Watercourse? Yes No
 Answering Yes to either of the above will require an Environmental Development Permit prior to Building Permit Application (as per Item A. f of the Building Application Checklist)

OK to accept Application
 Planner: _____
 EPO: _____

Property Owner(s): Donna Este [REDACTED] ^{s.22(1)} on title
 Address: 2668 Bellevue Ave Postal: _____
 Phone: 604-290-5789 Cell: 604-290-5789 E-mail: [REDACTED] ^{s. 22(1)}

Architect/Designer: _____
 Address: _____ Postal: _____
 Phone: _____ Cell: _____ E-mail: _____

Contractor: _____
 Address: _____ Postal: _____
 Phone: _____ Cell: _____ E-mail: _____

Project Site Contact Name: Donna Este Cell: 604-290-5789
 Phone: 604-290-5789 E-mail: [REDACTED] ^{s. 22(1)}
 Inspection Notices will be sent via email. Enter email if different to above:

MyDistrict Access Code: _____ (4-6 digits) Access Code allows applicants to view permit status and book inspections online at www.westvancouver.ca/mydistrict

Landscape Security \$ _____ Soft landscaping for new dwellings (as per estimate supplied)
 Construction Value: \$ _____ Subject to correction after plan review

Applicant: Owner - Applicant other than owner must submit a Registered-Owner's Authorization Letter
 Architect/Designer Contractor Agent
 (Print Name): Donna Este
 Phone: _____ Cell: 604-290-5789 E-mail: [REDACTED] ^{s. 22(1)}
 Signature: [REDACTED] ^{s. 22(1)}

THE PERMIT APPLICATION FEE IS NON-REFUNDABLE
 THIS APPLICATION IS VOID IF A PERMIT IS NOT OBTAINED WITHIN 6 MONTHS OF THE DATE OF APPLICATION.
 Freedom of Information and Protection of Privacy Act: personal information contained on this form is collected under the Freedom of Information and Protection of Privacy Act and the Community Charter and will be used for the purpose of processing your permit application. If you have any questions about the collection, use or disclosure of this information, please call the Legislative Services Department at 604-925-3497.

BUILDING PERMIT APPLICATION CHECKLIST - SINGLE FAMILY & DUPLEX DWELLINGS

An incomplete submission will not be accepted - Complete this form and attach it to the permit submission documents

<input type="checkbox"/> 1. APPLICATION	
<input type="checkbox"/> a) Registered Owner's Authorization Letter	<input type="checkbox"/> b) Step Code/Passive House Checklist
<input type="checkbox"/> Copies of Planning Department approvals (if applicable):	
<input type="checkbox"/> EDP #	<input type="checkbox"/> DVP # <input type="checkbox"/> DP # <input type="checkbox"/> DRC <input type="checkbox"/> Not Required
<input checked="" type="checkbox"/> 2. DRAWINGS - 2 Sets - preferred size 24" x 36", all drawings correctly addressed	
<input checked="" type="checkbox"/> a) TOPOGRAPHICAL SURVEY: Minimum scale: 1:100 or 1/8"=1'-0"	
<input type="checkbox"/> Prepared by a Registered BC Land Surveyor with original seal or stamp	
<input type="checkbox"/> Reference geodetic datum points and lot area in meters	
<input type="checkbox"/> Survey must CLEARLY identify:	
<input type="checkbox"/> Outline of the proposed building(s) showing: outermost walls including basement walls and upper floor overhangs. <input type="checkbox"/> Outline of original building(s), creeks, adjacent roads/lane allowance, waterfront boundaries, accretions, trees, hedges, all other structures on adjoining boulevards, rights of way and all building(s) and structures on the foreshore. <input type="checkbox"/> Survey to show location of trees, DBH (diameter measured at 1.4 m above natural ground) and species of each identified tree on the site. Indicate the permitted building envelope and the trees that are proposed to be cut in order to permit construction of a driveway or accessory building outside the permitted building envelope Interpolated grades will not be accepted unless requested by the Building Inspector. Sealed site plans or overlays will not be accepted	
<input checked="" type="checkbox"/> b) SITE PLAN MUST INCLUDE: Minimum scale: 1:100 or 1/8"=1'-0"	
<input type="checkbox"/> Outline of the proposed building and accessory building(s) showing the outermost walls including basement walls and upper floor overhangs	
<input type="checkbox"/> All building cantilevers, roof overhangs, deck outlines, fireplace projections, window wells, floor projections, exterior stairs with clearly indicated dimensions and fences	
<input type="checkbox"/> Setbacks - in metric and imperial units - measured perpendicular from all property lines to the building	
<input type="checkbox"/> Natural and finished grade elevations at each building corner	
<input type="checkbox"/> Natural and finished grade calculations	
<input type="checkbox"/> North arrow, rights of way, easements, creeks and restrictive covenants	
<input type="checkbox"/> Zoning summary referencing metric values as defined in Zoning Bylaw which must include:	
<input type="checkbox"/> Lot width, site coverage and floor area calculations (include calculations for basement/accessory structures exemptions) <input type="checkbox"/> Retaining walls and planters showing: setbacks to prop lines, distance from adj walls, and top-and bottom-of-wall elevations <input type="checkbox"/> Proposed driveway location, slope and area of impermeable surfaces in the front yard only.	
<input checked="" type="checkbox"/> c) FLOOR PLANS: Minimum scale: 1:50 or 1/4"=1'-0"	
<input type="checkbox"/> Drawings must be fully dimensioned and labeled	
<input checked="" type="checkbox"/> d) ELEVATION DRAWINGS MUST INCLUDE: Minimum scale: 1:50 or 1/4"=1'-0"	
<input type="checkbox"/> Four elevations each for all buildings on the site <input type="checkbox"/> Conformance to highest building face	
<input type="checkbox"/> Roof slope ratio and eave overhang dimensions <input type="checkbox"/> Spatial separation calculation for all elevations	
<input type="checkbox"/> Elevations of all finished floors, top plates, parapet walls, roof mean height and roof ridges	
<input type="checkbox"/> Finished grade line and detailed grade elevations around the building	
<input type="checkbox"/> Windows and doors shown complete with dimensions and areas	
<input checked="" type="checkbox"/> e) CROSS SECTIONS MUST INCLUDE: Minimum scale: 1:50 or 1/4"=1'-0"	
<input type="checkbox"/> Floor to ceiling dimensions <input type="checkbox"/> Proposed building height measured from lesser of natural or finished grade	
<input type="checkbox"/> All roof, floor, wall and foundation assemblies and provide roof and deck venting information (where applicable)	
<input type="checkbox"/> Details for any decks over living space <input type="checkbox"/> Identification and dimensions of any crawlspace areas	
<input type="checkbox"/> Show conformance with BCBC 9.32 and 9.36 <input type="checkbox"/> Details to match House Performance Report	
<input type="checkbox"/> f) STRUCTURAL	
Drawings to be sealed and signed by a Professional Engineer with indication of code compliance to Part 4 of the BCBC 2018 or the CWC 2014 Part B or C using the following statement: "Structural design and lateral resistance in accordance with _____"	
<input checked="" type="checkbox"/> g) SITE LANDSCAPING REQUIREMENTS: Minimum scale: 1:100 or 1/8"=1'-0"	
<input type="checkbox"/> Landscape plans to be submitted indicating: location and species of all trees, shrubs and plants that are to be removed, retained or planted on the lot. Delineate the area comprising the front yard and the proposed location of driveways and pedestrian walkway. Soft landscaping only. Retaining walls, fences, planters and landscaping structures to be fully detailed.	
<input type="checkbox"/> Include estimate from a BCLSA or licensed landscape contractor.	
<input type="checkbox"/> h) LAND DEVELOPMENT	
Submit the following:	
<input type="checkbox"/> Storm Water Management Plans prepared by a Professional Engineer, complete with Schedule B (see below)	
<input type="checkbox"/> Sediment and Erosion Plans including Confirmation of Commitment by ESC Supervisor	
<input type="checkbox"/> Traffic Management Plans and application form (for all new houses and major construction projects over \$500,000 in construction value)	
<input type="checkbox"/> Plan and profile drawings for the driveway including all dimensions and elevations	
<input type="checkbox"/> Boulevard Plans - landscape/grading plans to include work on DWV rights of way or lands on the adjacent boulevard	
<input type="checkbox"/> 3. DOCUMENTS - 1 Set - schedules must be correctly addressed identifying discipline and items	
<input type="checkbox"/> Schedule B <input type="checkbox"/> Building Envelope <input type="checkbox"/> Geotechnical* <input type="checkbox"/> Structural* <input type="checkbox"/> Civil (Storm Water)	
*Must specify, where applicable: SFD, Swimming Pool, Retaining Walls and/or Accessory Building(s)	
<input type="checkbox"/> DWV Schedule C <input type="checkbox"/> Building Envelope <input type="checkbox"/> Geotechnical* <input type="checkbox"/> Structural* <input type="checkbox"/> Civil (Storm Water)	
<input type="checkbox"/> Title Search - 2 sets issued within the last 30 days, must include:	
<input type="checkbox"/> Copies of all covenants, easements, rights of way and any other encumbrances	
<input type="checkbox"/> Homeowner Protection Office - New Home Registration Form (if applicable: required at time of permit pick-up)	
<input type="checkbox"/> BPP, Martin Corp., Parthenon POA, or similar approval (if applicable: required at time of permit pick-up)	

Please note: this may not be a complete list.

Further review of the application, drawings or documents may reveal additional requirements

TITLE SEARCH PRINT

2021-02-26, 13:58:58

File Reference:

Requestor: Donna Este

Declared Value \$4500000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

VANCOUVER

Land Title Office

VANCOUVER

Title Number

CA4233073

From Title Number

BX790165

Application Received

2015-02-13

Application Entered

2015-03-04

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

ROSA DONNA ESTE, DENTIST
2668 BELLEVUE AVENUE
WEST VANCOUVER, BC
V7V 1E4

AS TO AN UNDIVIDED 1/2 INTEREST

Registered Owner/Mailing Address:

MINA ESTEGAHAMAT-ARDAKANI, RETIRED

s. 22(1)

CHANGE OF ADDRESS FILED, SEE BB1519727
AS TO AN UNDIVIDED 1/2 INTEREST

Taxation Authority

West Vancouver, The Corporation of the District of

Description of Land

Parcel Identifier:

013-216-422

Legal Description:

LOT 5 BLOCK 33 DISTRICT LOT 555 PLAN 3058

Legal Notations

NONE

Charges, Liens and Interests

Nature:

RIGHT OF WAY

Registration Number:

416222M

Registration Date and Time:

1965-11-25 11:34

Registered Owner:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

Remarks:

PART IN EXPLANATORY PLAN 8704

TITLE SEARCH PRINT

2021-02-26, 13:58:58
Requestor: Donna Este

File Reference:
Declared Value \$4500000

Nature: MORTGAGE
Registration Number: BB268816
Registration Date and Time: 2007-06-19 11:51
Registered Owner: THE TORONTO-DOMINION BANK

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA4226878
Registration Date and Time: 2015-02-11 09:16
Registered Owner: ROSA DONNA ESTE
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA7411910
Registration Date and Time: 2019-03-26 11:46
Registered Owner: [REDACTED] s. 22(1)
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

UBER PAVING STONES

Full landscape services

DM Dezine

778-719-0892

www.uberpavingstones.ca

dezinedm@gmail.com

Project: 2668 Bellevue Ave, West Vancouver

Contact: roya0808@yahoo.ca

Product and services:

I) Labour, soil and turf to complete soft landscaping at 2668 Bellevue Ave, West Vancouver as per landscape plan drawings provided by MASOUD MALBOUBI\$7,225.00

II) 14 Eden Rose \$25.00 each at.....\$350.00

III) 30 Buxus (Boxwood) \$7.50 each at.....\$225.00

Soft landscaping cost \$7,800.00 plus taxes

Hard landscaping cost\$12,600.00 plus taxes

Total soft and hard landscaping\$20,400.00 plus taxes

s. 22(1)



W

Address: <u>2668 Bellevue Ave</u>		Application Date:
Type of structure(s) to be demolished <input checked="" type="checkbox"/> House <input type="checkbox"/> Multi Family - number of dwelling units to be demolished _____ <input type="checkbox"/> Pool <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Garage/Carport <input type="checkbox"/> Commercial <input type="checkbox"/> Other _____		Office Use: Folder BP _____ Separate Demo Yes <input type="checkbox"/> No <input type="checkbox"/> Zoning: _____ LUC/DVP/DPE/EP: _____
Description of Work: <u>Demolition</u>		Received by: _____
Is this property on the Municipal Heritage Register? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the property within 15 m of the top bank of a Creek or Watercourse? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Answering Yes to the above will require an Environmental Development Permit		OK to accept Application: Planner: _____ EPO: _____
Applicant (check one): <input type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Demolition Contractor enter Business License # _____ <input type="checkbox"/> Agent Applicant other than owner must submit a Registered Owner's Authorization Letter Please note that only the "applicant" can submit the Demolition Material Recycling and Disposal Report (Statutory Declaration)		
Property Owner(s): <u>Donna Este</u>		s. 22(1)
Address: <u>2668 Bellevue Ave</u>		
Phone: <u>604-290-5789</u> Cell: <u>604-290-5789</u> E-mail: _____		s. 22(1)
Demolition Contractor: <u>Xuricon Construction Ltd.</u>		
Address: _____		Postal: _____
Phone: <u>604-600-5243</u> Cell: _____ E-mail: _____		
Project Site Contact Name: <u>Donna Este</u>		Cell: _____
Phone: <u>604-290-5789</u> E-mail: _____		s. 22(1)
Inspection Notices will be sent via email. Enter email if different to above: _____		

Initial	ACKNOWLEDGEMENT
<u>DE</u>	I agree to backfill and make site level in accordance with "Natural Grades" of the site within 15 days of demolition of the structure or removal of concrete footings & foundations
<u>DE</u>	I agree to install and maintain the Erosion and Sediment Control measures
<u>DE</u>	I agree to provide a statutory Declaration regarding disposal of recyclable and hazardous demolition materials
<u>DE</u>	I agree NOT TO EXCAVATE footings & foundations for new building unless a permit for new building has been issued
<u>DE</u>	I understand and agree that in the event I fail to back fill or install the Erosion and Sediment Control measures, the District may backfill the site and install the Erosion & Sediment Control measures.
<u>DE</u>	I hereby authorize the District to use the Performance Security and levy my property taxes for any additional funds required to do the works to backfill & install the Erosion & Sediment Control measures in the event I fail to carry out the works.

DOCUMENTS ENCLOSED - REQUIRED FOR DEMOLITION PERMITS ISSUED SEPARATELY	
2 copies of land title search which is not more than 30 days old OR all encumbrances registered on the file	<input type="checkbox"/> Yes <input type="checkbox"/> No
2 Sealed and Signed Topographical Surveys	<input type="checkbox"/> Yes <input type="checkbox"/> No
2 copies of Erosion and Sediment Control Plans for during and after demolition, include Confirmation of Commitment Letter	<input type="checkbox"/> Yes <input type="checkbox"/> No
Scope of Work signed by both owner & demolition contractor	<input type="checkbox"/> Yes <input type="checkbox"/> No
Full Demolition Permit Fee + \$25,000 Damage Deposit	<input type="checkbox"/> Yes <input type="checkbox"/> No

I hereby make an application for a Building Permit in accordance with the information collected above and declare that the information provided is complete in consideration of the granting of the permission applied for. I have hereby agreed to indemnify and keep harmless the District of West Vancouver against all claims, demands, actions and expenses of whatsoever kind, which may in any way accrue against the said District, in consequence of, and incidental to, the granting of this permit, and I have agreed to pay the costs of requiring any demolition or other works to be carried out by reason of the building operations in respect of which this permit is applied for, and I have further agreed to comply with all requirements of the Building By-Laws and all other statutes and bylaws in force in the District of West Vancouver, and I have further acknowledged that the District accepts no responsibility for the accuracy or the completeness of the information contained herein. I understand that the granting of this permit does not guarantee that a permit will be issued.

Applicant (Print Name): <u>Donna Este</u>	<u>Muna Estahamati Ardakan</u>
Phone: <u>604-290-5789</u> Cell: <u>604-290-5789</u> E-mail: _____	s. 22(1)
Signature: _____	s. 22(1)

THIS APPLICATION IS VALID FOR 6 MONTHS FROM THE DATE OF ISSUANCE AND MUST BE OBTAINED WITHIN 6 MONTHS OF THE DATE OF ISSUANCE.
 Freedom of Information Act / Loi sur l'accès à l'information: This form is exempt under the Freedom of Information Act / Loi sur l'accès à l'information. If you have any questions about this document, call or contact us at 604-925-7040.

90

YURICON Construction Ltd.

Date: 21-Jan-19

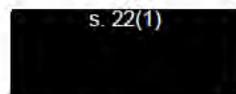
23407 114 Ave
Maple Ridge
B.C, V2X 5P8
PHONE 604.782.2326

DEMOLITION QUOTATION & SCOPE OF WORK

Job Site Address: 2668 Bellevue WEST VANCOUVER

Description	Hours	Rate	Amount
2668 BELLEVUE RESIDENCE DEMOLITION REMOVAL OF ALL BUILDING MATERIALS, CONCRETE SLABS FOOTING			\$97,500.00
EXCLUDES **** TREE PROTECTION TEMPORARY FENCING REMOVAL OF STORAGE TANKS SERVICE DISCONNECTIONS TEMPORARY WATER CONNECTION TREE REMOVAL PERMITS, HAZMAT TESTING, GST 863726170-RT001			
Sub-total:			\$97,500.00
GST:			\$4,875.00
Grand Total:			\$102,375.00

Scope of work Approval by
Owners:

 s. 22(1)

~~Distonys~~  s. 22(1)

x
Mina 

APPLICATION FOR A BUILDING PERMIT

Date: August, 2009

WORK TYPE
 Demolish
 Construct New
 Alter, Repair, Addition
Other _____
Proposed Use: _____

BUILDING TYPE
 House
 Garage/carport
 Retaining Wall
 Pool
 Duplex/multi
 Other: _____

Office use	
Zoning:	<u>RSY</u>
LUC/DVP/DP/EDP:	<u> </u>
Heritage:	<u>Fire Sprinkler</u>
Folder No.	<u>BP107425</u>

39

Scope of Work _____

Address of Job 2668 Bellevue Ave. W. Van. Strata: Yes ___ No

Legal: PLAN OF PART OF LOTS BLOCK 33 D.L. 555 PLAN 3058

Property contains a Creek/watercourse Yes ___ No

Property within 15m of the top of bank of a Creek/watercourse Yes ___ No

(The answering of yes to either of these questions will require an Environmental Development Permit)

Is this property the subject of a subdivision application? Yes ___ No

◆ ◆ ◆ ◆

Tenant: _____

Owner: R.D. Este

Address of Owner: 2668 Bellevue Ave. W. Van.

Postal Code: _____ Phone: (604) 290-5789 Fax: () _____

Email: _____ @ _____ Cel: 604, 290-5789

◆ ◆ ◆ ◆

Architect/Designer: Farzin Yadevari

Address of Architect/Designer: 201-2030 MARINE DR. NORTH VAN.
830-3668 Kingsway, Vancouver

Postal Code: V7P 1V7 Phone: (604) 778-3404 Fax: (604) 778-3404

Email: Farzin@arc-homes.com @ _____ Cel: (778) 999-2252

◆ ◆ ◆ ◆

Contractor: TBA West Van Bus.Lic. # _____

Address of Contractor: _____

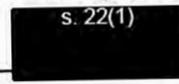
Postal Code: _____ Phone: () _____ Fax: () _____

Email: _____ @ _____ Cel: () _____

Construction Value: \$ 46,000
Subject to correction on Building Permit

Application fee: \$	<u> </u>
Office use only	<u> </u>

Signature of Applicant: _____ Project Association: _____



Circle one: Designer/Contractor/Owner/Tenant

THE DISTRICT OF WEST VAN PERMITS OFFICE

s. 22(1)

West Vancouver
BOARD OF VARIANCE

Secretary

750 17th Street
West Vancouver
V7V 3T3
922 1211

1985 September 23

B.E. & S.D. St. John
2668 Bellevue Avenue
WEST VANCOUVER, B.C.
V7V 1E4

Dear Sir/Madame:

Re: #4060 - 2668 Bellevue Avenue

This will confirm your appeal was considered by the Board of Variance at its meeting held on 1985 September 18, at which time the following resolution was passed:

THAT the request of B.E. & S.D. St. John, owners of the property, to construct additions on Plan 3058, District Lot 555, Block 33, Lot 5 at 2668 Bellevue Avenue and allow:

1. A variance of 3.5 ft in combined side yard setback from the required 15 ft. (hence a combined side yard setback of 11.5 ft.).

BE APPROVED in accordance with the plans submitted and dated for reference 1985 August 23.

If you now wish to proceed with the proposed construction please contact the Building Department.

Yours very truly

G. Betts
Secretary
Board of Variance

GB/adm
4185C

c.c. - Building Department (2)

S. 22(1)

- R. Letkeman, Architects #156 - 1004 Mainland, Vcr., V6B 2T5

From: [Redacted] s. 22(1)
Sent: Monday, March 29, 2021 2:37 PM
To: MayorandCouncil
Subject: Change of signage in West Vancouver parks to include Cannibus

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 Council,
 My name is [Redacted] s. 22(1) I have lived in West Vancouver as a homeowner [Redacted] s. 22(1) years. I am a dog owner and am writing to express my concerns relating to the disposal of cannibus materials in the dog walking areas of West Vancouver. Specifically, the areas are Lighthouse Park, Cypress Falls trails and playground at the north end of Woodgreen Drive near Cypress Falls, the Seaview Walk near Glen Eagles, and Ambleside Park. My dog has ingested marijuana 5 times in the above parks since October, 2020 and as a result needed special treatment by a Veterinary Doctor. Dogs are unable to tolerate the smallest amount of Cannibus. The signs posted in the above areas in my opinion, do not draw enough attention to NOT smoking Cannibus or cigarettes in the area, nor are the signs large enough. I would like to see West Vancouver use a sign like North Vancouver (see attached) specifying the fine, not smoking cannibus, cigarettes, and e-cigarettes, and the by law number. I have spoken to numerous other dog owners and they are also experiencing this problem and are in favour of improved signage. The attached sign is from the Seymour River walk in North Vancouver.



Do not hesitate to contact me if you wish to discuss this matter. I appreciate your attention to this serious matter.

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

Sent from my iPad

From: Dan Henegar
Sent: Wednesday, March 24, 2021 12:17 PM
To: s. 22(1)
Cc: Anne Mooi; Robert Bartlett; Andrew Banks; Linda Windibank
Subject: FW: Ambleside Skateboard Park Lights

Hi s. 22(1),

Thank you for your email to Mayor and Council dated March 13, 2021 regarding the Peter Sullivan skatepark in Ambleside Park. Your correspondence has been forwarded to me for reply.

The Peter Sullivan skatepark was renovated in 2016 with skateboarder and public input. We considered upgrading the lights in the skatepark at the time of the renovation. This option was not pursued because the cost for designing and building such a system to current standards and the added time to properly consult with the neighbouring community would have delayed the renovation process.

Therefore, it was decided at the time, to restore the existing lights and maintain those lights for safety purposes only. It was a balance between significant increased cost and the desire to get the park built and useable in 2016.

The District is commencing its Ambleside Parks Master Plan development process this fall. Your suggestions and those of the skateboarder community will be taken into consideration along with all other stakeholder groups of the park and area.

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



Please consider the environment before printing this e-mail.

From: s. 22(1)
Sent: Saturday, March 13, 2021 9:53 PM
To: MayorandCouncil
Subject: Ambleside Skateboard Park Lights

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.

To whom it may concern,

Since being redone the Peter Sullivan skatepark has become a community and a safe place for skateboarders on the North Shore. One of the best parts about the renovation is the lights and the fact that we are one of the only parks with lights in Vancouver. As much as we appreciate the decision to put lights in, there are some issues with them that need addressing. The main issue is the light closest to the basketball courts, which frequently turns off much earlier than the rest of the lights. At that point the park becomes almost unskateable and it just seems like a waste to have the lights and them not work. The only other park with lights that's even remotely close is downtown skate plaza which is far and in a dangerous area for most young kids to be there when it's dark. This often forces us to go to underground parking lots or other places where skating isn't usually permitted and we are not welcome. The other issue is the lack of light on the pool coping quarter pipe (by the other end of the basketball courts), there is a pole that looks the same as what the rest of the lights are mounted on in that area but there isn't a light on it. I know that having a light on this side would make the park much more well lit and skateable and as a result more people would stay at the park instead of going to parking lots etc. I understand that this probably isn't the biggest issue for the council at the moment but I'm sure that this would a quick, easy and cheap fix that would be of huge benefit to a community that is much larger than you may realize.

Thank you for your time and consideration,

s. 22(1) on behalf of those who use Peter Sullivan skatepark
s. 22(1), West Vancouver, BC, s. 22(1)

From: Donna Powers
Sent: Thursday, March 25, 2021 4:54 PM
To: [REDACTED] s. 22(1)
Cc: MayorandCouncil
Subject: Your email titled "Public Engagement"
Attachments: [REDACTED] s. 22(1)

Hello Judy Chalmers,

I am writing in response to your letter to Mayor and Council titled "Public Engagement", in my capacity as Director of Community Relations & Communications.

Thank you for taking the time to write to Council about the budget engagement process.

The first point I would like to respond to is the use of form letters and the language in the engagement summary report. The widespread use of form letters for budget engagement is a new experience for the District. Our research on the matter indicated that some governmental agencies do not accept form letters as public feedback, but the District took a more inclusive approach during the budget engagement. District staff cautiously acknowledged the use of form letters, but also took care to evaluate the sentiment of each form letter as an individual and unique letter.

A few days after Council adopted the budget, the engagement process was reviewed by the Community Engagement Committee. A question was put forward asking if it was an appropriate use of staff resources to evaluate each individual form letter. The Staff Liaison indicated that, in her professional judgement, each letter was unique and therefor was analyzed as such. The Committee confirmed and endorsed this approach moving forward.

The wording in the engagement summary reflects a stage in the process of how the District incorporates form letters as feedback. As a result of the 2021 budget process, we know that future engagement summaries will not emphasize the number of form letters, will use more inclusive language, and will continue to analyze form letters as unique sentiments. You may be interested to know that an [update to the Engagement Summary Report has since been posted to the Budget web page](#).

The second point I would like to respond to is that the budget engagement is primarily an educational process every year. Municipal budgets are complex and many legal requirements are embedded in the delivery of services, and therefor the cost of services. The District made significant effort to provide information and context about the budget, and to address misinformation and misunderstanding circulating in the community. All of these efforts were posted publicly. An example of misinformation is a statement contained in the form letters, for example, that Council was considering a 5.2% tax increase. This number was not correct and did not reflect any information provided by the District. The District did provide clarification on the actual rates many times.

The third point speaks to public feedback being acknowledged in the March 8 Council meeting. The Mayor acknowledged that it had been a very busy engagement, but as she did not have all of the detail, she said she was looking forward to staff updating Council on those details during the meeting. The survey was not mentioned nor was it included in the engagement summary report. Surveys done by third parties are not considered feedback, nor will they be in the future.

Ms. Gordon had a last-minute update on consultation results provided to her at 5:30 p.m. for a meeting that began at 6 p.m. This timing was the result of staff conducting analysis of feedback right up to the last minute prior to the Council meeting. The mis-statement about the number of signatures on the petition does not reflect the importance of the information, it only reflects the last-minute nature of the information provided and the

total volume of information Ms. Gordon was managing at the time. In fact, staff made a point of correcting that information during the meeting.

The District is committed to continued improvement of its communication and engagement processes. The feedback you shared in your letter is a valuable tool towards that improvement. Again, thank you for taking the time to write.

Sincerely,
Donna

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



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

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

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1) [REDACTED] com. 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 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