

## **COUNCIL CORRESPONDENCE UPDATE TO DECEMBER 6, 2023 (8:30 a.m.)**

### **Correspondence**

- (1) November 29, 2023, regarding “Eagle Harbour bridge =+”**
- (2) 5 submissions, November 29 and December 4, 2023, regarding Provincial Housing Mandates**
- (3) 5 submissions, November 29 – December 5, 2023, regarding Protection of Rental Buildings in Ambleside**
- (4) November 30, 2023, regarding “Christmas Tree at Millennium Park”**
- (5) G. McInnis, November 30, 2023, regarding “Spending =+”**
- (6) November 30, 2023, regarding “Water Supply =+”**
- (7) Ambleside Dundarave Business Improvement Association, November 30, 2023, regarding “ADBIA Newsletter”**
- (8) West Vancouver Chamber of Commerce, November 30, 2023, regarding Upcoming Events**
- (9) December 3, 2023, regarding “Restricted occupancies on Marine Drive, Bellevue Avenue, and Clyde Avenue, in the 1300 to 1800 blocks of those streets.”**
- (10) December 3, 2023, regarding “Police ? Where are they ?”**
- (11) December 3, 2023, regarding “Christmas tree lights on tree at 13th and Marine”**
- (12) December 4, 2023, regarding Traffic Calming on 13th Street**
- (13) Committee and Board Meeting Minutes – Design Review Committee meeting October 19, 2023; Heritage Advisory Committee meeting October 25, 2023; and Art Museum Advisory Committee meeting November 7, 2023**

### **Correspondence from Other Governments and Government Agencies**

- (14) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), November 30, 2023, regarding “November 2023 MP Newsletter”**

### **Responses to Correspondence**

- (15) West Vancouver Police Department Inspector, December 6, 2023, response regarding “Police ? Where are they ?”**

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, November 29, 2023 4:03 PM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** Eagle Harbour bridge =+

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

29 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**Eagle Harbour bridge**

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

As you know the little wooden bridge by Eagle Harbour beach was declared unsafe in June 2023. I recently read your update that the new bridge might be ready in January 2024, if I understand it correctly. I wonder why this has taken over 6 months to complete. And I wonder what the cost to taxpayers will be? This bridge is a pedestrian bridge and did not need to be made to stand hurricanes, earthquakes or other disasters. The new Municipal Manager Scott Findlay was said to be a man who makes things happen. Why has this not happened faster?  
How come you just now have received engineering drawings and have to buy some new equipment to build this bridge?  
We have a very nice bridge over Nelson Creek at the Seaview walk. This was built much faster, even though it is so much larger.  
Are your standards too high? Are you taking this much time because you don't have the knowledge to build a bridge like this? In such a case, why don't you get a contractor to do it?  
This bridge has been extremely important to people especially on Keith Road and you have dragged your feet. It is very disappointing, especially when Council stated that this was a priority? So when is the absolute deadline and what is the cost?

Thank you.

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

**From:** John Cave [REDACTED] s. 22(1)  
**Sent:** Wednesday, November 29, 2023 4:46 PM  
**To:** john@takeoffnow.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** High density in West Vancouver is a no no when I cannot get over any bridge at 3PM daily. =+

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**John Cave**  
**5530 Marine Drive**  
**West Vancouver**  
**V7W 2R5**

29 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**High density in West Vancouver is a no no when I cannot get over any bridge at 3PM daily.**

My name is John Cave and I am a resident of West Vancouver.

The time has come to send a message to this out of control New Dummy Party. They have had a period of time to think about a housing problem. I have lived in West Vancouver since a youth. Opened Westcot Elementary and Sentinel. I do not want to see the North Shore ruined by communist inspired over development. We choose to live on the North Shore for our parks and mountains.

Who is going to be taxed for all the amenities that would be required to service the hordes. Police trying to calm the fears of the citizens as the ghetto slowly builds in our neighbourhood. Community Centres overrun by the new masses.

Councillors and Mayor have to step forward to voice their opposition to this gang of nutty thugs in Victoria. The North Shore needs to make sure that all NDP members are defeated on the North Shore. Throw this gang out of office to protect our futures.

Please **do not redact** my name or my home address or my email address.

Thank you.

John Cave  
john@takeoffnow.com

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**From:** don sheldon [REDACTED] s. 22(1)  
**Sent:** Wednesday, November 29, 2023 5:07 PM  
**To:** drs@dsm.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** new province rezoning rules =+

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**don sheldon**  
**701-1930 bellevue avenue**  
**west vancouver**  
**v7v1b5**

29 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**new province rezoning rules**

My name is don sheldon and I am a resident of West Vancouver.

this NDP move has to be stopped. MIMBY is not the reason for stalling development. local government allows for neighborhoods to be created. not big high rise communities. the lougheed mall is an example of development gone wild. no chance to force developers to creat family spaces instead of little boxes. please stop this legislation !! don sheldon

Please **do not redact** my name or my home address or my email address.

Thank you.

don sheldon  
drs@dsm.ca

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**From:** Beverley Barnwell Newton [REDACTED] s. 22(1)  
**Sent:** Wednesday, November 29, 2023 7:28 PM  
**To:** lecharmarey@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** Development = +

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**Beverley Barnwell Newton**  
**4297 Morgan Crescent**  
**West Vancouver**  
**V7V 2P1**

29 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**Development**

My name is Beverley Barnwell Newton and I am a resident of West Vancouver.

Fight provincial development law.

Please **do not redact** my name or my home address or my email address.

Thank you.

Beverley Barnwell Newton  
lecharmarey@gmail.com

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, November 29, 2023 8:50 PM  
**To:** [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** High density zoning on transit Corridors = +

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[REDACTED] s. 22(1)

**West Vancouver, BC**

[REDACTED] s. 22(1)

29 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**High density zoning on transit Corridors**

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

I am very much against high density zoning and possible removal of trees or parks in order to create more housing. I think it rather ridiculous to push for low income housing in West Vancouver, which is one of the most expensive places on the planet. Lower income housing for seniors who've paid their debt in building our area..? that I can agree with. But we do not need more people migrating into West Vancouver. I think there should be a cap on the population here, as it's a classy family and senior related retirement area that is very safe. Any lower income housing affordability for families should be designated in areas of Vancouver that are already less expensive to move into or further out, as in Burnaby, or east Vancouver etc. The infrastructure here, as it stands works well, let's not ruin it. Our downtown area already looks like Hong Kong and part of West Vancouver's charm is it's smaller, lower rise buildings and parcels of land. This is not a business area that needs high populations. This is a small community that is incredibly enjoyable and very special. So... a big NO on this inappropriate proposal!

Thank you.

[REDACTED] s. 22(1)

**From:** Stephanie La Porta [REDACTED] s. 22(1)  
**Sent:** Monday, December 4, 2023 11:36 AM  
**To:** stephanie@eagleisland.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** Densification Laws Forced on West Van Residents? = +

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**Stephanie La Porta**  
**5826 Eagle Island, West Vancouver, BC**  
**V7W 1V5**

04 Dec 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**Densification Laws Forced on West Van Residents?**

My name is Stephanie La Porta and I am a resident of West Vancouver.

We have wanted to subdivide our property for the last several years and were always stopped by neighbours who seemed to have more rights than we, the property owners. Now we understand the government is planning on FORCING major densification laws on every homeowner to densify properties. This of course is communism at its finest. WE DO NOT CONSENT. Decisions to densify should be up to the homeowners and not neighbours or government

If Mayor and Council don't fight these impending Laws, we and all of our collective property values will suffer and the beauty that first brought us all to West Vancouver, will be gone forever.

Please **do not redact** my name or my home address or my email address.

Thank you.

Stephanie La Porta  
stephanie@eagleisland.ca

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**From:** s. 22(1)  
**Sent:** Thursday, November 30, 2023 9:40 PM  
**To:** s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** NEW RENTAL REZONING PROJECT = +

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s. 22(1)

**West Vancouver**

s. 22(1)

01 Dec 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**NEW RENTAL REZONING PROJECT**

My name is s. 22(1) and I am a resident of West Vancouver.

I wholeheartedly support the new rental zoning proposal for West Vancouver. Let's invest in the future of Ambleside!

Thank you.

s. 22(1)



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**From:** Roy Gordon [REDACTED] s. 22(1)  
**Sent:** Wednesday, November 29, 2023 4:17 PM  
**To:** roygord@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** Re zoning of West Van =+

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**Roy Gordon**  
**2659 Mathers Avenue**  
**V7V 2J3**

29 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**Re zoning of West Van**

My name is Roy Gordon and I am a resident of West Vancouver.

Dear Members of Council,

I respectfully request you reconsider the re zoning of West Vancouver.

I further request that in view of the significant impact the new zoning measures will have on the quality of life in the city that a referendum be held among all residents of West Vancouver.

Thank you.

Please **do not redact** my name or my home address or my email address.

Thank you.

Roy Gordon  
roygord@gmail.com

**From:** s. 22(1)  
**Sent:** Tuesday, December 5, 2023 11:43 AM  
**To:** correspondence  
**Subject:** Feedback on recent rental zone decision

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I was extremely surprised and very disappointed in your decision to reject staff's proposal to protect rental stock in Ambleside. I have attended all the LAP related sessions, and relevant council meetings virtually, so I feel I understand the perspectives. I believe your staff has a balanced view of serving the community that exists and paving the way for future growth. However I don't think you are listening or considering the implications of this decision.

The fact that you want to consult more owners (which were able to give input at the public hearing) but not ask for more input from the community speaks volumes. Maybe you think owners weren't aware of the proposed changes. You might be right but I can tell you most people in the community including those directly impacted were not either. So if you're open to further discussion from one group you should be compelled to do the same for the residents and voters of the community you are supposed to be serving.

It seems from all the maps staff has put forward there is plenty of development to come. It will be disruptive and there will always be happy and unhappy constituents, but it feels like change is inevitable.

I want to live in a community that allows for the kids of the current residents to be able to live close to their aging parents. I want to see people who work on the north shore live on the north shore. I wish we had more younger families with kids going to the schools here and not have to supplement it with other districts that further clog up our roads during the school year. I hate the idea of people in those buildings having fixed incomes and living out their last years worrying about where they will live and how they will afford it. And almost as bad, people who want to downsize should not have to sell their home and use the equity to buy something else, versus rent in their community and enjoy their money.

The Ambleside plan conceives of more seniors housing and infill to many properties, which makes sense. The Kiwanis Gordon project is a great idea (noting it was started well before this council was formed but I have no doubt the province and municipal officials will want to get credit for getting it done).

What is the plan if even half these rental units become strata developments? Just add 800 to the 1400+ units the province is asking for? The point is you should care about live-ability and affordability and take a hard look at the income stats in the community plan document. You can still achieve higher taxes through all the other development, and create a vibrant inclusive community at the same time that isn't just for the rich.

Please rethink this and work harder to maintain and grow rental stock including affordable rental stock in West Vancouver.

I know that my votes next election will have to change if this council doesn't.

Thanks for your consideration.

s. 22(1)

WV

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Tuesday, December 5, 2023 12:50 PM  
**To:** correspondence  
**Subject:** Feedback on rental stock decision

**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.

I am a s.22(1) old Ambleside homeowner and resident of the North Shore all of my life. I was appalled when I saw your decision not to take a stand to protect the 30 rental only buildings in Ambleside. It seemed like a no-brainer to want to maintain rental stock in these times. You surely can get ample tax revenue from other sites that are in the plan your own staff has diligently put forward?

Why wouldn't you protect the stock with a default position of rental only and put forth guidelines for owners to apply for exceptions? For example if a site were to be replaced, at minimum the same # of units remain rental, PLUS some % of below market rentals, PLUS a few floors added for strata.

I can just imagine the sob story of the owners who already have healthy profits embedded in these properties. The slum lord argument put forward by some Members of council is a reach, we are better than that and many of these buildings are concrete, so hardly end of life, they may just need a new life.

While on the topic of the council doing the right thing, know that many of us will be watching for sound decisions to be made regarding the district owned land. PLEASE consider partnering with not for profits or similar to create affordable housing and avoid your deal making to grab profits.

s. 22(1)

, West Van

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, December 5, 2023 7:04 PM  
**To:** correspondence  
**Subject:** Protecting Rental Buildings

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Hello Council

How dare you not protect the lower income residents of West Vancouver.

How dare you not consider those less fortunate, on limited incomes, who still contribute to the very fibre of West Vancouver.

Are these your family members?, the elderly? the challenged? and those who work minimum wages jobs so you can eat, get your coffee and meals served?

And to learn that this was pushed through not with a conscience to do the right thing but to only be about profit and lining your own pockets is appalling and unconscionable.

Profits above people, vulnerable people...it's dumbfounding.

My vote and the votes of my community and everyone spreading the word of what has transpired within council will tell you what the right thing was to do.

Check yourselves

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, November 30, 2023 12:41 PM  
**To:** Linda Watt; Mark Sager; Nora Gambioli; Sharon Thompson; Christine Cassidy; correspondence; Scott Snider  
**Subject:** Christmas Tree at Millennium Park

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Hello Mayor and Council,

I wanted to thank you for the beautiful and festive tree at Millennium park. It is gorgeous, festive, up lifting, and greatly appreciated.

Thank you,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Sent from my iPhone

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**From:** Grant McInnis [REDACTED] s. 22(1)  
**Sent:** Thursday, November 30, 2023 4:26 PM  
**To:** gmcinnis@murrin.ca; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** Spending =+

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**Grant McInnis**  
**5787 Cranley Dr.**  
**West Vancouver**  
**V7W 1T1**

30 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**Spending**

My name is Grant McInnis and I am a resident of West Vancouver.

I am semi retired long term resident of West Van. I go to Caulfeild shopping centre probably twice a day. Every single time there is a west vancouver municipal vehicle or more parked at the shopping centre including dump trucks. Does this explain why West Van is known as the most poorly managed municipality in the greater vancouver regional district. Do any of our elected officials care how our taxes are spent?

Please **do not redact** my name or my home address or my email address.

Thank you.

Grant McInnis  
gmcinnis@murrin.ca

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, November 30, 2023 11:25 AM  
**To:** [REDACTED] s.22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence  
**Subject:** Water Supply = +

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[REDACTED] s. 22(1)

**West Vancouver**

[REDACTED] s. 22(1)

30 Nov 2023

Dear Mayor Sager and Councillors  
District of West Vancouver

**Water Supply**

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This past year we experienced a drought.

How much water did we use?

How much water will we need for our densified community with more showers, toilets, kitchens, and washing machines?

What will our source of water be when we remove our Trees, the rainmakers?

Thank you.

[REDACTED] s. 22(1)



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**From:** Ambleside Dundarave BIA <info@ADBIA.ca>  
**Sent:** Thursday, November 30, 2023 11:35 AM  
**To:** correspondence  
**Cc:** Pascal Cuk  
**Subject:** ADBIA Newsletter  
**Attachments:** December newsletter (1).pdf

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Please find the ADBIA Community Newsletter attached.

Thank you,

Maureen

**Maureen O'Brien**  
*Executive Director, ADBIA*

604-210-3500  
info@adbia.ca

*"It Takes a Village to Make a Village"*

**Ambleside  
& Dundarave**  
BUSINESS IMPROVEMENT ASSOCIATION

## December 2023 Newsletter

### ADBIA Christmas Tree

As an acknowledgement of appreciation for supporting local all year long, we have installed a 30' Christmas tree with over 10,000 lights to brighten up Millennium Park over the holidays. Thank you for shopping and supporting local!

Located at the base of our commercial area in Ambleside, the tree is a welcome beacon to those walking the Centennial Seawalk, shopping on Bellevue, driving down 15th and even crossing Lions Gate Bridge.

Please continue to support our local shops and restaurants over the Christmas season and consider shopping and dining local. We need the support of our residents and visitors to create a vibrant and thriving commercial destination.



### December Events

All month long we will be encouraging shopping local via our social media platforms. We will feature different businesses and have several contests.

#### **Saturday December 2nd: Shopping on Bellevue 2pm - 5pm**

The ADBIA welcomes strolling carollers singing Christmas songs, as well as a jazz trio playing holiday favourites. Many stores will offer specials, sales, free gift wrapping, giveaways and refreshments. We encourage visitors to visit the Ambleside Grosvenor Galleria and amble along Bellevue to enjoy the Christmas lights and window decor.

**Tuesday December 5th: Pop Up at Formula Fig 6:30pm - 8pm**

An evening of shopping and socializing as [Formula Fig](#) welcomes [Drifter The Brand](#), showcasing bespoke gift boxes featuring their most sought-after selections. Discover unique items from around the world, carefully curated to make your holiday season unforgettable. [Save your spot here.](#)

### **Saturday, December 9th: Carolling in Dundarave noon - 2pm**

This afternoon encourages families to bring the kids out for an afternoon of carollers singing Christmas songs they can sing along with and sales/specials from some of the shops and restaurants. Grab a hot chocolate and a holiday treat and head down to visit the beautifully decorated trees at Dundarave Beach in the Forest of Miracles.

### **Saturday, December 16th: Toy Drive, 10am - 2pm**

Stop by West Coast Dream Machines at 1519 Clyde Avenue for their first annual Toy Drive for BC Children's Hospital. Bring a new unwrapped toy to donate and, as a special treat, [Savary Island Pie](#) will provide food and hot beverages to guests.

*Be sure to follow us on Instagram, Facebook and Twitter at @adbiawv for more details on these events as well as random giveaways and holiday gift ideas throughout the month of December.*

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## **[ADBIA News](#)**

### **Sidewalk Repairs**

We are pleased to be able to move ahead with sidewalk repairs in some of the high pedestrian areas of Ambleside. Many of our sidewalks have been lifted by tree roots or have suffered damage due to floods and weather. In order to make them a bit safer for visitors to our commercial area, the ADBIA has commissioned SafeSidewalks Canada to make some repairs. Their unique equipment allows them to "shave" the tripping area and still maintain the integrity of the concrete.



### **Accessible Ramp**

The installation of the boardwalk in Dundarave has been a long process and we are still doing some final tweaks but we are pleased to have the accessible ramp installed. It is located at the end of the boardwalk, near The Bakehouse. New signage for accessible parking is being installed so please be aware next time you are

visiting Dundarave.

### **Comings and Goings**

We welcome some new businesses to our community!

- [Cafe C'est si bon](#) has opened up 1425 Marine Drive. Tucked in Village

Square and closer to Clyde, you will find this cute Parisian themed patisserie serving a selection of classic French pastries such as Financiers, Madeleines, Canneles and Chouquettes.

- Sticking with the French theme, there is a new bistro prepping to open at 1479 Clyde Avenue. Previously the home of [Ba Fan Yang](#), this yet to be named restaurant is under renovation. Keep an eye out in our next newsletter for more news on this culinary spot!
- [Chillax Kitchen & Bar](#), formerly Encore Cafe, is offering a new menu and longer hours. Located at 281 17th Street, follow them on Instagram to hear about upcoming events and live music.

With new locations we sadly say good-bye to others.

- [Rose Persian Cuisine](#), a neighbourhood favourite, has closed their doors at 1746 Marine Drive.
- [Kiss and Make-Up](#), an iconic West Van shop, will be leaving Ambleside at the end of January. Not to worry, they will still be offering many of their great products online so be sure to bookmark their website.
- Dundarave will see lots of change in the coming months with [The Latest Scoop](#), [The Knit & Stitch Shoppe](#) and [Z Hair and Spa](#) scheduled to leave at the end of December. These businesses have been a part of our Dundarave community for years and will be missed. Hopefully they will find a home back in the new development when it is complete. In the meantime, they are all still looking for space and would love to be able to stay in West Vancouver so let's hope they can find some retail space in our community!

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## Member Profiles



THE LATEST  
SCOOP

[The Latest Scoop](#) is a lifestyle concept store offering a curated selection of pretty things for you and your home. From fashion and home décor, to accessories and furniture, you'll also find stationery, giftware and much more.



[Simpson Home Hardware](#) has been serving West Vancouver for over 50 years. It's your one-stop shop for quality service and products.

From cleaning products, small appliances, garbage bags,

Scoop, as it is affectionally called, is your friendly neighbourhood shop - stop in and get lost in the treasures you will find!

paint and stain, tools, camping supplies, automotive products, light bulbs and lots more. Experience a hardware store from the good old times with all kinds of knickknacks.



At [Igloo Baby](#), you'll find a rich world of high-quality children's fashion with élite collection lines for babies and children from 0-14. Their stylish clothing lines outfit kids so they are as artistic and creative as their parents.

Whether you're after traditional wear, functional casual clothing, sportswear or luxury gifts, you can pick up chic yet practical pieces both your little ones will love!



With the rainy winter days ahead, be sure to visit [Tenton Ramen N Tonkatsu](#) to warm up with a steaming bowl of ramen noodles. Lots of seafood, vegetarian and vegan options and a wide assortment of other Japanese dishes.

Known for their deep-fried pork cutlets, they also have a varied and delicious selection of katsu as well as salads, udon, gyozas and donburi.

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Ambleside Dundarave Business Improvement Association  
200 - 1497 Marine Drive, West Vancouver, BC, V7T 1B8  
[www.shopthevillages.ca](http://www.shopthevillages.ca)  
604-210-3500



Ambleside Dundarave Business Improvement Association | 200 - 1497 Marine Drive, West Vancouver, V7T 1B8 Canada

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**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Thursday, November 30, 2023 5:47 PM  
**To:** correspondence  
**Subject:** REMINDER: 🎟 Annual Holiday Gathering - Dec 6th

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**Chamber**  
Of Commerce



*Serving the Communities  
Of West Vancouver And Bowen Island*

West Vancouver Chamber of Commerce

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**REMINDER: Wednesday, December 6th - Get Your Tickets!**



**WEDNESDAY, DECEMBER 6TH**

THE LANDING AT THE BEACH HOUSE

5:30PM - 9PM

Our annual Holiday celebration is a popular social event and opportunity for local business and community leaders to mix and mingle.

We hope you can join us!

If you have a business on the North Shore and would like to donate an item to our silent or live auction, please contact Stephanie at [info@westvanchamber.com](mailto:info@westvanchamber.com).

*Presenting Sponsor:*

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**\* Ticket includes appetizers and wine, beer, or cocktail \***

**\* Cash bar \***

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## **DUNDRAVE CHRISTMAS FAIR**

**Saturday Dec 2nd - Noon to Dusk**

**Dundarave Beach Park**

**12pm - West Van Adult Pops Band**

**2pm - Brassskins - Jazz, Funk, Ska**

**3pm - The Delibles**

**4pm - West Van Youth Band and official opening of the Forest of Miracles 2023**

### **FOREST OF MIRACLES 2023**

Over 150 beautifully decorated Christmas trees lining the West Vancouver Waterfront from the Grosvenor Ambleside Galleria to Dundarave Beach. Each tree is decorated by a local family, business, church, school or organization. Open and free and accessible to the public 24/7 from December 2, 2023 to January 7, 2024.

Since 2008 Dundarave Festival of Lights Society has been raising awareness and action toward solving homelessness on our North Shore. Each tree represents a generous donation to the [Lookout Housing & Health Society](#)'s work on the North Shore providing solutions for our most vulnerable. We encourage all viewers to donate as well. Click [HERE](#) to donate and be entered to win prizes from local businesses.



**Join now!**

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**in** LinkedIn

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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, December 3, 2023 12:10 PM  
**To:** Mark Sager; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; correspondence  
**Subject:** Restricted occupancies on Marine Drive, Bellevue Avenue, and Clyde Avenue, in the 1300 to 1800 blocks of those streets.

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Re: In commercial zones AC1, AC2, &c., in the Zoning Bylaw additions to restricted occupancies at street level frontage on Marine Drive, Bellevue Avenue, and Clyde Avenue, in the 1300 to 1800 blocks of those streets, and elsewhere in the District.

Your Worship and Councillors:

Councillor Cassidy has prompted Council to instruct Planning to examine the potential expansion of the list of occupancies (retail services and sale of products) to achieve what she characterises as providers of services and sellers of goods that are "...businesses [that] aren't the kind that encourage people to linger and breathe life into commercial areas." [North Shore News, "West Van wants limits on doctors and dentists, vets and fitness studios in street-level storefronts", Dec. 2nd, 2023, byline: Jane Seyd; retrieved on 2023/12/3 from BLOCKEDnsnews[.]com/local-news/west-van-wants-limits-on-doctors-and-dentists-vets-and-fitness-studios-in-street-level-storefronts-7908136BLOCKED]

The Director of Planning is apparently instructed to undertake a study of the impact/desirability of restricting such business services and goods to 20% of the street front length on the north and south sides of commercial zone blocks fronting Marine Drive, Bellevue Avenue, and Clyde Avenue.

The criterion established by Councillor Cassidy (mover) to restrict the store frontage of businesses that are deemed to undesirable because, in the words of Councilor Cassidy "...aren't the kind that encourage people to linger and breathe life into commercial areas."

It is evident that the Planner will have to objectively examine, first, the attributes of businesses that "encourage people to linger and breathe life into commercial areas[]", and, then, second, whether the list of business services and goods that Councillor Cassidy has deemed to be businesses that do not "encourage people to linger and breathe life into commercial areas[]" do indeed discourage people from lingering and breathing life into commercial areas.

It is not clear that dentists' offices or doctors' offices at street level discourage people from visiting other nearby businesses in the commercial areas that doctors' and dentists' office are located in at street-front retail levels either before or after those people have

attended their appointments. The Planner will have to delve into that in some detail by surveying patients' visits and their subsequent movements in and about the the subject commercial areas.

I, for one, do combine doctors' and dentists' appointments in commerical areas with shopping and occasional purchases from cafes and shops selling hardware, software, groceries, banks, and books and clothing, along with visits to pharmacies and real estate offices as the need arises. If the dentists and doctors are no longer present in a commercial area then I will go where the dentists and doctors are, and I will not visit those other shops which I would otherwise likely visit because I tend to prefer combining trips in order to save travel time and fuel costs or transporation costs during these days of inflated prices.

If the bylaw amendment that restricts certain services provided by private business in commercial areas causes those services to relocate elsewhere in the District or outside the District, then my purchasing power will move from Ambleside commercial area to those other commercial areas in the pursuit of economic efficiency.

The Planner will also need to examine the economics of a business, e.g., selling pastry bakery goods made on site in a retail storefront leasehold at triple-net lease agreement in the Ambleside business area compared to operating the same business activity elsewhere in the District or outside the District. The economics of the business type (service and/or goods retail), depends in part on foot-traffic and in part on parking availability and the duration of parking allowed by traffic signals (parking signs), and other transportation facilities, as well as the type of service or goods offered by the business. The Planner will want to examine how many restaurants, of what type (cuisine, ethnicity, &c.), can be supported in the Ambleside commerical area. And the Planner will be expected to repeat that examination for each of the types of retail operation that Council Cassidy and other councillors prefer as businesses which encourage "...people to linger and breathe life into the Ambleside commercial area."

Furthermore, the Planner will undoubtedly point out to Council that amending a bylaw to restrict occupancies that Council finds offensive either alone or in total within a zone, does not stop existing occupancies from continuing in place even if the property housing the offensive occupancy is sold to new owners or the leasehold is transferred to new operators.

In other words, Councillor Cassidy and others who share her sentiments, are unlikely to see a wholesale turnover of business occupancies simply because the zoning bylaw governing commercial-zoned properties is amended to exclude businesses that "...aren't the kind that encourage people to linger and breathe life into commercial areas."

Top-down fiat-like decisions of Council, like those of the provincial government, are not likely to result in a change in commercial occupancies or residential occupancies in the expected term in office of any one or more councillors in the District, or in other Districts, particularly in those commercial zones where redevelopment opportunities are discouraged by bylaw provisions and by the preferences of current owners for steady reliable revenue streams over speculative investment. The Planner will want to examine that aspect of the question put to the Planner by Council on the motion moved by

Councillor Cassidy, as well.

Sincerely,

s. 22(1)

s. 22(1)

, West Vancouver,

s. 22(1)

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Sunday, December 3, 2023 7:19 PM  
**To:** correspondence  
**Subject:** Police ? Where are they ?

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s. 22(1) we had a thief enter and trash s.22(1) car. She had gone out unlocked the car, put some Christmas items in it, returned to house, 5 mins later returned to the car to go to work and discovered someone had been through the car. s.22(1) our house was broken into and totally trashed with the loss of s. 22(1). What is similar to the two events we were unable to contact the police. They did show up 4 days after the house was broken into and were somewhat sheepish about their response, didn't really help. Today we could have caught the person but alas it seems on weekends the police shop is closed. Yes there's a non emergency number but like today, no one answers it. In reality everyone is on their own, there's no police coverage, likely a couple of cruisers manned for extremes but unlikely a civilian could contact them.

Seems silly I know but what's even sillier is the idea that robbers are unaware that there's no real police services on weekends. In fact I'm sure they wait on every chance to visit West Van on weekends. I think the community should at least be warned that police services are what they are and I'll undertake to do my part in warning the general public. Doubt the council will do anything to change things, even in the face of accelerating crime. It's a total myth there's police protection in West Vancouver.

Regards s. 22(1) WV s. 22(1)

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**From:** s. 22(1)  
**Sent:** Sunday, December 3, 2023 7:00 AM  
**To:** correspondence  
**Subject:** Christmas tree lights on tree at 13th and Marine

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Hi,  
I am not sure who to direct this e-mail to.

Every year we look forward to seeing the large tree at 13th and Marine Drive lighted with Christmas lights.

I am wondering why it is not lighted this year? I hope this is only temporary.

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Monday, December 4, 2023 5:05 PM  
**To:** Shelley Weal; Engineering Department; correspondence  
**Cc:** Mark Sager; Linda Watt; Sharon Thompson; Scott Snider; plambur@wetvancouver.ca; Christine Cassidy; Nora Gambioli; Robert Bartlett; Jenn Moller  
**Subject:** Re: District of West Vancouver Public Enquiry Call # s.22(1) - Traffic Calming on 13th Street  
**Attachments:** 2023 Letter WV Traffic Dec 4 2023.pdf; RE: West Vancouver Traffic Safety - 13th Street, Ambleside .eml

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Please see attached letter and petition to address concerns.

Solution and result oriented.

Respectfully,

s. 22(1)

On Apr 3, 2023, at 10:01 AM, Shelley Weal <[sweal@westvancouver.ca](mailto:sweal@westvancouver.ca)> wrote:

Hello s.22(1)

In 2022, the District of West Vancouver Engineering & Transportation Department began work on a new operational policy and procedures for traffic calming. We understand that this is an important issue for our community, and we are committed to finding the appropriate measures to address concerns about speeding and traffic safety.

This email confirms your traffic calming request is in our system, has been assigned call s.22(1) s.22(1), is being tracked, and will be considered once the new policy is in place.

Next steps:

- finalize the policy and develop operational procedures
- create a priority ranking system
- develop a budget
- report to council for endorsement of the policy in Q2 2023

In 2022, the District received 58 requests for traffic calming. It is not uncommon for a municipality to receive contradictory concerns about a single road. One resident may request speed bumps to slow drivers down, while another finds speed humps problematic. The District aims to create a fair and consistent Traffic Calming Policy regarding how traffic calming measures will be considered.

If all the current traffic calming requests were implemented, it could cost as much as \$800,000. Currently the District does not have a dedicated budget for traffic calming. However, if Council endorses the Traffic Calming Policy, staff will evaluate and rank the requests and reallocate funds from existing budgets to address several of the top ranked requests. The remaining requests will be forwarded for future year consideration.

Please see the District of West Vancouver website for updates on the development of the Traffic Calming Policy and procedures and resulting action plans. Updates can be expected by June 1, 2023.

Best regards,

Engineering & Transportation Services | District of West Vancouver  
[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca) | [604-925-7020](tel:604-925-7020)



December 4<sup>th</sup>, 2023

Engineering and Transportation Services  
Traffic Safety Department – Attn. Shelley Weal  
+ Mayor Sager and Councillors  
District of West Vancouver  
750 17<sup>th</sup> Street  
West Vancouver, BC  
V7V 3T3

Dear Sir/Madame:

**Re: Traffic Calming – Report s.22(1)  
13<sup>th</sup> Street, Ambleside – 30 Km/hr Traffic Speed Zone**

This letter follows the March 20<sup>th</sup> request earlier this year and the correspondence from the District of West Vancouver on April 3, 2023.

The District of West Vancouver has inadvertently created a situation on 13<sup>th</sup> Street with its Pilot Project on Fulton Avenue by diverting traffic to the local 13<sup>th</sup> Street roadway (blocks 800 to 1100 13<sup>th</sup> Street). Whereas a **Pilot Project was initiated on Fulton Avenue**, traffic has migrated to the 13<sup>th</sup> Street roadways since there were no reciprocal speed measures taken by the District of West Vancouver on the 13<sup>th</sup> Street roadway. Adjacent and surrounding neighbouring streets also have 30 Km/hr Traffic Speed Zones and/or speed humps but not 13<sup>th</sup> Street.

Traffic calming is important and needs to be prioritized on 13<sup>th</sup> Street by the District of West Vancouver because it is a local roadway located between the two elementary schools (Hollyburn and Ridgeview) where young children travel every day. It is a local roadway and not designed to handle additional traffic. Two photos attached are examples of pedestrian traffic combined with increased vehicles. This section of 13<sup>th</sup> Street currently provides vehicles opportunity and incentive to travel faster than surrounding streets.

**Road Safety Report (RSR)** dated June 21, 2023 (File: 1700.09) overlooked any Observed Speeds in Ambleside surrounding the Hollyburn and Ridgeview Elementary School areas. In fact, the report focused on the Dundarave area and only remotely touched on an unreported block on Fulton Avenue. See Figure 1 (and Appendix A in the District's Manager, Mr. Sullivan's July 10, 2023 report). The information in the RSR encapsulates the area between both Pauline Johnson and Irwin Park Elementary Schools – nothing related to this mid-section of Ambleside.

The District of West Vancouver implemented its Pilot Project with a 30 km/hr speed zone on Fulton Avenue from 12<sup>th</sup> Street and conveniently past the Municipal Hall at 17<sup>th</sup> Street. This created the unintended result of rerouting vehicle traffic up 13<sup>th</sup> Street without any restricted speed zone. Vehicles naturally travel on the 13<sup>th</sup> Street roadway with faster allowances. The 13<sup>th</sup> Street roadway is in close proximity between both Hollyburn and Ridgeview Elementary Schools and not intended to support additional traffic diverted onto it.

The results of the RSR are acknowledged however the RSR does not acknowledge or evaluate the impact of diverting traffic onto other connecting roadways. In this case the impacted roadway is 13<sup>th</sup> Street which

now has increased traffic due to the District of West Vancouver's **Pilot Project on the Fulton Avenue** roadway – which is a main travel roadway. An accident is simply waiting to happen on 13<sup>th</sup> Street now that the District of West Vancouver has implemented and indirectly encouraged traffic to take the alternate route on 13<sup>th</sup> Street.

The neighbours along and adjacent to 13<sup>th</sup> Street are still requesting a 30 Km/hr speed zone along 13<sup>th</sup> Street between Hollyburn & Ridgeview Elementary Schools to create a lower traffic flow and encourage vehicles to travel along the main Fulton Avenue versus the local side street of the 13<sup>th</sup> roadway. Alternately, the Pilot Project could be relocated from the main bus roadway on Fulton Avenue which has capacity to handle this traffic and implement a 30 Km/hr speed zone along the 13<sup>th</sup> Street roadway.

Albeit speed signs alone have not shown to significantly slow traffic on main roadways, this first step of 30 Km/hr speed zone would lessen traffic on 13<sup>th</sup> Street from 'shortcutting' on the 50 Km/hr zone above Fulton Avenue. This seems to make infinite sense and is a cost effective and immediate first step to assist the Ambleside neighbours and the elementary school children/pedestrians using this roadway.

The neighbours are unanimously supportive for the District of West Vancouver to a create cost effective, immediate action to implement the 30 Km/hr speed zone on this roadway. This solution creates 3 things:

1. Reduced speed zone on the 13<sup>th</sup> Street roadways;
2. Lessens opportunity for vehicles to bypass 30 Km/hr areas while traveling on main roads; and
3. Cost effective and timely implementation.

We need the support of West Vancouver's Mayor and Counsellors and District staff. Will the Municipality of West Vancouver rank and implement a 30 km speed zone, between the Ridgeview and Hollyburn elementary schools on the 800 to 1100 blocks of 13<sup>th</sup> Street in Ambleside, as a top priority?

Respectfully,

s. 22(1)

s. 22(1)

**Attached: Neighbour list and unanimous support on this initiative**

**Photos – Nov 24, 2023 \*\* and \*\* November 29, 2023**



November 24, 2023

**Children and higher volume of traffic**



November 29, 2023

**30 Km/hr Traffic Speed Zone Required on 13<sup>th</sup> Street, Ambleside**

- Increased vehicular traffic caused by commuters 'short-cutting' and bypassing the congested Ambleside area, speed restricted Fulton and using 13<sup>th</sup> Street now to exit or reach Marine Drive;
- 13<sup>th</sup> Street is used as a unrestricted thoroughfare to Marine Drive and Inglewood between the two existing 30 km traffic zones between the nearby schools;
- 13<sup>th</sup> Street located between two elementary schools (Hollyburn & Ridgeview) - and the stop signs above Fulton & below Inglewood streets;
- 1300 and 1400 blocks of Fulton Avenue are 30 km speed zones now and 13<sup>th</sup> Street is being used to bypass these speed zones. An unintentional result of reducing the speed on Fulton Avenue;
- Improving safety and first step in controlling traffic 30 Km/hr speed zone along this roadway necessary from the diverted traffic from Fulton Avenue.

I support the District of West Vancouver to create a 30Km/hr speed zone on 13<sup>th</sup> Street in Ambleside, West Vancouver

NAME	ADDRESS	SIGNATURE
s. 22(1)		

I support the District of West Vancouver to create a 30Km/hr speed zone on 13<sup>th</sup> Street in Ambleside, West Vancouver

NAME	ADDRESS	SIGNATURE
s. 22(1)		

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**From:** Mark Sager <mark@westvancouver.ca>  
**Sent:** Sunday, March 26, 2023 3:25 PM  
**To:** s.22(1)  
**Cc:** Robert Bartlett; Jenn Moller  
**Subject:** RE: West Vancouver Traffic Safety - 13th Street, Ambleside

Hello s.22(1)

Just a quick email to let you know we have received your correspondence. I think your suggest is very wise and I forwarded to our senior staff. As I am sure you can imagine we get quite a lot of requests to traffic calming measures and they be prioritized to fit within our annual budget. Saying that I hope your suggestion can make it into the works in the near future.

All the best  
Mark

**Mark Sager**  
Mayor  
District of West Vancouver  
t: 604-925-7001 | westvancouver.ca

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**From:** s.22(1)  
**Sent:** Monday, March 20, 2023 1:44 PM  
**To:** correspondence <correspondence@westvancouver.ca>  
**Cc:** Mark Sager <mark@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; plambur@wetvancouver.ca; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>  
**Subject:** West Vancouver Traffic Safety - 13th Street, Ambleside

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Please see attached correspondence.

Your reply is appreciated.

Respectfully,

s.22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
THURSDAY, OCTOBER 19, 2023**

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Committee Members: E. Fiss (Chair), M. Avini, A. Hatch, J. Leger, D. Tyacke, N. Weissbluth; and Councillors S. Snider and N. Gambioli attended the meeting via electronic communication facilities. Absent: R. Ellaway, S. Khosravi, and L. Xu.

Staff: L. Berg, Senior Community Planner (Staff Representative); L. Gillan, Senior Community Planner, Economic Development; C. Miller, Senior Urban Design Planner; and C. Mayne, Executive Assistant to the Director of Planning & Development Services (Committee Clerk) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 4:30 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the October 19, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the September 21, 2023 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

**4. INTRODUCTION**

- a. Introductory presentation by staff.
- b. Applicant presentation.
- c. Clarification questions to applicant by the DRC.
- d. Roundtable discussion and comments.
- e. Recommendations and vote.

## 5. **REFERRALS FOR CONSIDERATION**

### **Referrals to the Design Review Committee for Consideration:**

#### **5.1 Project: Ambleside Local Area Plan**

**Background:** C. Miller, Senior Urban Design Planner together with L. Gillan, Senior Community Planner, Economic Development; introduced the emerging directions for the commercial areas using illustrations to visualize the regeneration of the “Hollyburn Corner” and “Ambleside-by-the-Sea” commercial areas, noting the following:

- The last presentation to the DRC on the Local Area Plan (LAP) was in March 2023. The LAP builds upon 30 studies and plans completed over the past 75 years.
- Last year, Council directed staff to prepare three, high-level, draft plan options for engagement purposes with the intention to show a variety of options at a conceptual level. These options informed public and stakeholder workshops, the first of which was this group, for the purposes of gathering the community’s ideas and preferences. The District received 3,600 ideas and comments from some 640 people.
- This input shaped the LAP framework presented to Council in July with high-level recommendations for Ambleside. Of note: the boundary was honed from the OCP study area, and staff was directed to take a three-streamed approach: neighbourhood area, apartment area, and commercial areas (subject of today’s meeting).
- Staff heard how important the successful regeneration of the commercial area is to residents; the community wants this to move forward as a priority. Since the framework was high level, two-dimensional maps, a next step in Council’s direction is to go beyond mapping to drawings that let the community see what the commercial area could look like under the framework.
- Illustrations are line work only; will be developed into full colour renderings for future engagement. New buildings (what might result from the directions in the framework) are illustrated with existing buildings for context. The sketches are grouped into 6 key areas, moving west to east, with a mix of birds-eye views and streetscapes.

Staff presents the various illustrations as follows:

#### **Hollyburn Corner**

- Looking east towards 22nd and Marine: creating an intentional commercial node. 6-8 storeys at the intersection 22nd, tapering to 4-5 storeys on either side.
- Great Lawn in front of the Community Centre looking west: improved, livelier streetscape, shops and services that meet the needs of existing and future residents.



### **Western Gateway**

- Looking east with 18th and Marine in the foreground creates a western arrival plaza to mark the entry to the commercial area. The zoning of the 1800-block already allows full residential, and the framework supports this direction noting the opportunity to better define the retail village at a scale that can be successfully sustained. Opportunity to daylight Lawson Creek.
- The zoned height of the Hollyburn site would be maintained, but restricted to the southern portion of the site where the existing high-rise is located. Much of the remainder of the block would be 5-6 storeys with a more active retail streetscape.
- Bellevue looking north with Lawson creek and 17th Festival Street: the block would be 5-6 storeys, with variety encouraged and the former Masonic Hall site at 6-8 storeys.
- Opportunity to integrate nature / water into the commercial area. Lawson Creek is shown daylight as a pedestrianized north-south lane, helping to draw people up from the waterfront to the main commercial streets.
- 17th Festival Street provides a connection to historic piers with placemaking opportunities along its wider right-of-way.

### **Waterfront Village**

- Shifting to the east, Marine and 17th is in the foreground: focus is on the creation of a new waterfront gathering space connecting with the enhanced 17th Street.
- Long identified as a special site in the OCP, the consolidated, grocery site supports the opportunity for this continued use. Up to 6-10 storeys on the western and southern portions, away from the Village; 3-6 storeys on the remainder.
- Looking east on Bellevue; 15th Street is the midground: shows the lower massing of a 3-4 storey mixed use waterfront village. Opportunity for waterfront retail and dining and a lively streetscape.

### **Central Marine**

- Looking South on 15th; Duchess is in the foreground: illustrated are 5-6 storey buildings along 15th encouraging variety as well as an improved streetscape and public realm.
- Opportunity to improve existing disruptions to the continuous street-level retail; two existing gas station sites shown as 6-8 storey mixed use at the Marine Drive intersection.
- Looking west on Marine; 15th is in the midground: not a complete urban design concept but illustrates the types of things we hear the community wants to see delivered: wide sidewalks; street trees and landscaping; seating; vibrant shops and services; and an overall more lively and active street experience.

### **Village North**

- Looking North with Ambleside Lane in the foreground; 14th on the right and 15th on the left: opportunity to activate the lane and encourage patio areas off Marine.
- 1400 block north of Marine, another existing Special Site in the OCP. Framework explores 6-10 storeys mid-block, 4-6 storeys along 14th and 2-3 storeys on

Marine to continue lower-scale retail frontages in the area. Activated pedestrian paths would increase connections to Ambleside Lane and Clyde.

- Looking South over the same block from Clyde: a more industrial character compared to waterfront Bellevue.
- Highlight pedestrian connections, new retail spaces, opportunity for Clyde to be a street that could be closed as a temporary gathering place for events such as farmers market.

### **Eastern Gateway**

- Looking South with Clyde and 14th in the foreground: lower rise village forms of 3-4 storeys. 14th is the other identified Festival Street leading to the historic piers. Higher 6-8 storeys shown on the eastern end of the block where there is an existing gas station.
- Looking west at the intersection of Marine and 13th: eastern entry plaza provides an opportunity for a new public space marking the entrance to the commercial area.
- Your professional input is critical to this process, some guiding questions on the slide for consideration. In terms of next steps in process & what this will lead to – following community consultation and subject to Council direction, we hope that we will be returning to you for your review of an area plan and design guidelines at some point in the not-so-distant future.

### **Committee Questions and Comments:**

The Committee went on to question the presenters, with responses in italics:

- Great to see project moving forward. Do you have an example of what it will look like at the end? *We hope that these will be ready for community consultation soon, we don't currently have a full-colour example complete.*
- Are you rendering the building or street level? *Greater detail on public realm, the entirety of the piece will be rendered.*
- Thing I am worried about when you show aerial views, people will pick on things you don't want them to. I want you to look at streetscape, hopefully the renderings come. Does West Vancouver have a green rooftop bylaw. *No. Citizens might comment on this. The massing in every image looks same, some type of variation, can't tell difference in images. Could create a problem. Has the idea of updating Bellevue to a single lane pedestrian street been considered? Generally, no due to reliance on existing grid for turning movements and limited opportunities south of Marine. Greater consideration has been given to potential approaches to Argyle in the future. Bellevue is currently identified as a bicycle route.*
- Any idea on what the build out time would be? *The LAP is intended to align with the OCP time frame of 2041 but is not expected to happen quickly. There are a range of buildings that currently exist, and the LAP is not considering extremely large increases in density. Change is anticipated to be incremental, and what is shown is what is theoretically possible under the framework.*
- Rooftops stood out for me. Green roofs should become a condition of new development, as you see in Olympic village. Some of these buildings are tiered.

The rendering showed various setbacks from the curb, Robson has varying setbacks, creates a tension and dynamism. Intent for the waterfront gathering space on Bellevue, the parking that is down there, would be replaced by an expansive park or would parking remain? *Bellevue currently runs between the existing grocery store and District-owned parking lot. The latter is subject to the 2016 Waterfront Park Concept Plan directing future implementation work. There is intended to be an integrated approach between the LAP and this plan; that these two plans would share a sensible discourse.*

- Split off the commercial area from rest of LAP, if we are trying to achieve 1,200 new residential opportunities, how much is proposed to Ambleside business area? *This is an area where there would be concurrent delivery of new housing over retail. While there are different possible balances to achieve this, it is expected that there are housing opportunities since there is a limited amount of housing there today. This is particularly relevant with the reduction in the area north of Marine that is currently proposed within the LAP. New housing benefits retail and commercial opportunities; it supports the community interest to have a vibrant core. An exact number is difficult to predict. Some building could be constructed as all commercial. Assuming the most amount of residential and least amount of commercial, it would be the lion's share of the theoretically potential, new residential floor area. In comparison, much of the apartment area that is RM2 aligns with current zoning. This builds upon previous Ambleside planning to create a vibrant, living centre.*
- Some AC1 and AC2 in Ambleside, for AC1 where you can build 3 to 4 storeys, would it double in those areas? How would you do it, land use plan, apply for rezoning change zoning? Adds amenity units too. *Different approaches. Aligned with the preference to maintain the scale in the centre of the village on the south side of Marine, the framework doesn't increase heights over 3 to 4 storeys. To support retail reinvestment—we hear from businessowners that there isn't the opportunity to invest on account of demolition clauses, and half of the commercial buildings are over 50 years old—it is difficult while keeping the same scale. What is proposed is to remove the current requirement for 2nd storey commercial and to instead allow housing over retail. The intention is to use the value of residential use to deliver the high-quality retail streetscape. This shift is balanced by requiring 2nd storey commercial in adjoining sites such as the current special sites identified in the OCP.*
- Who put these plans together? *In house with the support of a consultant for the renderings.*
- When you came to us in March, comments on infrastructure, parks, transportation. Curious how this plan could be well implement considering the infrastructure. When I look at renderings, have a hard time imagining, add Street names for orientation might help. Daylighting, there is a riparian area, open up the creek, how daylight would work for plants. The heights, shadows, surface it appears that there are going to be some buildings that are 12 storeys, not sure how that affects buildings. How are views going to be impacted? Showed us some statistics in March, look forward for growth in the future. These developments would attract people. The build time is 2041 or so. Developers will pick what they want to build and where. Infrastructure will be and what thoughts

have gone into that, takes a bit of money. Height and shadows, I think I would rather see lower buildings in that area.

- I had an early view of this project. Impressed with public realm, wider sidewalks, larger corridors, public realm attractive and exciting. Shadow studies will help, but glad to see many outdoor seating areas are south facing, potential to be successful like the patios in Dundarave. How are we going to get larger sidewalks, wider setbacks. Four lanes of traffic, reduction of driving lanes, like North Vancouver? *The transportation study is being developed concurrently. The illustrations attempt to portray the existing street sections. Given incremental development and some higher density commercial buildings existing today, a varied streetscape regarding setbacks and public realm is a likely outcome.*
- From the arts planning, 17th and 14th are festival streets, a gateway down to Ambleside. *As a wide right-of-way, 17th has great placemaking potential. Currently the east – west Ambleside Lane terminates at the Fresh Street parking lot; the framework envisions the base of 17th as an area that dovetails with the existing pedestrian network and better connects the commercial area and the waterfront. For 14th Street, Grosvenor shows the opportunity for enhanced public realm and public art opportunities alongside new development. Public art is an important part of the existing and future village, and the framework seeks to contribute further opportunities for this.*
- First the Westerleigh building neighbourhood, suggesting 4 to 5 storeys as the minimum? Should consider 6, this is the new minimum given construction possibilities. The Westerleigh building, I was the project architect, happy to see it in the renderings. The waterfront village, looking at renderings, I see, the whole waterfront and waterfront village is all flat, what happens around it. On the waterfront village, can see cars going to water directly, this is a missed opportunity, having cars between these buildings and the water, think of a pedestrian zone for a few blocks to enjoy waterfront. Central Marine area, the elevators may be an eyesore - have green roofs, everyone above in the high-rises to the north can see these roofs. Very prescriptive in what you are showing, doesn't leave a lot of possibilities. Context massing, it's helpful to understand the height and density / massing being proposed within its broader context. Would recommend not having individual site rezoning, move straight to prescriptive zoning, good base zoning for the area, and get it done. Density proposed on the native creeks, should not be allowed, think it through, they are natural areas that are indispensable.
- Last time looked at plan, three choices. The plan that was presented today shows limited sites for change. Like the direction that it is heading with new proposed possibilities in red, I hope there is planning to create a village, not just architecturally, but creating the infrastructure to give people a reason and a means to come to village. Residential use will bring people to shops and cafes. Will rely on improved transit, hope there is thought going into that. Parking requirements for residential parking, and commercial visiting as well. Commercial parking requirements are only dealt with for employees in other municipalities. This type of approach might not work in West Vancouver, a lot more people drive. Some of rendering shows ground-level commercial space, I'd like to see strong guidelines that will make those public spaces successful, with street-

oriented commercial spaces, leading into courtyards, lanes, etc. Stepped massing, as shown, is a good direction and should be strongly articulated in any design guidelines, requiring special architecture for this area. Reiterate to not have ground level residential in the commercial area, no amenity spaces on the ground floor. This area you might want to have some green roof policy. Four to six stories a bit low in density, but also understand this is to keep Marine Drive more "village" scale, in renderings there are not large height on Marine Drive. Have you considered setting a street wall height, and stepping massing back above a certain height – like this aspect of what's shown in the renderings A lot of the emphasis on village is on Marine Drive, very car focused way of entering village, , like the idea of pedestrianization of Bellevue, and having a more pedestrian area, once you do arrive you are not spending time in busy street can go into the neighbourhood. Mixing the reasons people are using the village and why they come.

- Like the notion of stepping the buildings back, as shown, to be a prescriptive requirement, this will get more light down to the street. Being more sensitive to daylighting to streams, responding to environmental regulations, adding some more breathing room around them. Really could be an incredible amenity to this commercial district. It's a great start.
- Are the renderings a part of a much larger presentation you are doing? *The renderings should be considered along side the concept plan that was distributed with the memo.*
- What do you do with this now? *Currently meeting with stakeholders prior to community consultation. Are you going into the presentation in selling this idea? We previously did spring engagement on a range of options which led to the framework considered by Council in July. There is a lot of interest in the commercial areas. This step is a critical one and needs buy-in and input from the community. We are looking for meaningful discussion and feedback on what the future character and feel of the village could be. We are currently meeting with committees to get early feedback online drawings, which will help us complete full colour renderings to use for community outreach.*
- Does this happen with the general public before a final plan? *Council's direction will ultimately guide how the LAP moves forward, and we're currently working towards broader community consultation and a survey on the commercial area.*
- Had completed the work on other areas other than the village, went to council for apartment areas. 2nd part of local village? *That piece hasn't yet been considered by Council; staff has not yet received direction. The approach to the apartment area is much more administrative in nature. That is one of the reasons that the mixed-use area discussed today is important part of the overall consideration of net new housing units within the LAP in addition to the reinvestment in the retail spaces. Each of these pieces is in process. The neighbourhood piece, which is the last one, touches on areas that overlap with future provincial directions under the Housing Supply Act. This will involve consultation with different neighbourhoods in response to these directions.*
- It's important to capture what is the character of this place, and what do we want it to be? It is on a mountain, a lot of the neighbourhoods have established

character, areas with old trees and rocks – Ambleside needs to be its own distinct place, what is this village? For example, Dundarave has its own character, but what does Ambleside have?

- Bisecting these large blocks is important, I didn't know there was commercial up on Clyde – these kinds of connections will be a draw.
- I see it as Marine Drive in North Vancouver, but with a narrower road, talk about the character in West Vancouver, parks, water view. I don't see a character, what is the industry. I see it as Marine Drive in North Vancouver, need to do some work on commercial, residential, quality of life.

To summarize:

- How renderings will appear, how realistic they will be? I would recommend you have some precedents, image boards. What is it? This reminds me of Whistler Village, the character, setbacks. Precedent images might help people visualize.
- Connecting festival streets to waterfront, flood of people walking along the sea walk, don't know there is a commercial village, so it's important to bring people up to the village to shop. Blockage of railway right of way, lots of surface level parking lot that disconnects.
- Roofscapes – “fifth façade” - were mentioned, opportunities to further sustainability goals and introduce interesting design. Also, look at stormwater management and investigate riparian set back requirements from the creeks.
- Connection to water is important, as is building stepping and massing, and opportunities for improved public realm and to make the urban tree canopy more connective.
- Shadow studies – prove out and make sure that any future plazas and public spaces will have light.
- Pedestrian waterfront is the future of a big town. Look at Soho Village as an example in New York.

It was Moved and Seconded:

THAT the Design Review Committee receive the referral for the Ambleside Local Area Plan for information.

CARRIED

## **6. PUBLIC QUESTIONS**

There were no questions.

## **7. NEXT MEETING**

Staff confirmed that the next Design Review Committee meeting is scheduled for November 16, 2023 at 4:30 p.m. via electronic communication facilities.

8. **ADJOURNMENT**

It was Moved and Seconded:

THAT the October 19, 2023 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:55 p.m.

Certified Correct:

s. 22(1)  
[Redacted Signature]

Chair

s. 22(1)  
[Redacted Signature]

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, OCTOBER 25, 2023**

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Committee Members: P. Grossman (Chair), L. Anderson, B. Clark, M. Geller, P. Hundal, J. Mawson, H. Telenius; and Councillor C. Cassidy attended the meeting via electronic communication facilities. Absent: A. Hatch and J. Leger.

Staff: E. Syvokas, Community Planner (Staff Representative); J. Bailey, Director of Planning & Development Services; M. McGuire, Manager of Current Planning & Urban Design; and C. Mayne, Executive Assistant to the Director of Planning & Development Services (Committee Clerk) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 4:34 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the October 25, 2023 Heritage Advisory Committee meeting agenda be amended by:

- Adding Point Atkinson Lighthouse Station to Item 7 Heritage Project Updates.

AND THAT the agenda be approved as amended.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the September 27, 2023 Heritage Advisory Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. The Impact of Planning Processes on Heritage Retention**

Committee comments in response to this item with J. Bailey's, Director of Planning & Development Services, responses in *italics*:

- J. Mawson introduced the topic and indicated that the briefing note circulated with the agenda package was intended to be a springboard for discussion.
- To date approximately 40 structures on the original heritage inventory have been demolished. The houses on the inventory are generally owned by two groups of people: long time residents who want to stay in the municipality and those that want to redevelop. For those who want to redevelop, the options are renovations/infill or bulldozing and building new. The economic case for renovation/infill is



starting to compete with demolition and building new and may mean some of the houses get retained. However, long term owners, may not have deep pockets or expertise, and could be put off by time and process and cost. If the community and staff encourage and help residents with a clear understanding of what is involved in renovations/infill then these owners have an opportunity to stay and provide accommodation for a family member or a rental unit. By doing so we can expand the housing stock and retain heritage structures. Whether a homeowner or a developer, everyone wants to know what is needed upfront and get some guidance. How do we do we work together to achieve this?

*We all want the same thing; we want to be able to retain heritage and add housing with sensitive infill. At the Council meeting on Monday night, Council gave 1st reading to a Heritage Revitalization project. Thanks to the committee to reviewing it. The applicant has been at it for a long time. The comment the applicant made, was that my staff was excellent in walking him through the process and checking all the boxes. Happy to have staff assist in trying to improve processes. However, we have staff resourcing issues; we have one staff person who half of their time is dedicated to heritage. Ideas you are suggesting, comes to a resourcing issue. We need to think about budget and staff time. The committee can write a letter to Council to request more resources to act as a heritage facilitator. However, staff caution against that, as all signals are that Council is fiscally conservative.*

- What feedback have you got from people who have approached you in the pre-application stage and maybe abandoned the project? What have some of the experiences been?

*The biggest issues are 1) time and money to develop plans 2) neighbourhood opposition which can be a significant barrier and 3) time it takes to review (by staff, HAC and implementing changes from committees and staff) and the added complexity of building code compliance. My role as Director is to be as supportive as possible at looking at alternative options.*

*Since the committee was formed, one project was refused by Council and one shelved by the applicant due to neighbourhood concern. For heritage projects, staff provide advice and walk the applicant through the process at the pre-application stage.*

- The focus is on Heritage Revitalization Agreements; we have done half a dozen, but we should also encourage and help those homeowners who want to add a basement suite or a coach house to a site that is on the Heritage Register but who are not interested in doing a Heritage Revitalization Agreement.

*The more we can provide an applicant with certainty and less discretion in the process the better. There are levers and tools to help deal with the barriers. We added a density bonus for coach houses and secondary suites which has been effective. Further, for homes built prior to 1976 there is a provision in the Zoning Bylaw that allows a full bonus for a coach house on top of the existing FAR even it exceeds the maximum permitted, to provide incentive to retain the existing heritage house. We also removed the requirement for a Development Permit for zoning compliant 1-storey coach houses; the trade off is that they might be less neighbourly.*

- There must be an easier way, people don't have resources to go through an Heritage Revitalization Agreement process. There are so many of these older homes, they have older people that want to stay in the homes, but there are so many barriers.

*We agree, there are levers that we could use to address this. For instance, we could say something like any house built after x year, gets an extra .25 FAR. That is one of the main things that staff will review through municipal policy scan. What we want to do is look at what other municipalities are doing and what is working and how we bring that forward to West Vancouver; out of the box thinking. However, this is a staff resourcing issue as staff's time is already over the 0.5 allocated to heritage.*

- As an owner of an old house, the money, and the potential conflict of neighbours, it is a significant barrier. Those who can overcome those issues are professional developers who are used to dealing with neighbours and process. Need to reach owners who have an interest in keeping their heritage homes. Could be outside or inside Heritage Revitalization Agreement process. Need to talk to current owners more.
- One thing that is coming down the pipe that could have an impact on the uptake in Heritage Revitalization Agreement projects and the process is legislation coming from the Province that could make it easier to build more than one home on a single-family lot. There is concern that the new legislation will have an impact on the desire to keep heritage houses. The new legislation will allow people to build up to four or six units, depends on the size of the lot.
- It is important to bring all departments together earlier on to help the process and walk people through the complexities.

*I don't disagree; it gets a little more challenging within the building and engineering world. Planning operates in a world of negotiation and flexibility, as you get into the engineering and building side it is much more prescriptive. But happy to have that conversation and see how we can improve the process.*

- When this committee first formed the idea was for there to be a process of public information and consultation. Do people in the community know that there are heritage options? A way to improve is to do some public outreach and engagement. One way to do this is to for volunteers to help people navigate through the system. There are lots of community related events. For instance, there is a project with West Vancouver Archives ("West Vancouver Places"); the idea would be to augment information about a building with stories and memories from the community as a way to get people interested in involved. An idea for heritage week is to call a heritage round table of experts in the community, to be there and listen and find gaps and how system can be adjusted to work better.
- Talking about more flexibility with application of building code, are building inspectors being educated on equivalencies for heritage sites?

*We don't do specific training on alternative solutions, but several staff do have this training. This is something we can do better at.*

- Based on my own experience renovating a house, we would have benefited enormously with conversations with building and engineering, staff to help with troubleshooting. Suggest a team approach to help guide homeowners.

*I want to be clear; we do not have that many plan checkers. If we can help educate specific people and provide training, we will. If there are examples of other places who have a great system, please share with us.*

- In my experience there is a big disconnect between planning and building, especially on older homes and different requirements. It seems that the building inspectors are not looped into the fact that these are heritage. They are there to do inspections.

*Do you think it is because of the people or because of the codes and regulations?*

I think it is a combination. Staffing, continuity, there are three or four different inspectors, some are reasonable, and some are not. I don't see the connection between departments, planning is very easy to deal with, the building department is more difficult. There is a need for a designated heritage planner. Only having a half time planner is not adequate.

- One of our members, has been working on a national level and doing workshops with inspectors, and could maybe provide examples of municipalities where there is expertise with heritage equivalencies to the building code and building inspectors who have achieved successes.

*In West Vancouver, the planning and building departments report to me; my values are to preserve and protect our heritage assets. I am happy to help encourage heritage projects at the building and engineering level.*

- In terms of process, I have heard that people need not just hand holding in the front end but once people develop a project with architects, people would like a sense of what is going to be in front of them early on, rather than surprises during the process. One of the opportunities of the pre application approach, could be to have somebody from planning, engineering and land development, and the homeowner come together, and understand what is needed from all departments, have that on the table right upfront.

*We do have a pre application process and provide this information. People complain about how much information they need. We have made sure we are implementing this; we have an upfront checklist. The level of service is a function of resources. Becomes a resourcing issue.*

- In the pre-application process, do you have input from the building department?

*We give as much information as we can with the information that is provided to us. For example, engineering may indicate that a water upgrade is required. Sometimes pre-application plans are not complete. Our job is to review and regulate and we can facilitate, but do not to solve problems. For instance, with addressing spatial separation, we expect that the architect is responsible for this.*

- I would recommend that Council approve a full-time equivalent heritage planner in the next budget.

- We have members of Council here; we need to be realistic and see if this would be accepted.

*This would affect the budget. Council considers multiple requests from multiple groups.*

- Pressure on new things coming down the pipe from the provincial government. If we don't ask now, when do we ask?
- Councillor S. Thompson: There are limited funds, however, there is value in asking to make Council aware of the issues.
- This ask needs to be framed in terms of how retaining, renovating and infilling on heritage sites can contribute to Council's objectives to deliver additional housing.
- To incentivize people there must be staff time devoted to this. A lot of pressure on the staff. Need more people.

*I don't think there is any harm asking. We are continuously looking at resources and the budget. My recommendation is that you ask but it is important to continue to advocate for incentives such as increased density.*

- Suggest that the committee develop a letter to Council that talks about the issues, expressing our concerns.
- We organize a roundtable of people who have been through the process to provide suggestions.

It was Moved and Seconded:

THAT the discussion regarding The Impact of Planning Processes on Heritage Retention be received for information and that the Committee write to Council summarizing the matters discussed at this meeting.

CARRIED

J. Bailey, M. McGuire, Councillor C. Cassidy, Councillor S. Thompson, and M. Geller left the meeting at 6 p.m. and did not return.

## 5. Plaques Update

Committee comments in response to this item with staff responses in *italics*:

- George Hewitt and Co. sent a mock up of a simple bronze plaque. They did an oval shape with a blue background. Has the swoop and lettering. They are going to give us different options on how we can attach the plaques. They will give us the pricing. We can print out the mock up and bring to different sites to see if the proposed sign looks big enough. The sign is 10" x 12" horizontal. We can look at options of more text.
- Looks good, like the design. "Heritage Property" makes it seem like it belongs to West Vancouver. Can it say "Heritage" or "Heritage Site"?
- Have seen other plaques that use the word "historic" and not "heritage".

- “Historic” refers to a site, for example, a place where civil war took place. “Heritage” is bricks and mortar. As such, I would disagree with the use of the word “historic”.
- There is still room for discussion on details. This is a good start.
- I agree that it looks great. Simple design. Has anybody talked to archives about what information might be necessary from an archival point of view? Might be worthwhile. *Action: Staff will reach out to the District Archivist.*
- If a house doesn’t have a name, can use the address.
- With respect to the plaque for the Boyd House, if this sign went up, when people look up, they are not going to see the building. Suggest that the plaque be posted in the lane where you can see the house. *Action: Staff will look at the possibility of relocating the sign to the lane.*

It was Moved and Seconded:

THAT the discussion regarding Plaques Update be received for information.

CARRIED

M. Geller absent at the vote

## 6. Transfer of Knowledge from Outgoing Members to New Members

Committee comments in response to this item with staff responses in *italics*

- Can this item be deferred to next meeting? *The recruitment process is currently underway, as such it might be timely to discuss this item now.*
- L. Anderson provided a briefing note on the topic which was circulated as part of the agenda package. She indicated that the committee could review the notes and discuss further at the next meeting. However, staff clarified the process of why everyone’s term is ending at the end of this year.
- How many applications have been received? *Staff cannot comment on how many applications have been received. Review of applications is a confidential process and not within the mandate of committee members. Staff have proactively targeted experience and/or qualifications identified in the ToR including: Local first nations representatives, Heritage BC, West Coast Modern League, the UBC School of Architecture and Landscape Architecture, the BC Association of Heritage Professionals, architects with expertise in heritage, and heritage consultants. Staff also urge committee members to circulate the committee recruitment information to their networks. The recruitment process is open year-round. However, the fall recruitment for all committees began at the beginning of October and runs until October 31st this year. That is the time for advertising and social media pushes.*

It was Moved and Seconded:

THAT the discussion regarding Transfer of Knowledge from Outgoing Members to New Members be deferred to the next meeting.

CARRIED

M. Geller absent at the vote

## 7. Heritage Project Updates

E. Syvokas provided the following updates:

### 1591 Haywood Avenue

The applicants held a Public Information Meeting on October 10 to allow the public a chance to learn about the Heritage Revitalization Agreement (HRA) project and ask any questions in advance of the Public Hearing. There were 20 people in attendance.

Based on comments heard from Council and the public prior to the Public Hearing, the applicants decided to withdraw their request for a tax exemption, as that had become the focus of discussion and it seemed that there was no support.

The Public Hearing was held on Monday night (October 23). The applicant did a really great job of encouraging supporters to come out and speak. There were 17 speakers at the meeting, 16 of which spoke in support of the proposal including several heritage advocates from local heritage groups. However, over 30 letters were also received prior to the Public Hearing, approximately half of which were strongly against the proposal. Concerns raised included:

- The loss of heritage value of the house if it is moved, raised and dormers added;
- The loss of trees;
- The precedence setting of the proposal;
- The benefits to the applicant in exchange for protection of the heritage house; and
- The new hedge and loss of the community garden on the boulevard along Haywood Avenue.

Consideration of 2nd and 3rd readings of the HRA is scheduled for October 30.

### Navy Jack House

The District entered into a lease agreement with Carrera Management Corporation to ensure the future of Navy Jack House. The lease agreement outlines a three-year window for the completion of the building's renovation and restoration. The lease has a 25-year term. Carrera will pay the costs of restoring the Navy Jack House that go beyond the District's \$1,000,000 contribution.

Staff have been in contact with Carrera about what is specifically proposed related to renovation/rehabilitation of the existing building and have requested a scope of work and site plan showing the proposed works and proximity to the watercourse, etc. to confirm what applications are required.

Staff would expect to bring forward the proposal for restoration and protection of the building to Council for consideration to legally protect the building (i.e., heritage designation). This would require a heritage conservation plan to be developed by a heritage consultant that would be coordinated with all other application requirements. The proposal would be reviewed by staff and the District's Heritage Advisory Committee and potentially the Design Review Committee prior to bringing the proposal to Council.

### Updating the Format of the Heritage Register

Staff have begun the process of transferring photos and historical information to the new document.

### Municipal Scan

Working on this as time allows.

### Reminders

1. Committee recruitment closes at 4:30 p.m. on October 31, 2023.
2. The Gems of Ambleside Tour is on November 9 from 10:30 a.m. to 12:30 p.m. To date have received confirmations from 5 members. Laura has indicated that some members of the Historical Society and North Shore Heritage Preservation Society that would like to join. There is room for 15 people. The tour is rain or shine so please dress appropriately.
3. The 2023 Annual Committee Evaluation was sent out to committee members. Evaluation will close on December 31, 2023. Please fill out.

Committee comments in response to this item with staff responses in *italics*:

- Talking about the heritage register update, comment the idea of updating the registry, partnering with North Shore Heritage and West Coast Modern League, this idea of incorporating changes to the community through West Vancouver stories and archives, think about Navy Jack House, based on the stories of people who lived there. Typical of all the buildings. Incorporate the anecdotal, historical and the story factor as well as improving database. Efficient use of volunteer and staff time to bring together. *The update to the register is to format and add photos, not to expand the register at this point.*
- Plenty of opportunity to include this information to this building, volunteer-based project. Wanted to recognize staff's effort on the Clegg House project. Acknowledge the enormous amount of work to get the Heritage Revitalization Agreement to Council, the process and work involved is daunting for staff and the applicant. Really good example of what these projects require. *Thank you, a lot of work goes into these.*

### Point Atkinson Lighthouse Station

- The Point Atkinson Lighthouse Station is recognized as having national historic significance. The site is comprised of a complex including the lighthouse tower and buildings and structures related to the lighthouse. Lighthouse Park is owned by the Federal government and is leased to the District of West Vancouver; the lease is coming up for renewal in 2026. The lighthouse is in need of work and there is concern around the costs to upkeep the site. It would be a shame to lose this site because of maintenance costs. Important for the next committee to be involved in the protection of this resource.
- Action: That the discussion regarding the Point Atkinson Lighthouse Station be added to the next meeting.

- Perhaps Elaine Graham, a former lighthouse keeper at Point Atkinson, can join the meeting to provide history. Action: Laura to contact Elaine.
- Lighthouse Preservation Society has a great deal of information on their website.

It was Moved and Seconded:

THAT the verbal report regarding Heritage Project Updates be received for information.

CARRIED  
M. Geller absent at the vote

**8. PUBLIC QUESTIONS**

There were no questions.

**9. NEXT MEETING**

Staff confirmed that the next Heritage Advisory Committee meeting is scheduled for November 29, 2023 at 4:30 p.m. via electronic communication facilities.

**10. ADJOURNMENT**

It was Moved and Seconded:

THAT the October 25, 2023 Heritage Advisory Committee meeting be adjourned.

CARRIED  
M. Geller absent at the vote

The meeting was adjourned at 6:40 p.m.

Certified Correct:

s. 22(1)

\_\_\_\_\_  
Chair

s. 22(1)

\_\_\_\_\_  
Staff Representative



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ART MUSEUM ADVISORY COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
TUESDAY, NOVEMBER 7, 2023

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Committee Members: F. Patterson (Chair), M. Adamian, D. Becker, K. Duffek, K. Hall, B. Helliwell, D. LaCas, M. Price; and Councillor L. Watt attended the meeting via electronic communication facilities. Absent: C. Gotay and R. Van Halm.

Staff: S. Hall, Director of Library Services; D. Niedermayer, Senior Manager, Cultural Services; and H. Letwin, Administrator/Curator (Staff Representative) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 10:02 a.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the November 7, 2023 Art Museum Advisory Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the following minutes be adopted as circulated:

- October 5, 2023 Fundraising Subcommittee meeting minutes; and
- October 10, 2023 Art Museum Advisory Committee meeting minutes.

CARRIED

**REPORTS / ITEMS**

**4. Council Liaison Update**

There was no update from Council related to the Art Museum Advisory Committee.

**5. Administrator / Curator's Report**

H. Letwin reported on the following items:

- Losing Control of the Landscape: Ross Penhall continues to be well received and upcoming programming includes a Curatorial Tour on November 18 and the release of the recorded Artist Talk, co-presented by the West Vancouver Memorial Library.

- Education Programmes continues to be offered at capacity, including the Thursday and Saturday programmes offered by Education Coordinator, I. Vanderhorst.
- Staff will be meeting with staff counterparts from the Squamish Nation to revisit the online Enduring Traditions school kit in order to make any necessary updates and to present the usage statistics from 2023.
- The upcoming January closure will be used to make improvements to the programming room and washroom on the third floor of Gertrude Lawson House, which include covering the old floor, which has been heavily used and degraded over time, as well as painting the walls.
- Preparation on upcoming projects continues, including on the next exhibition, which is being guest curated by Maya Rodrigo-Abdi, a University of British Columbia graduate student, and on the upcoming exhibition of work by Ian Wallace, which will be featured as Selected Exhibition of the Capture Photography Festival in April 2024 and which has been supported by the Audain Foundation.

It was Moved and Seconded:

THAT the verbal report regarding Administrator / Curator's Report be received for information.

CARRIED

## **6. Partnerships and Relationships**

S. Hall entered the meeting at 10:20 a.m. via electronic communication facilities.

S. Hall, Director of Library Services joined the meeting to talk about the nature of the relationship that the West Vancouver Memorial Library has with the West Vancouver Art Museum, and the benefits of the partnership.

H. Letwin spoke about some of the other partnerships that the West Vancouver Art Museum has with organisations such as Impact North Shore, the Kay Meek Arts Centre, and other places.

It was Moved and Seconded:

THAT the verbal report regarding Partnerships and Relationships be received for information.

CARRIED

S. Hall left the meeting at 10:30 a.m. and did not return.

## **7. Fundraising**

H. Letwin reported on the following items:

- Preparations for the Friends Reception are underway.
- Ross Penhall prints continue to sell well, with nine of the edition of 34 sold.
- West Coast Modern Week netted \$1,500 for the Art Museum Advisory Committee's fund.

- Preparation of the Fall Fundraising email is underway.

It was Moved and Seconded:

THAT the verbal report regarding Fundraising be received for information.

CARRIED

## **8. Visibility and Awareness**

H. Letwin reported on the following items:

- Preparations for the West Vancouver Art Museum's 30th Anniversary in 2024 are underway, with plans for a party in July, a robust social media campaign, related merchandise, and street banners.
- H. Letwin asked that \$2,500 from the Art Museum Advisory Committee's fund be used to support the production and installation of street banners, to be produced and installed in early 2024.
- The Art Museum Advisory Committee offered feedback on the two proposed designs for the tote bag to be produced in early 2024.

It was Moved and Seconded:

THAT the verbal report regarding Visibility and Awareness be received for information; and

THAT \$2,500 from the Art Museum Advisory Committee's fund be used to support the production and installation of street banners, to be produced and installed in early 2024.

CARRIED

## **9. PUBLIC QUESTIONS**

There were no questions.

## **10. NEXT MEETING**

It was Moved and Seconded:

THAT the next Art Museum Advisory Committee meeting be scheduled for November 21, 2023 at 10 a.m. via electronic communication facilities.

CARRIED

## **11. ADJOURNMENT**

It was Moved and Seconded:

THAT the November 7, 2023 Art Museum Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 11:08 a.m.

Certified Correct:

s. 22(1)

grat

s. 22(1)

Staff Representative

**From:** Patrick Weiler MP <patrick.weiler@parl.gc.ca>  
**Sent:** Thursday, November 30, 2023 8:31 PM  
**To:** correspondence  
**Subject:** [BULK] November 2023 MP Newsletter

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**Patrick Weiler**  
Member of Parliament for West Vancouver-  
Sunshine Coast-Sea to Sky Country

# NOVEMBER 2023 NEWSLETTER

@patrickbweiler    patrick.weiler@parl.gc.ca  
f t i    604 913 2660

RIGHTS  
RESPECT  
RECONCILIATION

Dear Mayor and Council,

The fall legislative session was in full swing in November as we move forward with pivotal legislation to arrest the high cost of living and housing in Canada, and otherwise deliver on the key priorities that matter to Canadians.

We tabled our [Fall Economic Statement](#), which advances a range of measures that will, amongst other things, improve housing affordability, augment competition in Canada, and make our economy more productive. This includes a new Canadian Mortgage Charter to protect homeowners, unlocking billions in low-interest loans to spur home construction, and cracking down on misuse of short-term rentals to back up the longer-term rental market. We also announced measures to strengthen competition in Canada, hold grocery chains to account to freeze prices, remove junk fees, and more.

These measures and more will make a real difference to continue curbing global inflation and lower the cost of living. We're already starting to see the fruits of Canada's housing investments. Just this month, we celebrated the [groundbreaking of The Village West project by Kiwanis in West Vancouver](#), providing 156 rental apartments for middle income individuals

and families, one of the dozens of housing investments we've made in our riding this year. We know though that there is more to do; as I said in an [interview with the Pique](#), the federal government is committed to using all the tools at our disposal to address the housing crisis and restore affordability in the market for Canadians.

On November 3, we announced a [historic Nature Agreement with the BC government](#) and First Nations, which will chart the path and provide resources to meet our goal of protecting 30% of lands by 2030, including prioritizing the most ecologically valuable areas such as our sacred old growth forests, and to ensure we protect species at risk. This work goes hand-in-hand with the Government of Canada's climate plan, which as I discuss with the [National Observer](#) and [North Shore News](#), must include a strong and robust cap on emissions from the oil and gas sector – Canada's largest and fastest growing source of emissions.

Minister of Tourism, Soraya Martinez Ferrada, joined me in meeting with stakeholders across the Sea to Sky region [as we work to support this critical industry](#). Minister Ferrada also launched the Tourism Growth Program in Vancouver to support small and medium sized tourism businesses, and the [Indigenous Tourism Fund](#) to support Indigenous tourism businesses to grow as well. The Prime Minister also announced a major federal investment in a BC battery plant, bolstering Canada's role as a global leader in clean technology and creating 450 jobs. Here in the riding, I [announced a \\$4.4 million investment in wastewater infrastructure for Squamish and the Sunshine Coast](#) that supports communities with needed infrastructure as they grow. It was also a treat to celebrate Diwali and Bandi Chhor Divas with folks in Squamish, marking this important celebration with great company and eating delicious food.

I had the honour of joining in a number of Remembrance Day ceremonies and events this month, joining students at Sentinel Secondary for their assembly, having lunch with veterans at the West Vancouver Seniors' Centre, and taking part in ceremonies at the West Vancouver Cenotaph. May we continue to honour those who have served and continue to serve our country, and show gratitude for their sacrifices in defence of our freedoms and values.

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## Parliamentary Updates

### Canada's Fall Economic Statement



On November 21st, Deputy Prime Minister and Minister of Finance, Chrystia Freeland, presented the Government of Canada's Fall Economic Statement.

### ***What is a Fall Economic Statement?***

The Fall Economic Statement (FES) serves as an update of the state of the federal government's finance mid way to the next year's budget. It allows us to see how we're doing and how we should adapt our policies based on current and changing circumstances.

### ***What is Canada's economic standing?***

# Canada's Economic Standing

Despite challenges, our economic standing remains strong

**5.7%**

Our unemployment remains low, at 5.7%

**5.8%**

Food inflation has decreased from 11.4% in January to 5.8% in September

**3.1%**

Canada's inflation rate is now at 3.1%, among the lowest in the G7 and advanced economies

**1M+**

Canada has over 1 million more Canadians employed today than before the COVID-19 pandemic began

Despite the challenges of global inflation, Canada's economic standing remains strong. The International Monetary Fund (IMF) predicts that next year, Canada will see the strongest economic growth in the G7 and our unemployment rate remains low at 5.7%. Canada has the lowest debt, posted the lowest deficit, and has the best debt to GDP ratio of any country in the G7. Canada has also had the third highest Foreign Direct Investment of any country in the world in 2023, a major feat for the 37th biggest country by population. Canada's inflation rate is now at 3.1%, with among the lowest inflation rates in the G7 and advanced economies. Notably, food inflation has steadily decreased from 11.4% in January to 5.8% in September. Canada also currently has over one million more Canadians employed today than before the COVID-19 pandemic began, and wages have outpaced inflation for the past nine months. There is much more to do to address cost of living and affordability, but Canada remains on sound financial footing.

## What did the FES include?

Breaking down barriers to labour mobility within Canada

Removing the GST from new rental housing

\$15 billion for loans through the Apartment Construction Loan Program

Unlocking \$20 billion in low-cost financing for rental construction

Strengthening our Co-Op Housing Development Program

Cracking down on non-compliant short-term rentals

**Canada's  
Housing  
Action  
Plan**

A new Canadian Mortgage Charter

- **Removing the GST from new rental housing**, including co-operative housing corporations that provide long-term rentals
- **Unlocking \$20 billion in low-cost financing for rental construction** to build up to 30,000 more homes per year



- **Financing more rental housing** by providing \$15 billion for loans through the Apartment Construction Loan Program, to help build 30,000 new homes
- Building more affordable housing for the most vulnerable Canadians with **\$1 billion for the Affordable Housing Fund**, to help build more than 7,000 new homes
- **Breaking down barriers to labour mobility within Canada**, with priority for construction workers and health care professionals, and prioritizing skilled tradespeople for permanent residency
- **Cracking down on non-compliant short-term rentals** and supporting municipal enforcement of short-term rental restrictions with \$50 million in funding
- **A new Canadian Mortgage Charter** to ensure Canadians at financial risk can access the tailored mortgage relief they can expect from their bank to help them make their payments and stay in their homes
- **Strengthening our Co-operative Housing Development Program** with a new \$309 million investment for this program

## Supporting a Strong Middle Class



**STRENGTHENING COMPETITION  
IN CANADA**



**SUPPORT CANADIANS' RIGHT  
TO REPAIR THEIR DEVICES AND  
PRODUCTS**



**ENHANCING COMPETITION IN  
THE GROCERY SECTOR  
THROUGH NEW CHANGES TO  
THE COMPETITION ACT**



**A NEW EMPLOYMENT  
INSURANCE ADOPTION BENEFIT**



**REMOVING THE GST FROM  
PSYCHOTHERAPY AND  
COUNSELLING SERVICES**



**CONTINUING TO CRACK DOWN  
ON JUNK FEES**

- **Strengthening competition in Canada**, which means lower prices and more choice, by reforming legislation to crack down on unfair practices that drive up costs
- **Ensuring Canada's five largest grocery chains keep their commitments** to stabilize prices, and enhancing competition in the grocery sector through new changes to the Competition Act
- **Removing the GST from psychotherapy and counselling services**, to make mental health care more affordable for Canadians · **Continuing to crack down on junk fees**, including lowering non-sufficient fund (NSF) fees charged by banks, investigating international mobile roaming rates, and ensuring that airlines seat all children under the age of 14 next to their accompanying adult at no extra cost
- **Amending legislation to support Canadians' right to repair** their devices and products
- **A new Employment Insurance adoption benefit**, which would provide 15 weeks of shareable benefits to parents

### **Bill C-56, the Affordable Housing and Groceries Act**

Bill C-56, the Affordable Housing and Groceries Act, includes two previously mentioned announcements of a GST rebate on purpose-built rentals and measures to increase competition in concentrated industries including the grocery sector. This bill has come in front of Finance committee this week, and I look forward to going through it clause by clause and working to strengthen it alongside my colleagues. The proposed amendments to the

Competition Act are the first major review to it since 2009, and looks to grant them more investigative powers and eliminate the “efficiencies defence” for proposed mergers.

## **Bill C-58, Banning Replacement Workers**

Bill C-58 was tabled this month which would ban the ability of employers in federally regulated sectors to use replacement workers during a strike or lockout. This is a huge achievement of the labour movement that will help protect the rights of unionized workers. On top of fees for violating these rules, we are introducing new processes for maintenance of agreements in order to compel early negotiation between unions and employers to determine at minimum essential services needed during a dispute. We look forward to seeing this improve workplace morale after a contract dispute, and most importantly we are delivering on demands made by the labour movement.

## **Canada-Ukraine Free Trade Deal**

The modernized Canada-Ukraine Free Trade Agreement (CUFTA) marks a new era in Canada and Ukraine’s economic relationship and will be fundamental to the participation of Canadian businesses in Ukraine’s economic reconstruction and recovery from Russia’s illegal and unjustified invasion. The free trade bill includes dedicated new chapters and provisions on trade in services (including financial), investment, temporary entry for business persons, telecommunications, digital trade, labour and the environment, among other areas.

We were proud to see it pass in the House with support from all parties, except the Conservatives.

---

## **Announcing the Canada-BC-First Nations Nature Agreement**



We are making history for nature protection in British Columbia. On November 3rd, I joined several federal and provincial ministers, and Indigenous partners to announce a \$1 billion tripartite Nature Agreement. This agreement funds and charts the process to ensure that 30% of BC's lands will be protected by 2030, including permanently protecting up to 13,000 km<sup>2</sup> of old-growth forests, and focusing on the protection of BC's most ecologically important lands. This groundbreaking agreement will ensure conservation is Indigenous-led, the habitat of endangered species such as the spotted owl is protected, and an additional 140,000 hectares of degraded habitat is restored. This agreement keeps the province aligned with the Government of Canada's goals of conserving 30% of land by 2030 – a target that scientists have determined is necessary to halt and reverse the decline of biodiversity in the world.

What makes this agreement unique is not only the inclusion or consultation of Indigenous Peoples, but also their full and equal participation as partners. Reconciliation and nature protection go hand in hand, we cannot have one without the other. This agreement reaffirms our commitment to reconciliation and keeps us consistent with the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).

## Touring British Columbia's Old Growth



After announcing our historic Nature Agreement, I joined Ancient Forest Alliance on Vancouver Island for a tour of old growth forests near Port Renfrew. It was incredible to walk through lush groves of old growth forests while learning more about their importance to BC and why we need to protect them. As many of you know, in May I submitted [Motion-83 to protect old growth forests in Canada](#). I was proud to work with Ancient Forest Alliance to make this motion a reality, and this was a great opportunity to connect and see in-person the sacred trees we're working to protect.

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## Community Updates: West Vancouver & Bowen Island

## Sentinel Remembrance Day Assembly



The Friday before Remembrance Day, I was welcomed to Sentinel - my alma mater - for a powerful assembly, where I joined students, staff and their families to pay tribute to the brave men and women who have served and continue to serve our country. I particularly enjoyed that it was student-led, everything from my usher Cyrus to the band, the presenters and the cadets. Thank you to all the organizers for a touching commemoration.

## Lunch with Veterans



After the assembly, I had the honour of joining a remarkable group of veterans for lunch at the West Vancouver Seniors' Centre, where I had the opportunity to express my deep gratitude to these brave men and women for their sacrifices and contributions to Canada. It was a privilege to be able to meet and learn from veterans, including our [local hero Harry Greenwood who fought in World War II](#), about their time in service and the lasting impact it has had on them. Their stories are a living testament to the courage and resilience of our veterans.

## Remembrance Day



At the eleventh hour on the eleventh day of the eleventh month - we will remember them. I spent Remembrance Day in West Vancouver, where I joined community members at the Cenotaph at Memorial Park. I would like to sincerely thank everyone who helps to organise this event every year, especially the Royal Canadian Legion-West Vancouver Branch #60. It was an honour to lay a wreath on behalf of the Government of Canada.

Let us continue to honour those who have served and continue to serve our country, and show gratitude for their sacrifices in defence of our freedoms and values. Lest We Forget.

## **Delivering Affordable Housing in West Vancouver: Kiwanis Groundbreaking**



75% of the people who work in West Vancouver do not live here, which includes essential workers such as teachers, police officers, firefighters and in other local businesses. We need to change that.

That is why I was especially proud to take part in the groundbreaking for the Village West project built by the Kiwanis North Shore Housing Society, providing 156 rental apartments in West Vancouver to middle-income individuals and families at 75% of market rates. This project exemplifies how all levels of government can collaborate to make affordable housing a reality. I look forward to seeing its completion and to continue delivering more affordable housing projects in our communities.

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## **Community Updates: Sea to Sky**

### **Celebrating Diwali and Bandi Chhor Divas**



This year, Diwali and Bandi Chhor Divas fell on November 12 and I was lucky enough to attend the program at Gurdwara Baba Nanak Sahib with the Squamish Sikh community. We lit diyas, listened to kirtan (hymns), did seva (selfless service), and enjoyed langar (community meals) with the Squamish sangat. I couldn't think of a better way to start the month than with the teachings of Guru Hargobind Sahib Ji of true leadership, resilience, and solidarity to navigate the challenges of our time. May the light of Bandi Chhor Divas illuminate our paths and inspire us to lead lives of purpose, justice, and compassion.

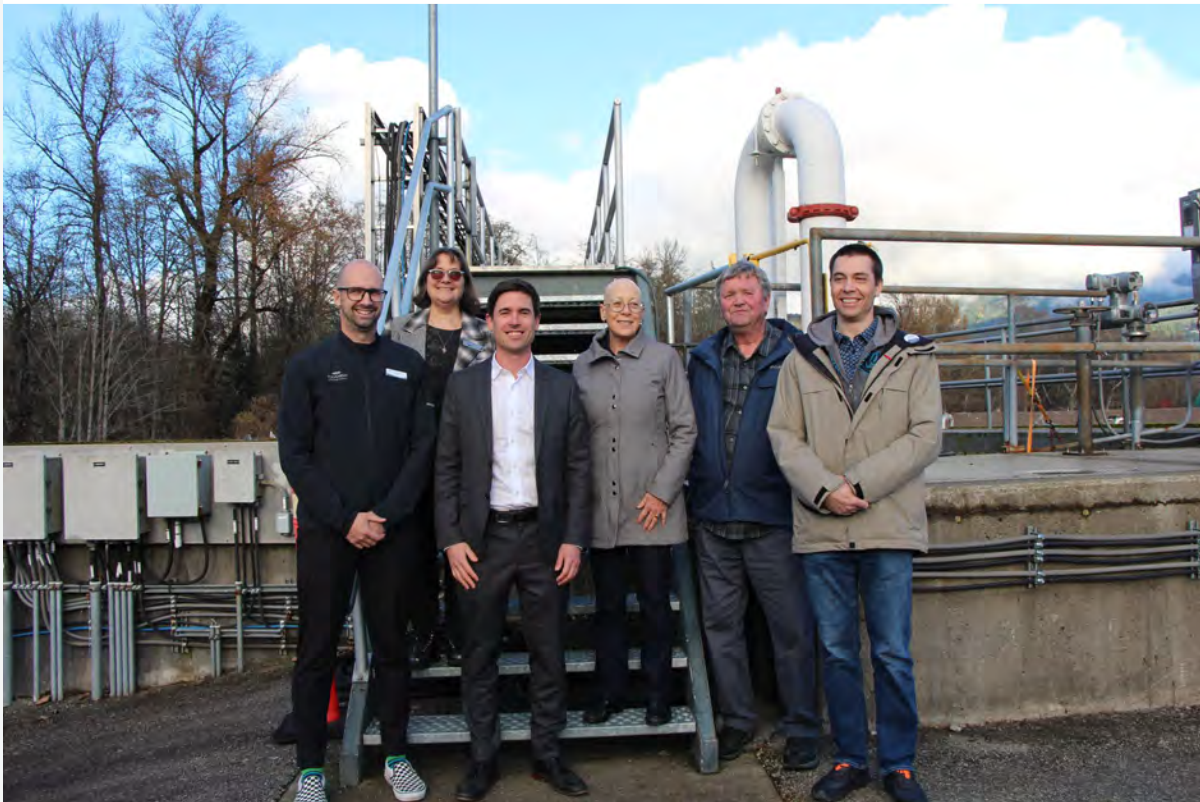
## **Visit to Pemberton & the Qwal'ímak Nlep'cálten Farm**





On my trip up to Pemberton this month, I had the chance to visit Qwal'ímak Nlep'cálten, where I heard from Agricultural Manager, Shannon Didier and Chief Dean Nelson about the work the Nation is undertaking to tackle food security. Qwal'ímak Nlep'cálten aims to feed vulnerable members of the Nation and educate the community on growing local food – in part through a grant from the Government of Canada. I was able to tour many of the construction projects the Nation is in the process of building to improve access to community services, as well as meet with Village of Pemberton officials and other stakeholders to hear feedback on how I can effectively represent the region as we gear up to the next federal budget.

## **Making Investments in Wastewater Upgrades for Squamish & the Sunshine Coast**



I announced \$11.1 million in funding for wastewater projects in Squamish and the Sunshine Coast alongside Mayor Armand Hurford and MLA Ronna-Rae Leonard, and SCRD Directors Len Lee and Kate-Louise Stamford on November 15th. Just over \$4 million was made available to upgrade the Mamquam Wastewater Treatment Plant and \$400,000 to the construction of a new wastewater treatment plant on the Sunshine Coast. These critical infrastructure projects will allow our communities to grow and be resilient for the long term. Our government will always be ready to step up as a willing partner to make these critical community investments a reality.

**Welcoming the Minister of Tourism to the Sea to Sky**



I had the pleasure of welcoming Tourism Minister Soraya Martinez Ferrada to the Sea to Sky, showing the Minister one of the most important pillars of Canada's tourism economy. After lunch with Tourism Squamish and the Sea to Sky Gondola, we stopped by the Squamish Lil'wat Cultural Centre for a tour and to chat about how to advance Indigenous-led tourism in Canada. We also chatted with Whistler Chamber of Commerce, Tourism Whistler, Whistler-Blackcomb and the Whistler Mayor and Council as they gear up for a busy winter season. It was a packed but productive day with feedback and insights the Minister will take to Ottawa as we action [Canada's new Tourism Growth Strategy](#).

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## Community Updates: Sunshine Coast

### Support for Income Tax Filing

A number of Sunshine Coast organizations received funding from the Canada Revenue Agency for participating in the Community Volunteer Income Tax Program (CVITP). This funding is provided to organizations who offer free tax clinics to Canadians with a modest income to file their taxes. On the Sunshine Coast I would like to acknowledge and give my heartfelt gratitude to Pender Harbour Community School, Pender Harbour Health Centre, Gibsons Public Library, Gibsons Calvary Baptist Church, Sechelt Public Library, Sechelt Seniors Activity Centre, Sunshine Coast Resource Centre and Vancouver Coast Health-Sunshine Coast for the timeless hours their volunteers put in to provide these clinics. Their incredible work helped over 500 Sunshine Coast community members complete their taxes so they can access important benefits and credits that help make life more affordable for those in our community. If you haven't filed your taxes yet, please do as it may help you access Federal Government benefits that are income tested.

### Parliamentary Talkback

It was a pleasure to return to Eastlink Community TV's monthly Parliamentary Talkback with MLA Nicholas Simons after several months off. It's always a great opportunity to hear from

residents and address the priorities that are on the minds of Coasters. A monthly schedule of upcoming shows will be scheduled in the near future on our social media.

## **Let's Shop & Eat Local**

With Christmas just around the corner, I would like to do a shout out for the amazing businesses on the Sunshine Coast and across our communities, and to encourage everyone to “shop and eat local”. This holiday season, let's make sure to support our small businesses and restaurants!

---

## **Israel– Hamas War**

Like many of you, I remain concerned with the ongoing conflict in Gaza and Israel, which has wrought a horrific scale of violence and the loss of tens of thousands of innocent lives. The news of a temporary agreement between Hamas and Israel, to allow for a pause in the fighting and the release of some Israeli hostages in exchange for Palestinian prisoners, including children is very promising. This will also allow for critical humanitarian aid to reach individuals that are living in the most destitute conditions imaginable. The news that this pause is continuing to be extended is also very welcome. My hope is that this represents a first step towards a long-term peace. Canada must continue to push for the respect of international law and protection of civilians, as well as continuing to advocate for the establishment of a viable, safe and secure Palestinian state alongside an Israeli one. This is not just the only way we can end the cycle of violence, it is Canada's long-standing foreign policy position, and is consistent to what has been accepted by the United Nations since 1947.

Here at home, many have taken action to make their voices heard. I continue to receive thousands of calls, emails and social media comments urging our government to take action and call for a ceasefire. I want to thank every single person who has contacted me on this issue. Know that your voices are important as we push for peace and an end to the growing humanitarian crisis.

We have also seen in recent weeks a disturbing rise in antisemitism and Islamophobia across Canada. Constituents have raised the fears they feel even in our region. This is completely unacceptable, as all Canadians deserve to feel safe to proudly practice their religion and to be who they are. No matter your view on this conflict, violence, discrimination and hatred have no place in Canada. To ensure that Canadians are safe in our communities, our government is responding with a \$5 million investment to the Communities at Risk: Security Infrastructure Program (SIP). This will support communities at risk of hate-motivated incidents and crimes to enhance security at gathering spaces including schools. You can also check out these two resources on what the Government of Canada is doing to combat [antisemitism](#) and [Islamophobia](#) in Canada and around the world.

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## **International Day of Solidarity with the Palestinian People**



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**OFFICE OF MP PATRICK WEILER  
CONSTITUENCY OFFICE: 6367 BRUCE ST., WEST  
VANCOUVER**

**OFFICE HOURS: WEEKDAYS  
10AM-5PM**

Office of Patrick Weiler MP  
6367 Bruce St  
West Vancouver, BC V7W 2G5  
Canada

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**From:** Nick Bell <NickBell@wvpd.ca>  
**Sent:** Wednesday, December 6, 2023 5:24 AM  
**To:** s. 22(1)  
**Cc:** correspondence; John Lo (WVPD)  
**Subject:** correspondence to council

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Good morning s. 22(1),

At the beginning of 2022, the West Vancouver Police Department partnered with the Metro Vancouver Transit Police (MVTP) to assist with non-emergency call taking services. The purpose of this partnership was to improve non-emergency call taking services due to the extended wait times that West Vancouver residents were experiencing with E-Comm. Since the transition to the MVTP from E-Comm, the feedback that the WVPD has received from the public has been overwhelmingly positive. There are typically little to no wait times when a West Van resident calls the non-emergency line. If an attempt was made to call the non-emergency line and there was no answer by a call taker, the WVPD would like to obtain more information about this incident. An email to [pss@wvpd.ca](mailto:pss@wvpd.ca) with the time of the call and the phone number that was used to call from would assist WVPD staff in looking into what transpired.

Of note, there are the same number of patrol resources on weekends as there are during the week. Patrol Teams work on a shift work cycle that provides service to the West Vancouver community 24 hours a day, 7 days a week.

Inspector Nick Bell

**Inspector Nick Bell** *he/him*  
OIC Administration Division  
West Vancouver Police Department | *Serving with Honour*  
t: 604-925-7350 [nickbell@wvpd.ca](mailto:nickbell@wvpd.ca) | [westvanpolice.ca](http://westvanpolice.ca)

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**From:** s. 22(1)  
**Sent:** Sunday, December 3, 2023 7:19 PM  
**To:** correspondence  
**Subject:** Police ? Where are they ?

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s. 22(1) we had a thief enter and trash s.22(1) car. She had gone out unlocked the car, put some Christmas items in it, returned to house, 5 mins later returned to the car to go to work and discovered someone had been through the car. s.22(1) our house was broken into and totally trashed with the loss of s. 22(1). What is similar to the two events we were unable to contact the police. They did show up 4 days after the house was broken into and were somewhat sheepish about their response, didn't really help. Today we could have caught the person but alas it seems on weekends the police shop is closed. Yes there's a non emergency number but like today, no one answers it. In reality everyone is on their own, there's no police coverage, likely a couple of cruisers manned for extremes but unlikely a civilian could contact them.

Seems silly I know but what's even sillier is the idea that robbers are unaware that there's no real police services on weekends. In fact I'm sure they wait on every chance to visit West Van on weekends. I think the community should at least be warned that police services are what they are and I'll undertake to do my part in warning the general public. Doubt the council will do anything to change things, even in the face of accelerating crime. It's a total myth there's police protection in West Vancouver.

Regards s. 22(1) WV s. 22(1)