

COUNCIL CORRESPONDENCE UPDATE TO SEPTEMBER 15, 2021 (8:30 a.m.)

Correspondence

- (1) September 8, 2021, regarding “Fwd: Check out With or without a cord, electric tools are on the rise”**
- (2) 3 submissions, September 8-10, 2021, regarding Non-Medical Cannabis Retail**
- (3) September 8, 2021, regarding “Fwd: Larson Beach Public Tennis court”**
- (4) September 9, 2021, regarding “Marine Drive/Taylor Way Gateway Project (Project) - (Refer Notice of Motion Regular Council Meeting Sept 18, 2018)”**
- (5) T. Dodd, September 9, 2021, regarding “Development devastation at 1405 28th St.”**
- (6) 3 submissions, September 9-11, 2021, regarding Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5132, 2021; and Development Permit 21-065 for 7 Glenmore Drive (Received at the September 13, 2021 public hearing)**
- (7) September 14, 2021, regarding “Noise and residential buildings” (Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5013, 2021; and Development Permit 16-035 for 657 & 675 Marine Drive and 660 Clyde Avenue) (Referred to the October 19, 2021 public hearing)**
- (8) September 14, 2021, regarding “Safe passing law”**
- (9) Committee and Board Meeting Minutes – Art Museum Advisory Committee meeting June 8, 2021**

Correspondence from Other Governments and Government Agencies

- (10) M. Dean, Minister of Children and Family Development (Ministry of Children and Family Development), September 10, 2021 regarding “Letter from the Honourable Mitzi Dean, Minister of Children and Family Development” (Foster Family Month)**
- (11) K. Chen, Minister of State for Child Care (Ministry of Children and Family Development), September 13, 2021, regarding “E-mail from the Honourable Katrina Chen, Minister of State for Child Care” (Child Care)**

Responses to Correspondence

- (12) Manager of Parks Planning & Development, September 10, 2021, response to Petition with 113 names regarding Safe Beach Access Request**

From: [Redacted] s. 22(1)
Sent: Wednesday, September 8, 2021 9:01 AM
To: correspondence
Subject: Fwd: Check out With or without a cord, electric tools are on the rise

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.

To: Mayor & Council
West Vancouver

BE CALM, BE KIND, BE SAFE

[Redacted] s. 22(1)
WEST VANCOUVER
BRITISH COLUMBIA
CANADA [Redacted] s. 22(1)
[Redacted] s. 22(1)

From: [Redacted] s. 22(1)
To: mayorandcouncil@westvancouver.ca
Sent: 08/09/2021 8:57:39 AM Pacific Standard Time
Subject: Fwd: Check out With or without a cord, electric tools are on the rise

BE CALM, BE KIND, BE SAFE

[Redacted] s. 22(1)
WEST VANCOUVER
BRITISH COLUMBIA
CANADA [Redacted] s. 22(1)
[Redacted] s. 22(1)

From: [Redacted] s. 22(1)
To: mayorandcouncil@westvancouver.com
Sent: 08/09/2021 8:55:01 AM Pacific Standard Time
Subject: Fwd: Check out With or without a cord, electric tools are on the rise

09.08.2021

I have submitted a request on the subject matter to WV Council ,in writing,on two previous occasions asking that gas powered gardening/landscape equipment be banned in West Vancouver and drawing attention to the fact that an alternative is available.. To date neither of of my applications has been acknowledged or acted upon

The attached should make it clear to Council members as the the basis for my application and I would appreciate a response failing which I will give serious consideration to seeking a court injunction against the use of gasoline powered landscaping equipment in West Vancouver

s. 22(1)

BE CALM, BE KIND, BE SAFE

s. 22(1)

**WEST VANCOUVER
BRITISH COLUMBIA
CANADA**

s. 22(1)

s. 22(1)

From: s. 22(1)

To: s. 22(1)

Sent: 08/09/2021 8:33:46 AM Pacific Standard Time

Subject: Check out With or without a cord, electric tools are on the rise

[With or without a cord, electric tools are on the rise](#)

BE CALM, BE

KIND, BE SAFE

s. 22(1)

**WEST VANCOUVER
BRITISH COLUMBIA
CANADA**

s. 22(1)

s. 22(1)

From: Bruce Russell <BruceR@gulfpacific.ca>
Sent: Wednesday, September 8, 2021 12:44 PM
To: correspondence
Subject: FW: REPLACEMENT reference letter for the Happy Isle Cannabis license application as below
Attachments: Happy Isle Cannabis license application 6609 Royal Avenue, West Vancouver-09082021113439.pdf

CAUTION: This email originated from outside the organization from email address BruceR@gulfpacific.ca. 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 disregard my earlier reference letter sent under cover of my email of this date at 11:58am. I erroneously thought that [REDACTED] s. 22(1) was a principal which is not the case. My apologies for the error. As with my earlier cover email, I am pleased to attach my letter of support for Happy Isle Cannabis' [REDACTED] s. 22(1) application for a retail cannabis license for 6609 Royal Avenue, West Vancouver. Due to the sterling reputation of these two principals, I have no hesitation in suggesting a similar letter of support could be sent by most residents of Bowen Island. I suggest Happy Island Cannabis will be a real asset to Horseshoe Bay and West Vancouver in general.

Bruce Russell | President
BruceR@gulfpacific.ca | P: 604-990-1500 x 308

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

From: Scanner <scanner@gulfpacific.ca>
Sent: September 8, 2021 11:35 AM
To: Bruce Russell <BruceR@gulfpacific.ca>
Subject: Send data from e3555c 09/08/2021 11:34

Scanned from e3555c
Date:09/08/2021 11:34
Pages:2
Resolution:200x200 DPI



September 8, 2021

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

correspondence@westvancouver.ca

Attention: Mayor & Council

Dear Mayor & Council:

Re: Horseshoe Bay Cannabis License Application, 6609 Royal Avenue

As the [s. 22(1)] have been property owners on Bowen Island since the [s. 22(1)] and the undersigned a part-time and fulltime resident since 1942, Horseshoe Bay has been an important part of my life. My residency on Bowen has given me the opportunity of getting to know the principals of **Happy Isle Cannabis** [s. 22(1)] on both a personal and business-related level.

[s. 22(1)] are sterling individuals, both personally and in business related matters. As commercial property owners and successful business operators, they have proven themselves to be highly professional, honest, very well liked and admired by the community. Their properties [s. 22(1)]

[s. 22(1)] are all high-profile assets [s. 22(1)]

As commercial property managers and developers, our company is intimately aware of the importance of location for success of any retail business. In addition, as we manage retail centres with cannabis tenants, we understand the high priority need, both by the authorities and the general public, that cannabis store operators have impeccable credentials and successful business experience. The Happy Isle Cannabis principals have an abundance of the foregoing.

Happy Isle's location at 6609 Royal Avenue is a perfect location with the added advantage of it being owner/occupied; they control their "occupancy destiny" plus, are well-positioned to be an active and experienced real estate development participant in the exciting, recently tabled Horseshoe Bay revitalization plans.

The 6609 Royal Avenue location provides for grade level retail, some on-site and curbside parking and of course, retail cannabis operators who are specifically experienced in the subject business with a proven recognized government track record. Being adjacent to a private liquor store, and not directly across the street from a waterfront park/playground, makes a great deal of "locational sense". Seniors in particular will appreciate the grade level location vs. the second-floor location of the other license applicant.

In conclusion, the Happy Isle Cannabis application has it all - a superior location and highly respected and experienced principals/operators. [REDACTED] s. 22(1) are very "hands-on", no-nonsense operators who place a premium on having like-minded professional and caring staff. [REDACTED] s. 22(1) location and can vouch for the consistent level of staff professionalism and first-class service. I highly encourage the mayor and council to grant Happy Isle Cannabis a business/operating license. Should a member of council or the District staff wish to further discuss my support, I can be reached at my office number below or my cell at [REDACTED] s. 22(1).

Yours truly,
Gulf Pacific Property Management Ltd.

[REDACTED] s.22(1)

R.B. (Bruce) Russell
President/Principal

604-990-1500 ext. 308
Brucer@gulfpacific.ca

RBR/as

From: [REDACTED] s. 22(1)
Sent: Friday, September 10, 2021 10:36 AM
To: correspondence
Subject: Letter of support for Happy Isle Cannabis
Attachments: C Lovers Letter of support for Happy Isle Cannabis.pdf

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

Please accept the attached letter sent on behalf of the signatory.

Regards,

[REDACTED] s. 22(1)

Bowen Island BC

[REDACTED] s. 22(1)

To: District of West Vancouver

Attn: Mayor and Council,

Re: Cannabis Store in Horseshoe Bay

As a local business owner located at 6640 Royal Avenue, I am writing to express my support for Happy Isle Cannabis to be granted approval to open a store on Royal Avenue.

I have met the proposed applicants, [REDACTED] s. 22(1) and have found them to be professional and experienced businesspeople.

It is important to have responsible individuals managing these businesses and I feel the owners of Happy Isle would be a good addition to our community.

Royal Avenue needs more foot traffic to help the current businesses survive and I think a cannabis store will bring that.

Please approve their application.

Sincerely,
[REDACTED] s. 22(1)

Don Schroeder
Owner
C Lovers Fish & Chips
6640 Royal Ave
West Vancouver, BC
V7W 2B8

From: Laurie Bridge <lbridge@citadellawyers.ca>
Sent: Friday, September 10, 2021 3:07 PM
To: correspondence
Subject: The Owners, Strata Plan 1793 and Tenancy of Strata Lot #7 (Our File 1485-1)
Attachments: LT VR 1793 UPDATED.pdf

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

Good afternoon,

Please find our letter of today's date attached.

Kind regards,

Laurie Bridge
Legal Assistant

CITADEL LAW CORPORATION

Vancouver

1400 – 1125 Howe Street
Vancouver, BC V6Z 2K8

Tel: 778-945-9990

Fax: 604.688.0933 Website: <http://citadellawyers.ca/>

E-mail: lbridge@citadellawyers.ca

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If you have received this electronic communication in error, please notify us immediately by return email and kindly delete this message from your system. Thank you.

PLEASE NOTE: *we do not accept service of legal documents via email except with prior agreement and subsequent confirmation of receipt.*



CITADEL LAW CORPORATION

1400-1125 HOWE STREET
VANCOUVER BC V6Z 2K8
PH: 778-945-9990

Philip J. Dougan
Silvano S. Todesco
Polina H. Furtula*

File No. 1485-1

September 10, 2021

The Owners, Strata Plan VR 1793
c/o Tribe Management Inc.
1155 West Pender Street, Suite 419
Vancouver, BC V6E 2P4

Attn: Council

Dear Sirs/Mesdames:

Re: The Owners, Strata Plan VR 1793 and Tenancy of Strata Lot #7

We are legal counsel to the owners of strata lot #7, [REDACTED] s. 22(1)

We have been forwarded a copy of your July 29, 2021, letter to the Mayor and Council of West Vancouver.

We note you have set out eight reasons that council has put forward as reason why the strata council does not want our client to allow his lawful tenant to use the space leased, for the purpose it is leased for – namely a cannabis retail outlet.

We wish to address each of your points to the City Council individually, as our client would really like to work with council on this matter and not against you:

1. **Bylaws:** You say you have a bylaw that prohibits retail operations. Our reading of the Act suggests this bylaw may well be unlawful. Section 141 of the *Strata Property Act* is quite explicit “The strata corporation must not screen tenants, establish screening criteria, require the approval of tenants, require the insertion of terms in tenancy agreements or otherwise restrict the rental of a strata lot...”. The only exemptions to this rule are related to residential strata lots, therefore no exemption applies in this case. Council / the owners, can vote to restrict the number of residential units available for rent, or the length of the rental period of those type of unit; but there is no allowable restriction permitted for commercial units.

Please inform your self on this matter, or perhaps seek legal advice to confirm our opinion. We hope, with confirmation of the interpretation of s. 141 clear in your

*Denotes Law Corporation
•Associate Counsel



own minds you could move to have the owners remove the bylaw. We believe you can obtain a legal opinion that will confirm our position and avoid any legal proceedings to have the bylaw struck down.

2. **Misrepresentation:** Council alleges misrepresentation of the proposed store in the strata lot. This is certainly not true from our client's point of view, and it would be most regrettable from our client's point of view if anything has been said to mislead anyone on any point at all of the intentions of the parties involved. We understand there was a change in plans as the original concept was for a convenience store, but zoning restrictions made this idea impractical to proceed to an application to the City Council. We are unclear, given our concerns about the strata bylaws, what elements of the proposed store project can be construed as misrepresented? It is a retail store selling pre-packaged marijuana to walk-in customers. Other than the novel, and certainly controversial (in some circles) product, the function of the store really would not be any different to any other. Our client understands that the *Strata Property Act* and the Strata Corporation Bylaws to do not control a commercial lease at all.
3. **Renovations:** Council alleges unapproved alterations of the strata lot. We are unaware of any changes to any structural changes, changes to the exterior of the building, or any common property, or otherwise insured property within the strata lot that has been altered. If none of these areas have been altered, then we understand that Bylaw 5 does not apply to this circumstance. No approval was sought by our client, because our understanding of the bylaws is that no approval is required.
4. **Building permits:** As no structural, electrical, or plumbing changes were made, no permit was required.
5. **Location:** Council says the area is predominantly seniors and this should give City Council pause. We believe it is a simple fact that, a large proportion of all West Vancouver residents are all seniors: approximately 35% of residents are over 60. [<https://townfolio.co/bc/west-vancouver/demographics>] If this argument is a singularly valid reason to restrain trade, then it is likely many forms of business would be unpalatable in many area of West Vancouver and the municipality may be off limits to any business deemed inappropriate by seniors. This cannot be correct. Common law nuisance protects all members of a community, regardless of their age from any significant interference with quiet enjoyment of property. Nuisance law covers an unlimited number of annoyances that disrupt the lives of neighbours. The Council also raises issues of increased noise, odour, and safety concerns. These are exactly the type of concerns that nuisance guards. As the strata building is built in a commercial district and is surrounded by other shops, offices, food outlets, garbage areas in back alleys, public parks, restaurants and



public parking, the location is already one of the busiest areas of West Vancouver. One more store, which we expect, will only have a limited appeal, to certain patrons, is unlikely to change anything about the current conditions in which the owners already live and work. And if it does; nuisance law will protect legitimate interests.

6. **Parking and congestion:** As mentioned, the area is already very busy; but as this is a commercial area, that is precisely the intention. Commercial and retail owners want customers. Parking and congestion are concerns for the City Council, but if the owners of VR 1793 can easily move to quieter neighbourhoods. It appears to us that there may have been a misunderstanding within the strata corporation as to the parking in the building. The covenant on the land requires 5 parking spaces be available at all times for commercial use. This apparently has not been followed. Could you please investigate this matter and report back to us your finding?

7. **Re-Zoning:** Council alleges a re-zoning application is necessary, as council says retail operations are not permitted. We are unclear on this point. The building is zoned C4 [see attached] and may be used for a multiplicity of uses including: pet care, pharmacy, printing shop, and veterinary clinic. Frankly, the sale of cannabis in sealed containers sounds less intrusive than some of these. Further, West Vancouver Council has unanimously approved the temporary use permits that were sought by our client's tenant:
[See: <https://westvancouver.ca/news/council-meeting-highlights-may-31-2021>
<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2021/may/31/21may31-7.pdf>]

8. **Tutoring School:** The building next door apparently contains an after-school program of some sort. The connection of minors to a cannabis store can be minimized but cannot be eliminated. In the same way liquor stores are regulated, so are cannabis stores, our client's tenants have met all the requirements of Government regulation to deal with those concerns. This creates no risk to the owners of VR 1793. In terms of immediate environmental risks, we might suggest that medical buildings near by to which many people with communicable diseases will inevitably attend, is a far greater concern for elderly residents, than a cannabis shop.

In conclusion then, the bylaws of the strata corporation may be invalid, our client does not need the strata's permission for any purpose at all, but would really like to work with all the owners within the building. Our role in this matter is to ensure our client is entitled to all the freedom of contract rights they have, to the full extent of the law. Our clients are seeking a negotiated co-existence, and are trying to fulfill what the law allows for them in



this circumstance. Please do not let any misunderstanding as to our client's intentions, or any unfortunate misplaced NIBYism to create unnecessary division.

Once the business is established, you will find our client, and their tenants to be the most gracious of owners and residents, and all the concerns you raise, we believe you will find will come to naught.

Yours very truly,

CITADEL LAW CORPORATION

s. 22(1)


Per:

PHILIP J. DOUGAN

PD

cc. West Vancouver City Council

maroberts@westvancouver.ca

planning@westvancouver.ca

correspondence@westvancouver.ca

 s. 22(1)

 s. 22(1)

 s. 22(1)

encl. WV Zoning Bylaw

350 – COMMERCIAL ZONES

351 – C1 - Commercial Zone 1

AMENDING
BYLAW

SECTION	REGULATION
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351.01	Permitted Uses
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- (a) accessory buildings and uses
- (b) bakeshop or confectionery
- (c) bank and credit union
- (d) business or commercial school, including art and music academy
- (e) child care
- (f) community care
- (g) dry cleaner
- (h) dwellings over commercial premises
- (i) electric appliance repair shop
- (j) home based business
- (k) liquor primary licensed premises
- (l) office
- (m) painting and decorating shop
- (n) personal services
- (o) pet care establishment
- (p) photograph gallery
- (q) restaurant
- (r) store or shop for the conduct of retail sales but excluding gasoline service stations
- (s) tire repair shop
- (t) vehicle sales show room
- (u) veterinary medical clinic

351.02 Conditions of Use

- (1) Any building used primarily for any permitted use may not have more than 40% of the floor area devoted to incidental industry or storage purposes incidental to such principal use, provided further that not more than 5 employees shall be engaged at any time on the premises on any such incidental use
- (2) In any building containing a combination of residential and commercial uses, the gross residential floor area shall not exceed the gross commercial floor area in the building
- (3) For purposes of this subsection, the calculation of gross floor area shall be the same calculation as that described in Section 142.02 to determine parking requirements for each use in this zone
- (4) Liquor primary licenced premises are permitted on lands legally described as Lot 9, Block 34, District Lot 430, Plan 2103 and which is sited at ground level, as shown in the map in Section 351.12
- (5) Accessory buildings shall be located to the rear of the principal building and shall maintain the required minimum side yard and rear yard of the principal building containing the principal use.
- (6) The retail sales of bakeshop or confectionery items is limited to those made on the premises.

351.03 Site Area

464.5 square metres minimum

351.04 Site Width and Frontage

- (1) 18.2 metres minimum frontage or width at any point, except 21.3 metres minimum for a flanking site

351.05 Front Yard

No front yard shall be required, except where one side of a street between two intersecting streets is partially in a single family dwelling residential zone, in which case the front yard regulations of that residential zone shall apply to commercial buildings constructed on that side of the street

351.06 Rear Yard

9.1 metres minimum, except:

- (a) where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building; or
- (b) 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building

351.07 Side Yard

None required, except where a site in this zone adjoins a single family dwelling residential zone without the intervention of a street or lane, a side yard adjoining the single family dwelling residential zone shall be provided of not less than the lesser of:

- (a) 10% of site frontage, and
- (b) 1.8 metres

351.08 Building Height

7.6 metres maximum

351.09 Number of Storeys

- (1) 2 storeys maximum
- (2) A third storey may be erected within the overall height limit measured in metres provided the ceiling of the lowest storey is not more than 0.3 metre above the frontage curb level

351.10 Off-Street Parking

#4712
#5055

#4712

- (1) 1 parking space minimum for every 18.6 square metres of gross commercial floor area in the building, plus the lesser of:
 - (a) 1 parking space for every 83.6 square metres of gross residential floor area in the building, or
 - (b) 1 parking space for every dwelling in the building.
- (2) Applications for approval of provision of front yard parking on corner sites in this zone shall receive the approval of the Director of Engineering and Transportation with regard to location of access crossovers in relation to traffic requirements and shall only be considered for corner sites having a frontage of more than 45.7 metres on the major street to be served.

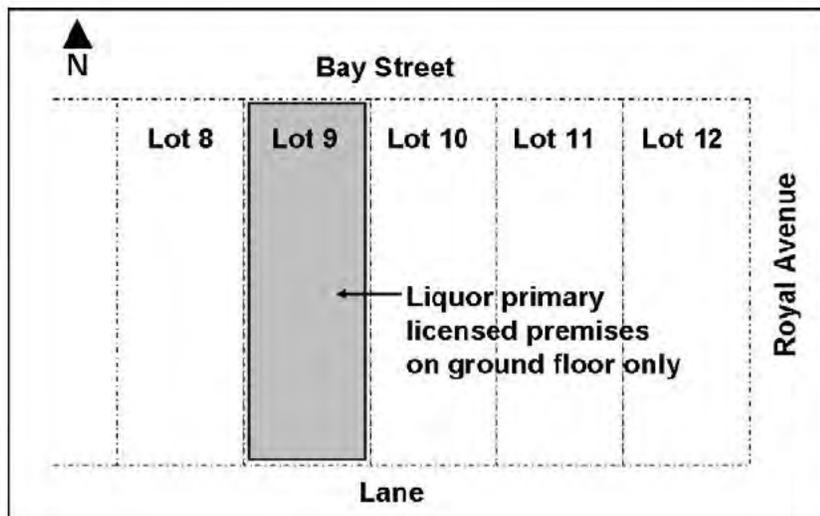
351.11 Regulations Applicable to the Outdoor Sale and Display of New and Used Cars in Connection with New Car Sales or Show Rooms

- (1) Notwithstanding the provisions of 351.10, a minimum of one off-street parking space shall be provided for every 300 square metres of gross floor area in the principal building
- (2) An additional maximum of one new and/or used car display space shall be permitted for every 28 square metres of gross floor area in the principal building
- (3) Additional off-street parking in excess of the minimum requirements under Section 351.10 may be provided but in no case shall the total parking area exceed one parking space for every 9.5 square metres of gross floor area in the principal building

- (4) No new and/or used cars shall be parked or displayed for sale in any parking space provided under Section 351.10
- (5) The standards for the layout and construction for the outdoor display of new and/or used cars shall be as required in Sections 142 and 351.10
- (6) No sign shall be displayed on or in any vehicle displayed outdoors for sale other than a sign on or within the front windshield, said sign not to exceed 0.2 square metres in area for each vehicle

351.12 Map

Lot 9, Block 34, District Lot 430, Plan 2103



352 - C2 - Commercial Zone 2

AMENDING
BYLAW

SECTION REGULATION

352.01 Permitted Uses

- (a) accessory buildings and uses
- (b) amusement place
- (c) bakery
- (d) bakeshop or confectionery
- (e) bank or credit union
- (f) business or commercial school, including art and music academy
- (g) child care
- (h) community care
- (i) dry cleaner
- (j) dwellings over commercial premises
- (k) electric appliance repair shop
- (l) funeral home
- (m) home based business
- (n) liquor primary licensed premises
- (o) office
- (p) personal services
- (q) pet care establishment
- (r) photograph gallery
- (s) printing shop
- (t) restaurant
- (u) store or shop for the conduct of retail business but excluding gasoline service stations
- (v) theatre excluding drive-in theatre
- (w) tire repair shop
- (x) vehicle sales show room
- (y) veterinary medical clinic

352.02 Conditions of Use

- (1) Accessory buildings shall be located to the rear of the principal building and shall maintain the required minimum side yard and rear yard of the principal building containing the principal use.
- (2) Liquor primary licensed premises are permitted on the sites legally described as: Lots A and C, Block 14, District Lot 237, Plan 15994; Lot B (Reference Plan 8882) Block 14, District Lot 237, Plan 3459 including those two parts of closed lane shown outlined red and green on Reference Plan 12866, both of Block 14, District Lot 237, Plan 3459; and Lot 16, Block 14, District Lot 237, Plan 3459; but sited only within the shaded area dimensioned and outlined in bold on the site map in Section 352.13
- (3) A printing shop may not employ more than 5 persons on the premises.
- (4) A bakery may not employ more than 5 persons on the premises.
- (5) The retail sales of bakeshop or confectionery items is limited to those made on the premises.
- (6) Amusement place may include a bowling alley and billiard hall but excludes amusement arcades, pin ball arcades and nightclubs.

352.03 Site Area

464.5 square metres minimum

352.04 Site Width and Frontage

18.2 metres minimum frontage or width at any point, except
21.3 metres minimum for a flanking site

352.05 Front Yard

None required

352.06 Rear Yard

- (1) 9.1 metres minimum, except:
 - (a) where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building;
 - (b) 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building; or
- (2) 4.3 metres minimum, where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
 - (a) on a site other than the site of the main building; or
 - (b) partly within the building and partly on a site other than the site of the main building, or
 - (c) within the building

352.07 Side Yard

None required, but if provided, it shall be 1.52 metres minimum

352.08 Building Height

10.7 metres maximum

352.09 Number of Storeys

- (1) 2 storeys maximum
- (2) A third storey may be erected within the overall height limit provided the ceiling of the lowest storey is not more than 0.3 metre above the frontage curb level

352.10 Off-Street Parking

#5055

- (1) Minimum of:
 - (a) 1 parking space for every 37.5 square metres of commercial gross floor area, plus:
 - (b) 1 parking space for every dwelling, or
 - (c) 1 parking space for every 83.6 square metres of gross residential floor area, whichever is the lesser.
- (2) Applications for approval of provision of front yard parking on corner sites in this zone shall receive the approval of the Director of Engineering and Transportation having regard to location of access crossovers in relation to traffic requirements and shall only be considered for corner sites having a frontage of not less than 45.7 metres on the major street to be served

352.11 Pedestrian Arcades

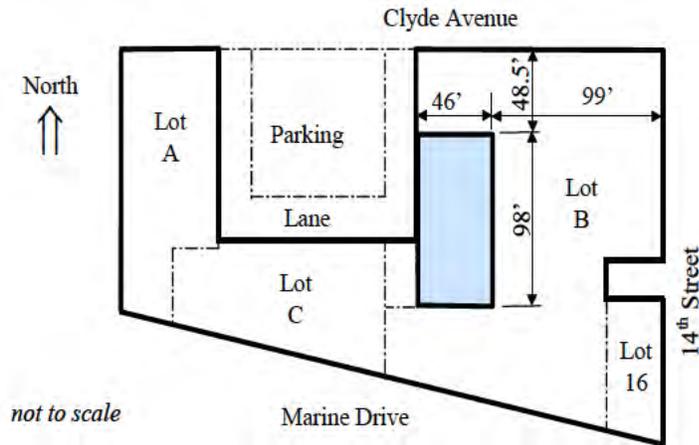
- (1) A pedestrian arcade, if provided, shall be at grade extending for the full depth of the site from the front site line to the rear site line with a minimum width of 3 metres
- (2) An arcade may be covered, but shall not be enclosed at either end

352.12 Regulations Applicable to the Outdoor Sale and Display of New and Used Cars in Connection with New Car Sales or Show Rooms

- (1) A minimum of one off-street parking space shall be provided for every 28 square metres of gross floor area in the principal building
- (2) An additional maximum of one new and/or used car display space shall be permitted for every 28 square metres of gross floor area in the principal building
- (3) Additional off-street parking in excess of the minimum requirements under Section 352.10 may be provided but in no case shall the total parking area exceed one parking space for every 93 square metres of gross floor area in the principal building
- (4) No new and/or used cars shall be parked or displayed for sale in any parking space provided under Section 352.10
- (5) The standards for the layout and construction for the outdoor display of new and/or used cars shall be as required in Sections 142 and 352.10;
- (6) No sign shall be displayed on or in any vehicle displayed outdoors for sale other than a sign on or within the front windshield, said sign not to exceed 0.2 square metre. in area for each vehicle

352.13 Map

Lots A and, Block 14, District Lot 237, Plan 15994; Lot B (Reference Plan 8882) Block 14, District Lot 237, Plan 3459 including those two parts of closed lane shown outlined red and green on Reference Plan 12866, both of Block 14, District Lot 237, Plan 3459; and Lot 16, Block 14, District Lot 237, Plan 3459



353 - C3 - Commercial Zone 3

AMENDING
BYLAW

SECTION	REGULATION
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353.01	Permitted Uses
---------------	-----------------------

- (a) bakery
- (b) bakeshop or confectionery
- (c) bank or credit union
- (d) business or commercial school, including music or art academy
- (e) child care
- (f) community care
- (g) dry cleaner
- (h) dwellings over commercial premises
- (i) electric appliance repair shop
- (j) funeral home
- (k) home based business
- (l) office
- (m) painting and decorating shop
- (n) personal services
- (o) pet care establishment
- (p) photograph gallery
- (q) printing shop
- (r) restaurant
- (s) store or shop for the conduct or retail business but excluding gasoline service stations
- (t) theatre excluding drive-in theatre
- (u) veterinary medical clinic

353.02 Conditions of Use

- (1) No building may have more than 40% of the floor area devoted to a print shop, electrical appliance repair shop or a bakery or storage purposes incidental to that use, provided further that no more than 5 employees shall be engaged at any time on the premises for that use
- (2) The retail sales of bakeshop or confectionery items is limited to those made on the premises

353.03 Site Area

464.5 square metres minimum

353.04 Site Width and Frontage

18.2 metres minimum frontage or width at any point

353.05 Site Coverage

70% maximum for all of the buildings on the site

353.06 Front Yard

- (1) 1.5 metres minimum, except none required if a public plaza equal to a minimum 25% of the total frontage to a minimum depth of 3.7 metres is provided

353.07 Rear Yard

- (1) 9.1 metres minimum, except where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building; or
- (2) 4.3 metres minimum, where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
 - (a) within building and partly on a site other than the site of the main the building;
 - (b) on a site other than the site of the main building; or
 - (c) partly within the building

353.08 Side Yard

None required, but if provided, it shall be 1.52 metres minimum

353.09 Building Height

- (1) 10.7 metres maximum, provided that an additional 0.9 metre is permitted for roof top appurtenances
- (2) For the purposes of this section, height is measured despite from the frontage and will be calculated from the average street level to the maximum height of the building

353.10 Number of Storeys

3 storeys maximum

353.11 Off-Street Parking

#5055

- (1) 1 parking space minimum for every 55.7 square metres of gross commercial floor area in the building, plus the lesser of:
 - (a) 1 parking space for every 83.6 square metres of gross residential floor area in the building, or
 - (b) 1 parking space for every dwelling in the building.

353.12 Pedestrian Arcades

- (a) A pedestrian arcade shall be provided at grade or at such other elevation as to allow passage by the general public from front to rear of the site, extending for the full depth of the site from the front site line to the rear site line, with a minimum width of 3.7 metres
- (b) An arcade may be covered, but shall not be enclosed at either end

354 - C4 - Commercial Zone 4

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

354.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) bank or credit union
- (c) business or commercial school, including music or art academy
- (d) dwellings in combination with any of the other uses listed herein
- (e) home based business
- (f) office
- (g) personal services
- (h) pet care establishment
- (i) pharmacy
- (j) photograph gallery
- (k) printing shop
- (l) veterinary medical clinic

354.02	Conditions of Use
---------------	--------------------------

- (1) No building may have more than 40% of the floor area devoted to a print shop or storage purposes for the print shop, provided further that not more than 5 employees shall be engaged at any time on the premises
- (2) Accessory buildings shall be located to the rear of the principal building and shall maintain the required minimum side yard and rear yard of the principal building containing the principal use
- (3) A printing shop may not employ more than 5 persons on the premises

354.03	Site Area
---------------	------------------

464.5 square metres minimum

354.04 Site Width and Frontage

18.2 metres minimum frontage or width at any point, except
21.3 metres minimum for a flanking site

354.05 Front Yard

None required

354.06 Rear Yard

- (1) 9.1 metres minimum, except:
 - (a) where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building;
 - (b) 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building; or
- (2) 4.3 metres minimum, where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
 - (a) on a site other than the site of the principal building, or
 - (b) partly within the building and partly on a site other than the site of the principal building, or
 - (c) within the building

354.07 Side Yard

None required, but if provided, it shall be 1.52 metres minimum

354.08 Building Height

10.7 metres maximum

354.09 Number of Storeys

- #4712
- (1) 2 storeys maximum
 - (2) A third storey may be erected within the overall height limit provided the ceiling of the lowest storey is not more than 0.3 metre above the frontage curb level

354.10 Off-Street Parking

- #5055
- (1) 1 parking space minimum for every 37.5 square metres of gross commercial floor area in the building, plus the lesser of:
 - (a) 1 parking space for every 84 square metres of gross residential floor area in the building, or
 - (b) 1 parking space for every dwelling in the building.

354.11 Pedestrian Arcades

- (1) A pedestrian arcade, if provided, shall be at grade extending for the full depth of the site from the front site line to the rear site line with a minimum width of 3 metres
- (2) An arcade may be covered, but shall not be enclosed at either end

354.12 Regulations Pertaining to Dwellings

- (1) Dwellings shall not occupy more than 70% of the total gross floor area of a building
- (2) A minimum of 1 parking space for each dwelling shall be provided
- (3) At least one 1 balcony or patio, having an area of at least 5 square metres shall be provided for each dwelling

From: s. 22(1)
Sent: Wednesday, September 8, 2021 5:30 PM
To: correspondence
Subject: Fwd: Larson Beach Public Tennis court

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.

Hello again Madame Mayor and Council members,

Although I never had a response to my prior email in May, I am writing again to you in regards to support of turning the old worn-out, crack filled tennis court at the end of Gleneagles Drive into three or four pickle ball courts. As the court stands now, it is virtually impossible to play a proper game of tennis and there is a great likelihood of an injury arising due to the poor conditions of the present day tennis court should anyone actually use the court.

Meanwhile, there is massive demand for pickle ball courts in West Vancouver. The 29th street courts are regularly full and now due to complaints of noise from neighbours, the courts are closed at 6pm. Meanwhile there are no nearby neighbours to disturb at the Gleneagles Drive court. There is also plenty of parking. Please consider our request as I know of plenty of people in the neighbourhood who would use the courts if something was finally done. Meanwhile as the court stands now, it's just an eye sore.

Any response would be appreciated.

Kind regards,

s. 22(1)

On May 12, 2021, at 3:06 PM, s. 22(1) wrote:

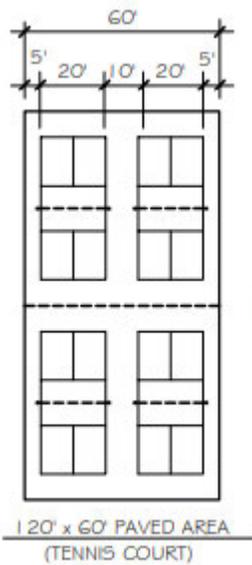
Dear Madame Mayor and Council members,

I have lived on s. 22(1) and when our s. 22(1) we would play tennis fairly regularly down at the public tennis court at the end of Gleneagles Drive. I recall there was a vote in the last years as whether to remove the tennis court. I understand that it was decided to leave the court in place. The problem with that decision is that the tennis court surface is in shambles. There are cracks throughout the court which someone playing on it could easily get badly injured by easily tripping on the swollen cracks when running for a shot.

My request/suggestion is that the court be resurfaced and that it be turned into four pickle ball courts instead. Pickle ball has become THE choice of seniors as well as younger people. It is the fastest growing racket sport in North America. The pickle ball courts on 29th and Marine are full regularly.

The attraction, unlike tennis is that it's a game almost anyone can learn and enjoy very quickly. The tennis court as it is now is never used. [REDACTED] s. 22(1) [REDACTED] and frankly, I have never seen anyone on it playing. It's just too beat up as it is.

So as you have already voted to keep it there, why not create something that people will actually use regularly? Pickle ball would be a guaranteed success. And one tennis court easily can be converted into three or even four pickle ball courts at no great cost to the municipality, offering fun for many more residents. And there is plenty of parking nearby.



Thanks,

[REDACTED] s. 22(1)

West Vancouver s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, September 9, 2021 9:23 AM
To: correspondence
Subject: Marine Drive/Taylor Way Gateway Project (Project) - (Refer Notice of Motion Regular Council Meeting Sept 18, 2018)

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

Mayor and Council:

As a proud [REDACTED] s. 22(1) year resident of the District and the Cedardale neighbourhood, I was pleased to recall, as identified in the Marine Drive Local Area Plan ("Plan") and highlighted in the captioned 2018 Motion, the intersection of Marine Drive and Taylor Way is designated the "Gateway" to West Vancouver and also that the "Plan" encourages redevelopment of the Gateway - comprising the four corners of the intersection - as the primary landmark of the eastern entrance to West Vancouver.

With the THEN recent development approvals at 752 Marine Drive and 660 Clyde Avenue, the captioned Motion was introduced/presented by Councillors Lambur and Cameron and approved at the Regular Council Meeting of Sept 18, 2018 to ensure the development of the "Gateway" is consistent with the goals and objectives of the Official Community Plan and Economic Development Plan. The Motion resolved that: 1) A Staff committee be established for the Gateway design program, a work plan and budget. 2) Include in the project scope consideration of any roadway improvements to ease traffic congestion and enhance active transportation opportunities (e.g.

cycling network). 3) Meet with key stakeholders including property owners West Royal Strata Council, Larco/Park Royal, residents of Evelyn (a friendly approved amendment of the NOW Mayor Booth), the Executive Group, and Darwin Construction to develop a coordinated approach to the (Gateway Project). 4) Coordinate with the Public Art Advisory Committee and provide progress reports and recommendations for consideration of Council. At the Council Meeting, THEN Mayor Smith indicated the (Project) was to be led by the Planning Department but I have been unable to find any mention on the District web site with the exception of the Executive Group Development Application for 657 and 675 Marine Drive and 660 Clyde Avenue to consider the first reading and public hearing date setting which is on the Regular Council Meeting Agenda of September 13, 2021.

I write for the following two reasons:

1) With the rezoning application for the Executive Group beginning it's move to Council and with the (Project) mentioned in the Staff Report, it would seem timely and I request a brief update on the (Gateway Project) since its approval by Council including details of the developed work plan, the amount of the (annual) budget allocation and any disbursements and decisions taken to this point on the various areas sighted in the motion. Of course if the District web site does provide up-to-date information on the (Project) that would save response time and may well be found to be quite adequate/acceptable.

2) Given the importance/prominence of the (Gateway) Marine Drive and Taylor Way intersection and the intended attention to be afforded by the Staff Committee, please provide brief comments as to why the District appears to be oblivious as to the ongoing poor condition/maintenance of the whole of the Executive Group's development property located at the north-east corner and to lesser extent safety and other issues pertaining to the neighbouring/abutting multi level Larco/Park Royal parking garage. I would have thought that both of these property owners would exhibit more pride in the District and at least be aware of the District "Good Neighbour Bylaw" without being continually prompted by the District Bylaw Department and other Departments?

For context given the subject (Project) has been in place since 2018, let me explain/detail my concerns as to the upkeep and safety within the Gateway which have continued over a number of years.

The Executive Group since assuming ownership, has over recent years permitted -illegal signage to be placed on their surrounding fencing; - ground to be covered with out of control vegetation; - now 10 sealed oil drums are on site facing Marine Drive or placed toward the east end of the site; - rubbish is often found outside their construction fencing along the perimeter of their property; - a pile of sand and two large rubbish trailer containers (marked with graffiti) left for over a year in separate locations on the

vacant property. The fencing on Taylor Way was recently partially taken down (not yet replaced), to accommodate the installation of a new fire hydrant which needed to be connected to the new water main installed by the District on Taylor Way - hopefully the fencing will be reinstalled soon to retard additional mischief on the properties? Given apparent lack of pride in their property and respect for residents of West Vancouver and the "Gateway" to West Vancouver, one must question if the Executive Group is a developer we want/need in the District.

As for the Larco/Park Royal multi-storey parking garage, now there is, as in the past, a significant amount of graffiti sprayed on the wall, blue this time, covering two large, say 25 square foot sections, on the building on both the Marine Drive and it's eastern wall and also another smaller amount near the top (black) facing Marine Drive which has been there for over a month (all recently removed following complaint). With regards to graffiti, it had been significantly reduced when surveillance cameras and related signage were put in place but both were unfortunately removed for some reason over a year ago. As for the Clyde Avenue north side of the Larco/Park Royal parking garage, the pedestrian crossing is an accident waiting to happen. It's sloped crosswalk on both sides of Clyde Avenue is dangerously set back from Taylor Way with less than good sight lines for pedestrians and motorists. East of the intersection of Clyde Avenue and Taylor Way is the dangerously direct facing north side exit of the Larco/Park Royal parking garage which leads across the sidewalk and directly on to the pedestrian crosswalk on which there are, for the last three years, no white road crossing markings or standard crosswalk signage. The sidewalk on the north-east side of the sloped pedestrian crosswalk is covered with a layer of dead vegetation and again on the east side a dangerous 2 inch step/joint in the concrete which should be at least ground down as has been done on the west side of the concrete. The latter issues of course are District matters but one would think Larco/Park Royal who, having property on both sides of Clyde Avenue at the location, would, like me, have been pressing for these issues to be addressed. The District did repair recently the pedestrian sidewalk let down on the south side of Clyde Avenue at the garage exit. To their credit Larco/Park Royal not long ago did place a small warning sign facing inward toward the exit of the garage to caution motorists as they exit out of the darkness of the garage, cross the

pedestrian sidewalk and proceed onto the dangerous pedestrian crossing on Clyde Avenue. You will appreciate these latter locations and situations are located close to Amica Seniors Homes - located just east of the intersection of Taylor Way and Clyde Avenue on the north side of Clyde Avenue. I was told by the Engineering Department two years ago that these situations - even the replacing of road painted crossing markings or usual signage, must await a Larco/Park Royal decision on the final location plan for their parking lot entrance and exit?? In that connection also improvements/changes to the Taylor Way and Clyde Avenue intersection, which again the Engineering Department have advised will be partially financed by ICBC and may include a new stop light must also await the Larco/Park Royal decisions and then be referred to MoTI for approval. So much for the safety of pedestrians, in the "Plan" area and "Gateway" to West Vancouver. Indeed I must question the District's priorities when it comes to even spending a few bucks to ensure the safety and mobility of residents both current priorities of Council. Excuse my cynicism but again the same old same old applies, there is always the retort that any changes must be delayed pending required MoTI approval which must be obtained as the area borders and is within 800 meters (1/2 mile) of Taylor Way - REALLY road crossing lines and crosswalk signage - I have been told by MoTI these are District responsibilities?

Incidentally, on the subject of safety in the "Gateway" as a suggestion, could the District consider installing pedestrian crossing button operated flashing lights at the vehicle turning/pedestrian crossing lane at the north-east corner of Taylor Way and Marine Drive (pedestrian sidewalk to pedestrian sidewalk island) as well as on both sides of the Clyde Avenue and Taylor Way pedestrian crossing. I note these pedestrian type signalling devices have been appearing recently at various locations in the District and North Vancouver (eg. just north of the pedestrian crossing on busy Garden Avenue just north of the Traffic Circle). **Your comments also on this suggestion are requested!**

To conclude in my view the (Gateway Project) that Council unanimously approved almost three years ago was well intentioned and fully appropriate. However, considering the concerns expressed above in the north-east part of the "Gateway" and the absence of any published details on any actions or achievements of the Project to date, one is left to question it's ongoing value. It would seem appropriate to ask yourselves as I do, has the "Gateway Project" been

a success and what if any ongoing influence it will have in the area now and into the future.

Regards,

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

P.S. For your information I have done my part over the years by reporting the above Bylaw infractions and other concerns including those mentioned above to the Bylaw Department, Planning and Engineering Departments. As you know the Bylaw Department does not operate under a NOT PROACTIVE mandate in dealing with such issues. I am pleased to report they have always done their job - thank you! What do you think - maybe they should be directed to be PROACTIVE in the case of the "Gateway" area of the District?

From: Tom Dodd [REDACTED] s. 22(1)
Sent: Thursday, September 9, 2021 11:14 AM
To: correspondence; Mary-Ann Booth; Sharon Thompson; Bill Soprovich; Peter Lambur; Nora Gambioli; Marcus Wong; Craig Cameron
Cc: Jim Bailey; Tom Dodd
Subject: Development devastation at 1405 28th St.
Attachments: Letter to Council re 1405 28th St.docx

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

Mayor & Staff:

Please find attached a letter alerting you to an apparent travesty at a development site [REDACTED] s.22(1). This work seems on its surface to fly in the face of all the good things West Vancouver stands for - to such a degree that residents question how it could possibly happen within the rules.

The attached letter has details and photos.

You may leave my name on the letter if it is published.

Thanks for looking into this matter - I would be happy to meet you onsite if you would like.

Regards,

Tom Dodd

[REDACTED] s. 22(1)

West Vancouver

(Note: This is a resend. First attempt to Mayor and council bounced; second attempt at forwarding the original did not forward the attachment. Sorry for the duplication.)

September 8, 2021

To Council and Staff:

Now that we are back to reality after summer break, I would like to alert you to a development project at **1405 West 28th St.**

This project is [REDACTED] s.22(1) and [REDACTED] s.22(1) brought it to my attention. I have visited the site a couple of times – and I have included some photos of it.

Frankly, I was shocked when I saw the property. On the surface it seems to break all the rules regarding good development practice – and if it doesn't then the District is surely lacking some rules because this should not be allowed.

Some of the things that seem to have happened on this property:

- Completely denuding the site of trees and greenery, including streamside
- Movement of a truly huge amount of rock and material to the site, obviously changing grades significantly
- Obvious disruption to the riparian area next to the stream
- Destabilizing of the neighbour's property
- Serious damage to the root systems of at least one neighbour's trees, probably requiring removal of the trees for safety (trees over 1 metre diameter)

These are the sort of things that, individually, give residents a bad taste for the way development happens in the municipality; collectively, as they are in evidence here, they border on the incredulous.

This seems to be a case where the developer has managed to push the boundaries and stretch the rules in almost every direction with the result that one can only ask "How could that happen?"

People assume there must be rules against this sort of behaviour; people assume the municipal inspectors could not help but notice it. This is not the first time I have heard residents suggest, unprompted, that some sort of under-the-table deal must be at play because the results are so egregious. (Note that I am NOT suggesting such a thing, and I have not ever seen evidence of such practices but I

can certainly see why it enters people's minds when they see results like the results evidenced on this site.)

It does not take very many situations like this one for the citizens to completely lose faith in their local government.

I urge you all to visit the site and see for yourselves the wanton destruction – words and pictures barely capture how bad it really is. If I am able, I would be happy to meet you on site.

I hope you can do something about this particular situation, and about the trend to mistrust it embodies.

Regards,

Tom Dodd

s. 22(1)

s. 22(1)

West Vancouver

Please feel free to leave my name on this correspondence if it is published.







From: [REDACTED] s. 22(1)
Sent: Thursday, September 9, 2021 9:58 PM
To: correspondence
Cc: Erik Wilhelm
Subject: Proposed rezoning of 7 Glenmore Drive

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Mayor and Council;

I have no objection to this particular proposed plan for block 7 as I am not personally affected. However, could this not be a dangerous precedent maneuver by developers to carry the concept to other residential areas? Areas which council members and planning staff have been working so hard, over the years, to protect the "RESIDENTIAL CHARACTER" of West Vancouver. The pressure appears great enough on the Ambleside / Dunderave corridor, why consider this type of development, in contravention of established residential areas?

[REDACTED] s. 22(1)

A resident for over 60. Years.

From: [REDACTED] s. 22(1)
Sent: Friday, September 10, 2021 11:37 AM
To: correspondence
Subject: Public Hearing - 7 Glenmore Drive

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FAO: Legislative Services
750 17th Street, West Vancouver,
BC V7V3T3

Dear Sir/Madam,

RE: Public Hearing: 7 Glenmore Drive

As detailed in the July 2nd Council report, the duplex proposal speaks to recommendations made within the OCP. Planning staff have approved the development and as a household of West Vancouver, we also fully support the initiative at 7 Glenmore Drive including the lot width reduction amendment to the bylaw.

If our community wishes to tackle the issues of housing diversity then we feel that single rezoning applications should not have to go through the same number of steps and formalities as development proposals with multiple homes because the time and cost burden becomes proportionally so much higher.

Additionally we wish to respectfully suggest that all streets relatively close to transit corridors should be automatically duplex zoned. Improvements in public transit need to be coupled with densification close to these routes otherwise they will not be effectively utilised. No one residing that close to valuable, publicly funded transit is entitled to any expectation of neighbourhood consistency over his or her lifetime. They don't deserve a monopoly or veto power over public resources.

Yours Faithfully,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, September 11, 2021 10:19 PM
To: correspondence
Subject: FW: Proposed Rezoning of 7 Glenmore Drive

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Re Public hearing re 7 Glenmore Drive, West Vancouver

To the Mayor and Council members,

It is encouraging to see the numerous property developments and upgrading of this part of multiple dwelling zoned Glenmore Drive

The proposal at 7 Glenmore Drive serves to deal with the shortage of living space in the District of West Vancouver

One would consider the variance application to be approved taking into account the sizeable 222 feet depth of the lot

It appears that the development completion has been delayed by some 13 months as the developer awaits approval of the variance request

Delays are extremely costly and ultimately the consumer has to pay the costs

Some time ago I spoke with the construction manager at 7 Glenmore Drive and he told me that shortly after the pandemic market collapse in April 2020 the developer decided to proceed with this development merely because he wanted to keep his staff employed

How noble!

Most of the Glenmore area residents that I met welcome a rapid approval of the variance and completion of the project.

[REDACTED] s. 22(1)

Owner [REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 14, 2021 9:14 AM
To: correspondence
Subject: Noise and residential buildings

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Marine at Taylor Way ... This is the noisiest corner in the area: why you would even consider permitting another residential building there amazes me.

I live [REDACTED] s.22(1) and thats bad enough. You should think about noise when new buildings in high traffic areas is considered.

No matter what they say, no amount of sound proofing will diminish the discomfort high noise levels of traffic produce.

[REDACTED] s. 22(1)

West Vancouver
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 14, 2021 3:48 PM
To: correspondence
Subject: Safe passing law

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This week, mayors and councillors across BC will vote on a resolution in support of a **Safe Passing Law in BC**. The motion will be 'on the floor' this Wednesday, September 15th at the annual meeting of Union of BC Municipalities, sponsored by the City of North Vancouver. It's an important step to further convince the provincial government to amend the *Motor Vehicle Act* to establish a minimum passing distance law in BC.

I hope our West Van councillors support this. We have a very popular cycling route along Marine Drive to Horseshoe bay which I ride frequently. We have some signs to share the road with cyclists that are nice, but many other places have signs that specify cars must give cyclists 1.5 metres. This forces cars to wait to pass safely.

Please support the motion and consider signage that enforces it.

Thank you for your consideration.

Here is a link to the BC Cycling Coalition stance:

https://www.bccc.bc.ca/campaigns/view-email/Hbyl-T7WYq7xO8uXh9bD0TdGqK54 WRimb9H6za0gsXFXfO61brnHpi9QJFZ56ySNgUfQZjpmCc8snLX6gLVcKBpWBoROGLUY0B2qU5EF9AsltDb468bVNMxI5AZP0y1bg==?ss_source=sscampaigns&ss_campaign_id=613e6772660a8b6162264afe&ss_email_id=613e6cbea4a7d806a6c9c23b&ss_campaign_name=How+your+voice+can+support+a+Safe+Passing+law+in+BC&ss_campaign_sent_date=2021-09-12T21%3A10%3A44Z

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

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ART MUSEUM ADVISORY COMMITTEE MEETING MINUTES
ELECTRONIC MEETING
TUESDAY, JUNE 8, 2021

Committee Members: D. Becker, S. Donaher, C. Gotay, H. Greenwood, B. Helliwell, D. LaCas, F. Patterson, M. Price; and Councillor N. Gambioli attended the meeting via electronic communication facilities. Absent: K. Duffek, and M. Kemble.

Staff: D. Niedermayer, Senior Manager, Cultural Services; and H. Letwin, Recording Clerk attended the meeting via electronic communication facilities.

1. CALL TO ORDER

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

It was Moved and Seconded:

WHEREAS the Order of the Provincial Health Officer on Gatherings and Events ("order") prohibits members of the public from attending committee meetings in-person until the order is rescinded or replaced;

WHEREAS the District of West Vancouver is required to prohibit in-person attendance at committee meetings pursuant to the order; and

WHEREAS the District of West Vancouver has enabled public participation at committee meetings via electronic means to ensure openness, transparency, accessibility and accountability, including via the use of live streaming (video and audio) for public viewing, and electronic communication facilities (video-conferencing software) for public participation;

THEREFORE BE IT RESOLVED THAT the June 8, 2021 Art Museum Advisory Committee meeting be held without in-person public attendance.

CARRIED

S. Donaher absent at the vote

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the June 8, 2021, Art Museum Advisory Committee meeting agenda be approved as circulated.

CARRIED

S. Donaher absent at the vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 11, 2021, Art Museum Advisory Committee meeting minutes be adopted as circulated.

CARRIED

S. Donaher entered the meeting at 10:15 a.m.

REPORTS / ITEMS

4. Administrator/Curator's Report

H. Letwin reported that:

- Work continues on the Virtual West Coast Modern Home Tour, presented by British Pacific Properties. The West Vancouver Art Museum is partnering with the Kay Meek Arts Centre to present an in-person screening on July 10, 2021.
- The updated Mission Statement was approved by Council on May 31, 2021.
- The current exhibition, *A Modern Landscape: Takao Tanabe* has opened and been well received. There are a number of upcoming related events, with more details on the website.
- Work is continuing on the upcoming exhibition with Xwalacktun, James and Austin Harry. This exhibition, *Balanced Forms*, will open on July 28, 2021.
- Staff will be working on creating a contribution to the modified Harmony Arts Festival in late July and early August.

5. Arts Facility Advisory Committee Update

D. Niedermayer updated the Art Museum Advisory Committee about the ongoing public consultation scheduled to conclude on June 16, 2021.

6. Outdoor Furniture

The West Vancouver Art Museum discussed the furniture set proposed by D. Becker for the exterior of the Art Museum.

It was Moved and Seconded:

THAT the Art Museum Advisory Committee spend \$4,000 from their funds to purchase a table and four chairs from LivingSpace, subject to staff confirming security and storage arrangements.

CARRIED

7. Report on Programming Sub-Committee Meeting

F. Patterson noted that the May 27, 2021 Programming Subcommittee meeting failed to meet quorum. She shared her notes of the unofficial discussions held by the members present at the meeting.

8. Report on Fundraising Sub-Committee Meeting

F. Patterson noted that the June 3, 2021 Fundraising Subcommittee failed to meet quorum. She again shared her notes of the unofficial discussions held by the members present at the meeting.

9. Other Business

F. Patterson reminded the Art Museum Advisory Committee that the committee does not meet in August and that the committee will undergo further strategic planning in September 2021.

10. Committee Introduction

This item was tabled until the next meeting.

11. Next Meeting

Staff confirmed that the next meeting of the Art Museum Advisory Committee is scheduled for July 13, 2021 at 10 a.m.

PUBLIC QUESTIONS

12. PUBLIC QUESTIONS

There were no questions.

13. ADJOURNMENT

It was Moved and Seconded:

THAT the June 8, 2021, Art Museum Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 11:28 a.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

Chair

s. 22(1)
[Redacted Signature]

Committee Clerk

From: MCF Info MCF:EX <MCF.Info@gov.bc.ca>

Sent: Friday, September 10, 2021 11:38 AM

To: Info <info@westvancouver.ca>

Subject: Letter from the Honourable Mitzi Dean, Minister of Children and Family Development

CAUTION: This email originated from outside the organization from email address MCF.Info@gov.bc.ca. 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.

VIA E-MAIL
Ref: 262443

Her Worship Mayor Mary-Ann Booth and Council
District of West Vancouver
E-mail: info@westvancouver.ca

Dear Mayor Booth and Council:

I am pleased to announce that October will once again be declared Foster Family Month in British Columbia. This marks the 31st year of celebrating the caregivers who have stepped up time and time again when they are needed most. As a caregiver, they have accepted a vital role in the lives of the children they care for and an important role in the fabric of the communities where they live.

I wish to express my gratitude for the time, love, and energy that these foster families have given to the young people in British Columbia. Every day, these incredible caregivers work hard to ensure that the young people in their care are provided with a safe and healthy home and are cared for and nurtured in times of personal and global uncertainty. Their dedication to improving the lives of some of our province's most vulnerable children and youth is recognized and honoured as an integral part of the young person's journey.

Please join me in celebrating October as Foster Family Month to show those in your community how important the role of a foster caregiver is. I encourage you to celebrate foster families for the selfless work they do for the children, youth, and families of British Columbia.

On behalf of the Government of British Columbia, thank you for your continued support in recognizing extended family and foster caregivers.

Sincerely,

Mitzi Dean
Minister of Children and Family Development

Sent on behalf of the Minister by:

 **Client Relations Branch**
Executive Operations
Ministry of Children and Family Development

This communication and any accompanying document is confidential and is intended solely for the addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: MCF.Info@gov.bc.ca.

From: MCF Info MCF:EX <MCF.Info@gov.bc.ca>
Sent: Monday, September 13, 2021 10:29 AM
To: Info <info@westvancouver.ca>
Subject: E-mail from the Honourable Katrina Chen, Minister of State for Child Care

CAUTION: This email originated from outside the organization from email address MCF.Info@gov.bc.ca. 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.

VIA E-MAIL

Ref: 263194

Her Worship Mayor Mary-Ann Booth and Council

District of West Vancouver
E-mail: info@westvancouver.ca

Dear Mayor Booth and Council:

Families throughout British Columbia are looking for access to inclusive, affordable, quality child care. As leaders, I know you are acutely aware of the needs in your community and share our government's concerns and ambitions of providing access to an inclusive universal system of care. Although we have made significant progress over the last three years with nearly 26,000 new licensed child care spaces approved for funding across Childcare BC's space-creation initiatives, too many families still struggle to find the care they need in their local communities. With this in mind, I am emailing today to ensure you have received information about the opening of the [Childcare BC New Spaces Fund](#), our province's largest child care space creation initiative.

In the 2021/22 intake for the New Space Fund program, we are focusing our efforts on expanding quality, inclusive, community-based child care in areas with the greatest need in alignment with provincial priorities and commitments under the [Canada Wide Early Learning and Child Care Agreement](#). This means that only School Districts, Indigenous and local governments, not-for-profit organizations, and Indigenous not-for-profit organizations are eligible to apply for up to \$3 million in grant funding per project.

As an eligible organization, I encourage you to visit [Childcare BC](#) to review the New Spaces Fund program guidelines, FAQ, application form, and other resources. Further, I encourage you to seize this opportunity to partner with the Province to help address your community needs and serve families in your community with more affordable, quality child care.

Note that the deadline to apply is November 16th, 2021 at 4:30 p.m. PST.

Please do not hesitate to contact our Capital Funding program staff at MCF.CCCF@gov.bc.ca or 1 888 338-6622 (option 5) for any additional questions you may have.

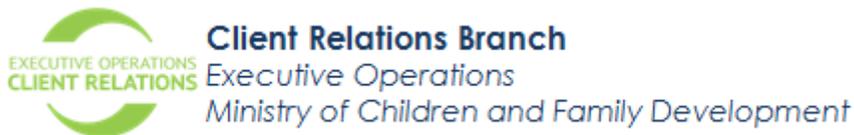
Thank you for the work you do for families in your community.

Sincerely,

Katrina Chen

Minister of State for Child Care

Sent on behalf of the Minister of State by:



This communication and any accompanying document is confidential and is intended solely for the addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: MCF.Info@gov.bc.ca.

PARKS ADMINISTRATION
3755 Cypress Bowl Road West Vancouver BC V7S 3E7
t: 604-925-7275



September 10, 2021

File: 2175-01

s. 22(1)

West Vancouver, BC s. 22(1)

Dear s. 22(1)

RE: Safe Beach Access at Base of 29th Street

Thank you for your letter to Mayor and Council regarding beach access at the base of 29th Street. Your correspondence has been referred to me for response.

The stairs to the beach at 29th Street were decommissioned in 2013. Prior to the decommissioning, the District investigated the reinstatement of the stairs and engaged a Geotechnical Engineer to assess the slope that the stairs were situated on. However, through this investigation it was determined that the slope was too unstable to safely construct a set of stairs or have people access the beach in this location. In addition, the toe of the slope was being eroded by wave action and required reinforcement with an engineered rip-rap wall that prohibited safe access to the foreshore.

We appreciate your desire to reinstate the stairs, however, at this stage the District is not considering the reinstatement due to geotechnical and coastal erosion issues. The beach can be accessed one block east at 28th Street and one block west at Altamont Park.

If you have any questions, please don't hesitate to contact me at 604-925-7143 or at iharas@westvancouver.ca.

Regards,

s. 22(1)

Ian Haras
Parks Planning & Development Manager

/lw

V171

s. 22(1)

West Vancouver, B.C.

s. 22(1)

August 31, 2021

To the Municipality of West Vancouver:

Gentlemen/Mesdames:

Re: safe beach access

I have lived in Altamont since s.22(1). I used to walk down to the beach at the foot of 29th with my dog. Since s.22(1) I have not enjoyed that area until recently when I returned to the space now with benches, but without the wooden staircase to the beach. Some people had made a trail to serve the disappeared stairs, but it is fenced off and really dangerous.

As I regretted the loss of safe beach access, s. 22(1), and would not attempt the "trail", I initiated a petition to the municipality to see if other people would also like a safe staircase to the beach at the foot of 29th. I started it in May, and to date have 109 signatures. (Petition is appended) The most interesting information I gleaned from the addresses was that people from many locations come to enjoy West Van.'s treasured beaches. (I even talked to three men visiting from Poland (!) who asked if they had to be Canadian citizens to sign...I, of course, said "no" and they signed).

Please consider our petition, and replace the stairs.

Yours truly,

s. 22(1)

A petition to the Municipality of West Vancouver:

We, the undersigned, do request that the former staircase leading from the bottom of 29th to the beach be replaced. The present steep ungraded trail made by residents leading to the beach is dangerous and unsightly, and even though fenced off, is still used on a regular basis and will lead to a serious accident.

Name

Address

Phone number

s. 22(1)

Petition with 113 names

A petition to the Municipality of West Vancouver:

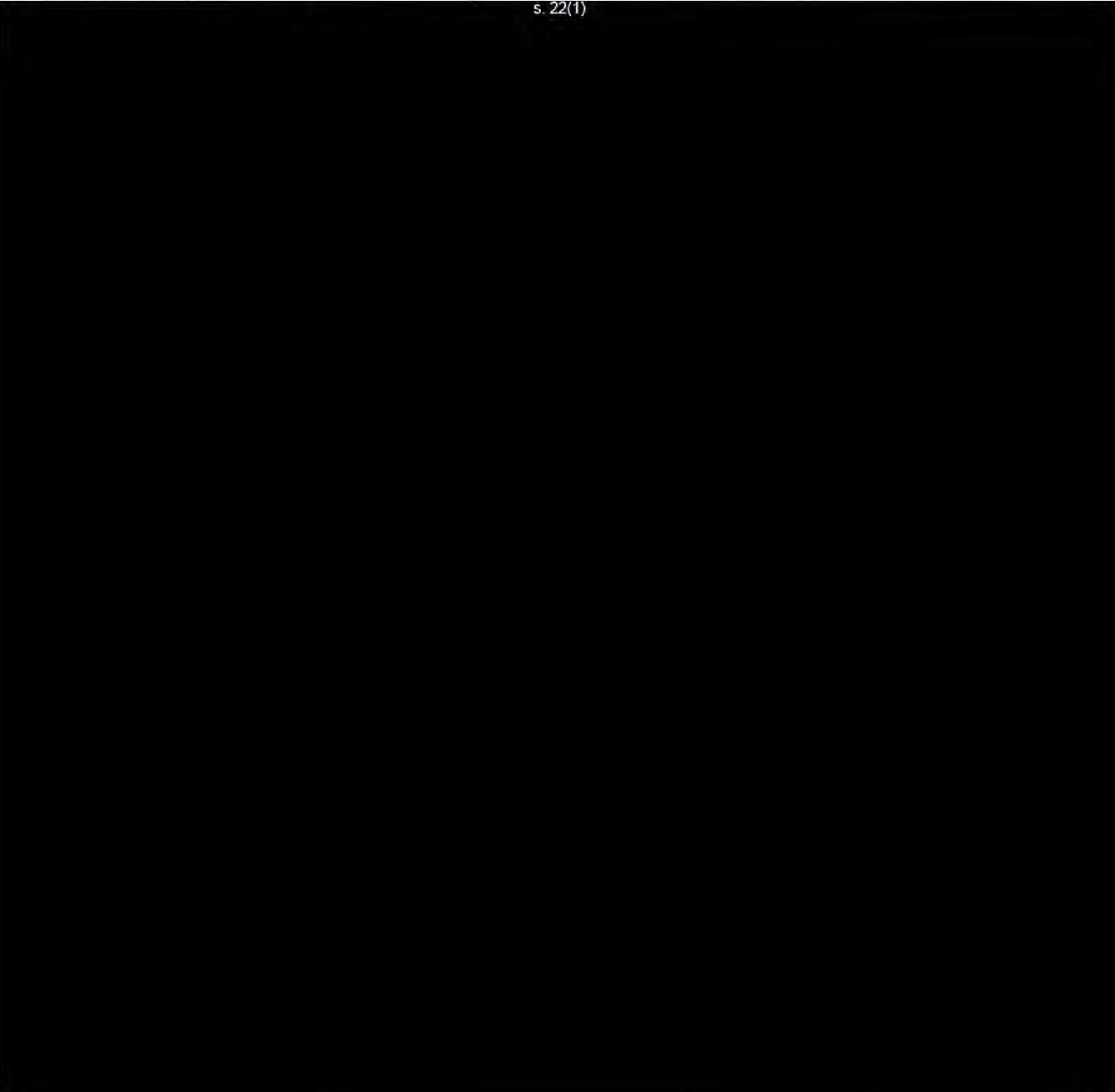
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Phone number

s. 22(1)



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s. 22(1)



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Address

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s. 22(1)



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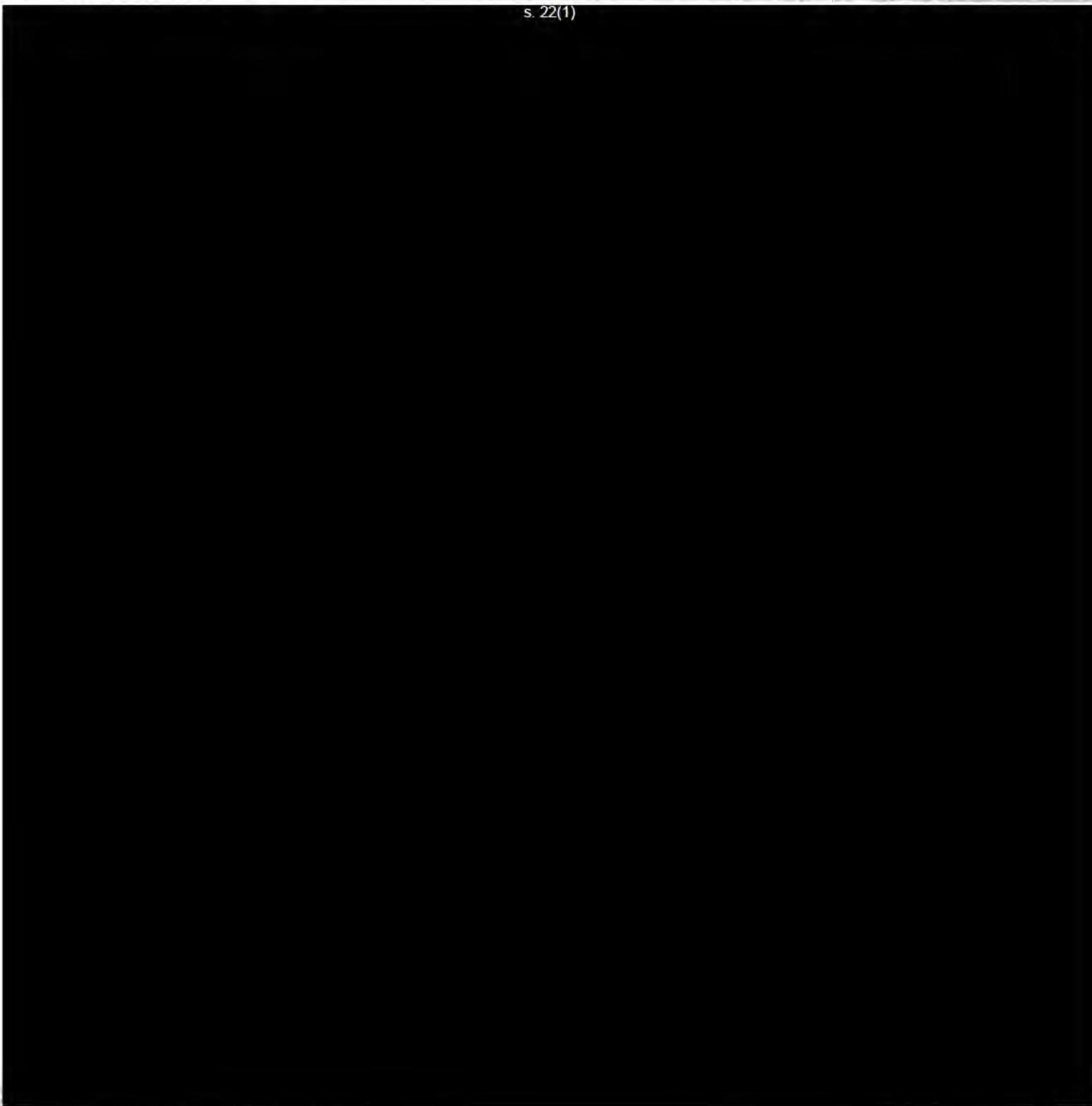
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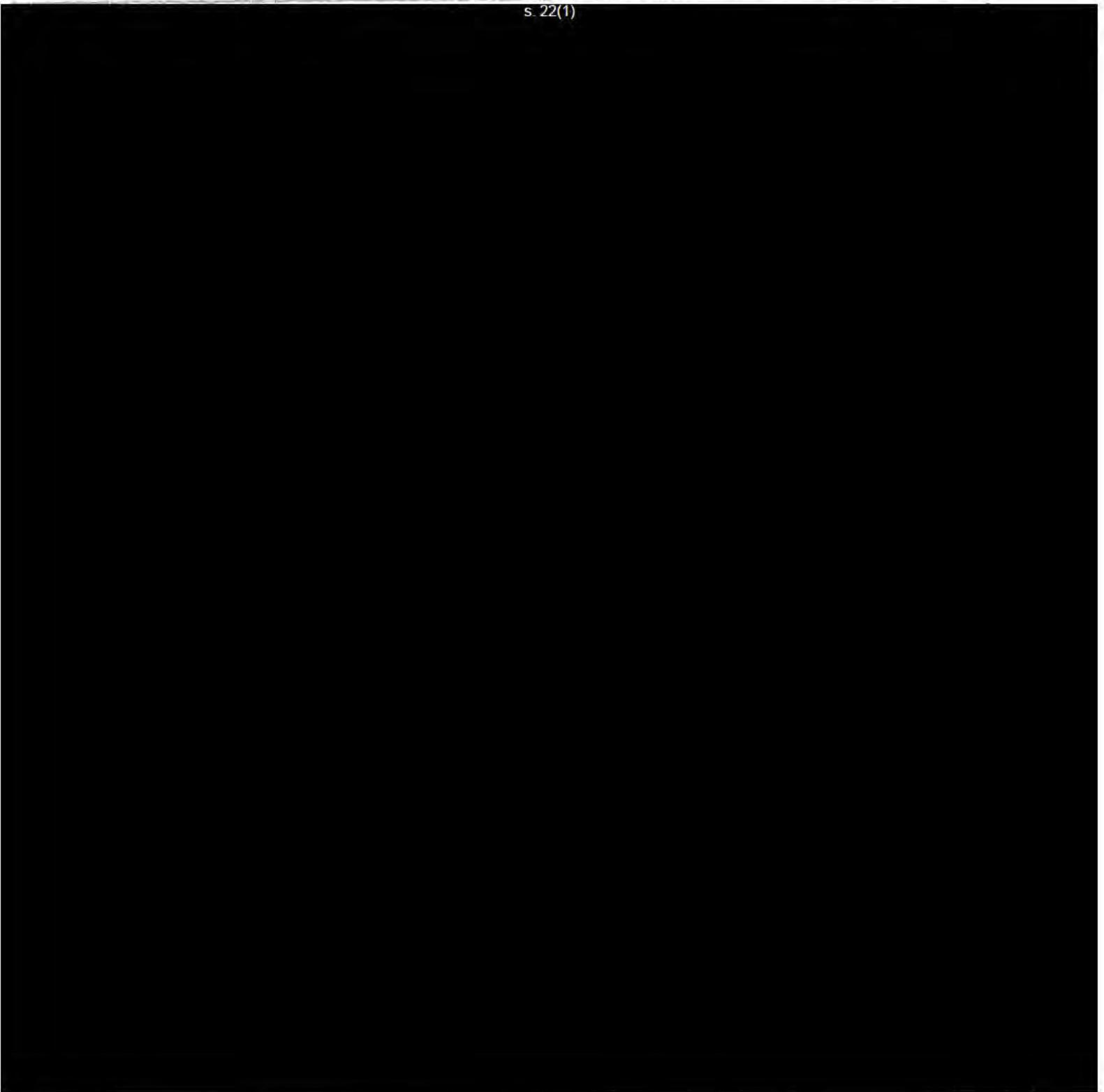
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Address
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