

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

LOWER CAULFEILD ADVISORY COMMITTEE MEETING AGENDA

TUESDAY, NOVEMBER 29, 2022

4:30 PM VIA ELECTRONIC COMMUNICATION FACILITIES

(Members of the public may hear, or watch and hear, the meeting by attending the Raven Room in the Municipal Hall, or via electronic communication facilities through the link provided on the Committee's webpage)

Note: Council Committee meetings are conducted in accordance with Council Committee Procedure Bylaw No. 5020, 2019 (as amended), subject to the discretion of the Chair.

CALL TO ORDER

1. Call to Order

Note: Staff will confirm that the meeting is being conducted via electronic communication facilities, pursuant to Council Committee Procedure Bylaw No. 5020, 2019 (as amended).

2. Election of Chair for 2022

RECOMMENDATION:

THAT [Name] be elected as Chair of the Lower Caulfeild Advisory Committee for 2022.

RECOMMENDATION:

THAT [Name] be elected as Acting Chair of the Lower Caulfeild Advisory Committee for 2022.

3. Committee Meeting Schedule for 2022

There are no additional meetings scheduled for 2022.

4. Annual Committee Evaluation

RECOMMENDATION:

THAT the report regarding Annual Committee Evaluation be received for information.

APPROVAL OF AGENDA

5. Approval of Committee Meeting Agenda

RECOMMENDATION:

THAT the November 29, 2022 Lower Caulfeild Advisory Committee meeting agenda be approved as circulated.

ADOPTION OF MINUTES

6. Adoption of Committee Meeting Minutes

RECOMMENDATION:

THAT the October 19, 2021 Lower Caulfeild Advisory Committee meeting minutes be adopted as circulated.

REPORTS / ITEMS

7. 4648 Piccadilly South (Proposed Driveway Security Gate)

RECOMMENDATION:

THAT the Lower Caulfeild Advisory Committee support the application at 4648 Piccadilly South regarding a proposed driveway security gate as outlined in the report from the Senior Community Planner dated November 10, 2022.

OR

RECOMMENDATION:

THAT the Lower Caulfeild Advisory Committee require resubmission of the application at 4648 Piccadilly South regarding a proposed driveway security gate as outlined in the report from the Senior Community Planner dated November 10, 2022 to address the following concerns...

OR

RECOMMENDATION:

THAT the Lower Caulfeild Advisory Committee do not support the application at 4648 Piccadilly South regarding a proposed driveway security gate as outlined in the report from the Senior Community Planner dated November 10, 2022.

8. Annual Committee Recruitment

RECOMMENDATION:

THAT the discussion regarding Annual Committee Recruitment be received for information.

9. Annual Work Plan

RECOMMENDATION:

THAT the discussion regarding Annual Work Plan be received for information and forwarded to Council for consideration.

PUBLIC QUESTIONS

10. Public Questions

NEXT MEETING

11. Next Meeting

RECOMMENDATION:

THAT

1. the next Lower Caulfeild Advisory Committee meeting be scheduled for January 31, 2023 at 4:30 p.m. via electronic communication facilities;
2. the Raven Room in the Municipal Hall be designated as the place where the public may attend to hear, or watch and hear, the Lower Caulfeild Advisory Committee meeting proceedings; and
3. a staff member be in attendance at the Raven Room in the Municipal Hall for the meeting.

ADJOURNMENT

12. Adjournment of Committee Meeting

RECOMMENDATION:

THAT the November 29, 2022 Lower Caulfeild Advisory Committee meeting be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
LOWER CAULFEILD ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
TUESDAY, OCTOBER 19, 2021**

Committee Members: B. Helliwell (Chair), R. Amenyobe, P. Hundal, J. Mahoney, S. Nicholls; and Councillor Lambur attended the meeting via electronic communication facilities.

Staff: Erik Wilhelm, Senior Community Planner (Staff Liaison) and Naomi Allard, Administrative Assistant (Acting Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:05 p.m.

It was Moved and Seconded:

THAT

1. all remaining Lower Caulfeild Advisory Committee meetings for 2021 be held via electronic communication facilities only;
2. the Municipal Hall Atrium be designated as the place where the public may attend to hear, or watch and hear, the Lower Caulfeild Advisory Committee meeting proceedings; and
3. a staff member be in attendance at the Municipal Hall Atrium for each of the scheduled meetings.

CARRIED

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 19, 2021 Lower Caulfeild Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the April 22, 2021 Lower Caulfeild Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. 4699 Piccadilly South – Proposed Cedar Tree Removal (File No. 21-134)

E. Wilhelm (Senior Community Planner) outlined the proposed application:

- Application is for a Heritage Alteration Permit.
- Subject tree located on Eastern edge of Lower Caulfeild Heritage Conservation Area.
- Any larger scale developments that would require a Heritage Alteration Permit are required to be reviewed by District Staff as well as the Lower Caulfeild Advisory Committee.
- The unconventionally shaped lot is sandwiched between Marine Drive and Piccadilly South.
- According to District records the original single-family dwelling was constructed in 1924. The single-family dwelling is situated on the western portion of the lot with a centrally located garage built in approximately 1963.
- A Heritage Alteration Permit was approved by the District in February of 1999 to allow for a significant renovation of the single-family dwelling.
- Significant number of large trees on property; extensive landscaping to the south of the single-family dwelling.
- Applicant proposes the removal of one large Cedar Tree that is located in the front yard.
- District arborist reports have confirmed the tree roots to be growing into the sidewalk and under the garage causing impediment to the walkway and damage to private property.
- The subject Cedar Tree is 80 cm in diameter (measured at breast height);
- Heritage Alteration Permit process requires a preliminary review of the proposal along with a public consultation meeting; for this specific application the preliminary public consultation meeting was waived by the Director of Planning therefore, the applicant must provide a formal application for a Heritage Alteration Permit which would then be reviewed by the Lower Caulfeild Advisory Committee and District Staff.
- Staff Supports removal of the Cedar Tree primarily because the site has a substantial amount of coniferous trees on the north side of the site as well as landscaping to the south of the site, the trees roots are impeding the walkway and the trees removal is compliant with the Heritage Advisory Guidelines.

Applicant Presentation: T. and A. Joyce outline their situation:

- We forwarded a letter of rational to Committee Members outlining our reasoning for wanting to remove this tree.
- We moved here in 2007 and felt privileged to be part of the Caulfeild Community.
- It has become hard to walk between this tree and our garage due to the size the tree has grown to.
- Two of our adult children have Muscular Dystrophy and we have a grandchild on way so we need entrance way with a ramp to accommodate wheel chairs and a stroller.

- It is imperative that a ramp is accessed through the rear of the property (main access to house) as there are a number of steps at the front entrance and a steep bank that would make the construction of a ramp challenging.
- Due to the above, we are asking permission to remove the subject tree.
- The Arborist has recommended the trees removal due to it outgrowing it's space and the features surrounding it.
- Property also contains 15 large cedars and we have planted 7 new trees over the last ten years, adding more trees to property than proposing taking down.

Comments/Questions from the Committee:

- Everything seems clear to me therefore I do not have any questions.
- I visited the site today and I have no issues with the removal of this tree.
- Is there an alternative for a ramp-way access to the house? *In our opinion no as the garage faces the door and the entrance has 15 large steps; only option is the lot line on Marine Drive which has a steep embankment. I do not see any other ramp access to property.*
- Are you planning on planting more tree in addition to the ones you have planted? *Certainly not in the same location; property is well treed in back; front has pond and extensive gardening already planted so I don't think we can plant another tree on the west side; In southwest corner of lot is a massive beach tree that creates a huge canopy over western portion of lot so I don't think there is room along here; Maple have been planted to provide some privacy.*
- I support removal based on Arborist reports provided.
- I have concerns as we are here to protect the character of the area; I have lived on the North Shore my whole life and the tree streetscapes are an important aspect of this area. The Cedar Trees really portray the character of the Caulfeild Neighbourhood. When I look at Dogwood Lane today, it appears the character has changed due to the loss of trees in the front yards. Building within the trees could provide an alternative to their removal. This issue is happening one tree at a time therefore, I am opposed to the removal of this tree as already too much damage (tree removal) has been done in this area.
- Could the sidewalk be expanded to go around the roots of the tree? *Yes, it could be expanded into the driveway but it would impose on the garden and the driveway/boulevard. We would have to re-landscape full front yard driveway area. Suggest a Landscape Architect look at this area and what can be done as an alternative to removing the tree.*
- *There is also a large transformer in the area and due to hazards of tree falling on the pole, this poses a hazard to hydro.*
- *In response to neighbourhood character and loss of trees, previous proposals were passed by Committees which resulted in loss of trees in area. We understand protection of trees however, this one tree is creating a problem. We are looking at reusing wood so that it is used and not disposed of.*
- How did previous tree removal in area receive approval from The District? *I was not with the District at the time, but they would have been looked at by the Committee and approved by Director of Planning at the time. Due to ambiguity in Heritage Advisory, the tree Bylaw can be applicable and holds much more stringent guidelines in terms of tree removal and granting approval.*

It was Moved and Seconded:

THAT the Lower Caulfeild Advisory Committee support the application at 4699 Piccadilly South to allow removal of a cedar tree as outlined in the report from the Senior Community Planner dated October 14, 2021.

CARRIED

P. Hundal voted in the negative

PUBLIC QUESTIONS

5. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

6. NEXT MEETING

Staff confirmed that the next Lower Caulfeild Advisory Committee meeting is scheduled for January 18, 2022 at 4 p.m.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the October 19, 2021 Lower Caulfeild Advisory Committee meeting be adjourned.

CARRIED

The meeting was adjourned at 4:40 p.m.

Certified Correct:

Chair

Staff Liaison