

COUNCIL CORRESPONDENCE UPDATE TO OCTOBER 4, 2023 (8:30 a.m.)

Correspondence

- (1) September 27, 2023, regarding “Fireworks” (Referred to the October 16, 2023 Council meeting)**
- (2) September 28, 2023, regarding “Advocating for on-leash dogs in public outdoor spaces”**
- (3) C. Peters, September 28, 2023, regarding “UBCM Tradeshow follow-up- from Cathy Peters and the Anti Human trafficking Initiative booth”**
- (4) September 29, 2023, regarding “Suggestion” (Public Amenities)**
- (5) October 1, 2023, regarding “Ambleside park playground”**
- (6) G. McIsaac, October 2, 2023, regarding “THE GLOBE AND MAIL: Airbnb’s ravenous appetite for residential units is contributing to Canada’s housing crisis” (Preliminary Development Proposal for 1327 Marine)**
- (7) October 2, 2023, regarding “Keith Road & 3rd Street trail head”**
- (8) Committee and Board Meeting Minutes – Design Review Committee meeting July 20, 2023; and Heritage Advisory Committee meeting July 26, 2023**

Correspondence from Other Governments and Government Agencies

- (9) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country) (2 submissions), September 29 and October 4, 2023, regarding Federal Programs and Initiatives**

Responses to Correspondence

- (10) Assistant Chief of Fire Prevention, September 29, 2023, response regarding “Fireworks” (Referred to the October 16, 2023 Council meeting)**
- (11) Director of Planning & Development Services, October 3, 2023, response regarding Proposed Heritage Revitalization Agreement, Heritage Designation, and Development Permit for 1591 Haywood Avenue (Referred to the October 23, 2023 public hearing)**

From: [REDACTED] s. 22(1)
Sent: Wednesday, September 27, 2023 1:04 PM
To: correspondence
Subject: Fireworks

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Good afternoon,

Can you kindly advise when this item is coming back to Council?

Best Regards,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, September 28, 2023 12:15 AM
To: correspondence; Linda Watt; Sharon Thompson; Scott Snider; Peter Lambur; Nora Gambioli; Christine Cassidy; Mark Sager
Subject: Advocating for on-leash dogs in public outdoor spaces

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Hello,

Can this please be posted on the conversation page in the West Vancouver District website?

It's time to legislate ON-LEASH dog access to outdoor public spaces in West Van

West Van has the most restrictive dog bylaws in BC. Referring to a recent North Shore News article advocating for increasing dog access in the community, angry detractors sarcastically snarl about "bad owners", whose "stupid dog", or "precious pooch" could be "coming up for a sniff or drooling on me" – not going to happen when dogs are leashed and everyone can mind their own business. They demand we "go somewhere else", especially the off-leash park or behind the seawall fence. Neither are safe, off-leash parks aren't for everyone, and the off-leash 'dog run' is beside a live CN Rail line! How about the elderly person who would like to stroll the seawall with their pup instead of the off-leash chaos at Ambleside? Walking dogs on-leash is a fair compromise where dogs are under control, owners and dogs are accountable and everyone is safe.

I get that "not everyone likes dogs", but not everyone likes the smell of BBQs, or public drinking, or smoking, or loud music, or goose poop, or cyclists, or scooters, whizzing e-bikes, or fireworks, or buskers. But all of these things are legal, and all can be onerous. Some will leave BBQ refuse, alcohol bottles, or cigarette butts, geese leave poop, cyclists could sideswipe, e-bikes are dangerously fast, loud music or buskers will entertain some while irritate others who just came to enjoy the view.

Every group has bad actors but is it right to exclude all based on the selfish behavior of a few? Some people are going to drink and drive so should the local government ban all people from driving? Some people will shoplift, should everyone be frisked when leaving a store? Some people will drink too much alcohol, should we ban drinking? Prohibition didn't work, and it was also 100 years ago. Some dog owners are "bad", but we are ALL banned from on-leash walking in many outdoor spaces in West Van.

As a community, we should coexist with mutual respect regardless of personal opinions. You don't like dogs? Look the other way and move on, just like I hold my breath while walking past rancid barbecues at Ambleside and John Lawson. Lets finally reject the ill-informed anti-dog bullies that are holding us back from acknowledging that social attitudes progress and intolerance is really ugly. Walking a dog outside, on-leash, is not revolutionary. It's time to catch up, beautiful West Van, I know we can do it!

[REDACTED] s. 22(1)

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

From: s. 22(1)
Sent: Thursday, September 28, 2023 1:02 PM
To: correspondence; Mark Sager
Cc: Nelson Cavanaugh
Subject: UBCM Tradeshow follow-up- from Cathy Peters and the Anti Human trafficking Initiative booth
Attachments: 8 Strategies for City and Municipalities.pdf; Overview of Human Sex Trafficking.pdf

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Dear Mayor Mark Sager and West Vancouver District Council,
Thank you to the BC Mayors, Councillors and Directors who visited the Anti Human Trafficking Initiative booth 623 at UBCM.
It was good to speak with Mayor Sager and other Councillors in person.
ASK: to present to the West Vancouver Police Board.

Child Sex Trafficking is the fastest growing crime in the world and it is here in BC.
Attached is the "**Overview of the Problem in Canada**" and "**8 Strategies for Cities and Municipalities**".

Below is a **2004 UBCM Resolution on Child Sex Trafficking** that went to FCM.
This Resolution needs to be re-instated with action outcomes identified.
BLOCKEDubcm[.]ca/convention-resolutions/resolutions/resolutions-database/approach-end-trafficking-childrenBLOCKED

What you can do:

1. I am available for presentations to groups in your communities in January 2024.
2. Please purchase my book and place it in your schools, libraries, churches and medical facilities. It is a textbook on the issue for Canada; it is readable and relatable with resources.
3. Redraft a Resolution on Child Sex Trafficking for next year's UBCM.

I look forward to hear back from you,
Sincerely, Cathy Peters
BC anti human trafficking educator, speaker, advocate
beamazingcampaign.org

s. 22(1), North Vancouver, BC s. 22(1)

Queen's Platinum Jubilee Medal recipient for my anti human trafficking advocacy work
Author: "**Child Sex Trafficking in Canada and How to Stop It**".

8 strategies for Cities and Municipalities:

1. Learn about the issue at my website: beamazingcampaign.org. Buy my book, “**Child Sex Trafficking in Canada and How to Stop It.**” Take the BC OCTIP (Office to Combat Trafficking in Persons) **free online course**. Encourage police to take HT course on the **Police Knowledge Network**.
2. Incorporate the United Nations 4 Pillars in a local strategy to stop Human trafficking/sexual exploitation: **Prevention, Protection, Prosecution, Partnerships**.
3. **Prevention**: raise awareness in community. Children of the Street (Plea), End Exploitation Education (Tiana Sharifi), BRAVE education (Alberta), National Human Trafficking Education Center (Joy Smith Foundation- Manitoba) does school and community programs. Encourage “Men End Exploitation” movements: Moosehide Campaign, Westcoast Boys Club Network. Support porn addiction services for youth; “Fightthenewdrug” program recognizing the public health effects to youth of viewing violent sexual material. Use communications to raise awareness: Canadian Centre to End Human Trafficking has FREE posters, wallet cards. Calgary has “Not in My City” campaign, Ontario has “Saving the girl next door program”.
4. **Protection**: have exit strategies in place for victims, consider 24-7 “wrap-around programs” Salvation Army “Deborah’s Gate”, Covenant House, Union Gospel Mission. Support **School Liaison Officer Programs in BC Schools** as an effective deterrent against organized crime recruitment for gangs and sex trafficking.
5. **Prosecution**: increase policing budget, training, and priorities. Have “buyer” deterrents in place, enforce the law; “**Protection of Communities and Exploited Persons Act**” which addresses “**demand**”- the profiteers, facilitators, buyers of commercially paid sex.
6. **Partnerships**: Train community stakeholders: Police, Health care workers, fire department, municipal business licensing managers, educators, businesses to recognize human trafficking/sexual exploitation. **Fraser Health Authority** has a human trafficking protocol, Surrey Fire department is trained to recognize HT indicators. Train judges/Crown Counsel/criminal justice system.
7. **Partnerships**: with other cities and municipalities at local government associations, Police agencies, 3 levels of government (civic, provincial, federal); UBCM, FCM with Resolutions.
8. **Goal**: safe, healthy, vibrant communities that are fit for families, youth, children, and all vulnerable populations.

National Human Trafficking Hotline Number: 1-833-900-1010

Overview of Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in Canada.

2023 by Cathy Peters- BC anti human trafficking educator, speaker, advocate

Beamazingcampaign.org

Author: “**Child Sex Trafficking in Canada and How to Stop It**”.

1. **Cases:** Most notorious cases in Canada: **Amanda Todd** (victim), **Robert Pickton** (sex buyer and serial killer), **Reza Moazami** (trafficker)- all from British Columbia.

Provinces are not consistently addressing the crime- Alberta, Ontario, Manitoba, Quebec, Nova Scotia have better public awareness than BC.

-Dr. Jacqui Linder registered psychologist and traumatologist from Alberta, states “Human Trafficking is one of the forms of trauma that when you really understand what people are going through and what is being done to them, it is TRUE EVIL.”

2. **Crime:** Organized crime, international crime syndicates are typically involved.

3. **Mental Health and Addictions: Sexual Violence is the worse form of trauma a human being can experience.** Dr. Ingeborg Kraus- German psychotraumatologist.

-Children who are sexualized are vulnerable, live with CTSD- Complex Trauma Stress Disorder and ACEs- Adverse Childhood Experiences- Dr. Nadine Burke, USA pediatrician on ACEs.

-Dr. Vincent Felitti connects childhood experiences and physical and mental health as adults- childhood trauma is associated with chronic diseases during adulthood and child trafficking will worsen the economic burden on civil governance.

4. 4 Factors causing Sexual Exploitation: **globalization, unregulated technology, limited law enforcement and very little prevention education.**

5. **Definition:** Human trafficking is the recruiting, transporting, transferring, receiving, holding, concealing, harbouring, or exercising control over a person for the purpose of exploiting them. Key word is **EXPLOITATION.**

6. **Stats:**

-13 years is age of recruitment, 10-12 years in urban centers.

-54% in the sex trade are Indigenous, 70-90% in urban centers.

-82% had childhood sexual abuse/incest.

-72% live with CTSD or Complex PTSD.

-95% in prostitution want to leave- it is NOT a choice or a job.

-90%-99% of prostituted persons are pimped or trafficked. Traffickers make hundreds of thousands of dollars per victim per year or from \$1000-\$5000 per day per victim.

-1-5% of individuals are able to leave the sex industry- the majority become mentally ill, drug addicted, commit suicide or are murdered.

7. **My work:** raising awareness to 3 levels of government in BC, since “**The Protection of Communities and Exploited Persons Act**” became Federal Law in 2014. PCEPA Federal Law has **4 parts:**

1. Targets the DEMAND by criminalizing the buyer of sex, profiteer.

2. Seller of sex is immune from prosecution

3. Exit strategies are in place to assist the victim out of the sex trade.

4. Robust prevention education is in place so youth, children and the vulnerable are not pulled into the sex industry.

PCEPA Law focuses on the source of harm: the DEMAND. The clear statement from Parliament was that girls and women in Canada are **NOT FOR SALE**; they are full human beings with dignity and human rights. Canada has international obligations to deter demand: **Palermo Protocol Article 9, section 5**. Training for understanding and interpreting PCEPA: Nathalie Levman with Department of Justice: Nathalie.levman@justice.gc.ca Phone-613-948-7429, Cell- 613-883-5190.

8. Problem: This Law is not enforced consistently in Canada or BC.

-Vancouver, Toronto and Montreal are global sex tourism hotspots.

-Canada is a Child Sex Tourism destination (TIP report from USA State Department).

-Global sex trade is targeting children- children is where the money is, fuelled by the internet where the luring takes place. Globally, Canada is one of the biggest consumers of CSAM (child sexual abuse material or child pornography).

9. Strategy for Provinces and Communities: Reduce Demand, Diminish Supply.

-Main businesses: unregistered massage and body rub parlours, nail spas, day spas, wellness centers, modelling agencies, tattoo parlours, escort services, cheap bars and hotels, men's clubs, AirBnb, VRBO, casinos, strip clubs, organized crime club houses, bus stops, train stations, homeless camps, tent cities, work camps, pool halls, community centers- wherever youth congregate.

-Schools are recruiting grounds for gangs and human trafficking. There is growing research that some school personnel are involved with sexual interference with students- source- Cybertip.ca.

10. Strategy for the public: Learn, Share, Alert. **Resources:**

Canadian: -beamazingcampaign.org- resources, research, teaching videos- Cathy Peters

-Public Safety Canada- Human Trafficking.

-Canadian Center to End Human Trafficking- National Hotline number: 1-833-900-1010.

-Cybertip.ca- Canadian Center for the Protection of Children.

-National Human Trafficking Education Center- Joy Smith Foundation.

USA:- National Centre on Sexual Exploitation- NCOSE (research based and holds global summits) and Demand.org (addressing demand to stop sexual exploitation).

-Protect Young Eyes- protectyoungeyes.org- founded by Chris McKenna

-Defend Young Minds-defendyoungminds.org- founded by Kirsten Jensen

-Parents Against Child Abuse- P.A.X.A.- founded by Tania Haigh

International: OSCE- Organization for Security and Cooperation in Europe- Canada belongs along with 56 other countries- 1 billion people are represented. Valiant Richey is the OSCE Special representative and Co-ordinator for Combating Trafficking in Human Beings.

Trends:

-Increased sexualization of youth/children.

-Resulting in: increased childhood sexual assault/incest.

-Women/girls losing safe spaces with transgenderism movement.

-Pornography use is the fuel.

-Lack of digital safety training availability and lack of social media accountability.

-Lack of positive parenting support.

-Development of AI (Artificial Intelligence) of Child Sexual Abuse Material.

From: [REDACTED] s. 22(1)
Sent: Friday, September 29, 2023 3:14 PM
To: correspondence
Subject: Suggestion

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Hello,

Halifax is super social and fun. They have dozens of permanent adirondack chairs on the downtown piers. Shipping containers turned into grab & go shops & bars.

Would love to see that on WV's piers, seawall and beaches. They promote so much more social interaction.

Warmly,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

"Inclusion without proper support is exclusion." - Anonymous

From: s. 22(1)
Sent: Sunday, October 1, 2023 12:34 PM
To: correspondence
Subject: Ambleside park playground

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To whom it may concern,

The swings at the Ambleside young child playground have recently been altered by removing the handicap swing and installing a third, regular swing for older children.

The park itself is clearly geared towards very young children, whereas John Lawson is definitely for an older crowd.

As a nearby resident and father to s.22(1), I ask that the recently replaced "regular" swing be replaced yet again with a "bucket" style swing for very young kids. At the very least, replace it with what was originally there so all abilities can use the park.

Thank you for your consideration,

s. 22(1)

Ambleside Resident

s. 22(1)

From: Graham Mclsaac [REDACTED] s. 22(1)
Sent: Monday, October 2, 2023 2:30 PM
To: Mark Sager; Scott Snider; lindawatt@westvancouver.ca; Peter Lambur; Sharon Thompson; Christine Cassidy; Nora Gambioli; correspondence
Subject: THE GLOBE AND MAIL: Airbnb's ravenous appetite for residential units is contributing to Canada's housing crisis

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Ladies and Gentleman,

I think this article explains quite well why we need to maintain the bylaw ban in West Vancouver on AirBnB rentals and enforce our bylaw more rigorously. Making an exception to the bylaw for 1327 Marine Drive would be an error setting a precedent Council and residents may come to regret.

Airbnb's ravenous appetite for residential units is contributing to Canada's housing crisis

Commercial operators are systematically buying up housing units and converting it into dedicated short-term rental use. So if we agree that housing is in short supply, why don't we rein in this home-devouring activity?

Read in The Globe and Mail: [BLOCKEDapple\[.\]news/A6HO2u986S6GF6uKZLi-EpQBLOCKED](#)

Shared from [Apple News](#)

Please do not redact my name

Graham Mclsaac

[REDACTED] s. 22(1)

West Vancouver,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, October 2, 2023 8:05 PM
To: correspondence
Subject: Keith Road & 3rd Street trail head

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Dear Mayor & Council,

We have quite a problem at Keith & 3rd, and the problem is growing. We need to see political leadership and creative problem solving before West Van finds itself with a tent city problem.

The problem we are facing on Keith & 3rd began a couple decades ago when our provincial leaders (beginning with Gordon Campbell) chose to cut funding to public education, housing, and healthcare. We knew this would happen and now it has. Now our most vulnerable have become a burden to everyone at our doorsteps.

At a very well used and populated trail head & thoroughway our new normal has been witnessing garbage pile up, needles on the ground, a tent home built between two BCHydro electric boxes, a person smoking a crack pipe, numerous police officers checking on a person's safety, sometimes numerous times in one day, and West Van dispatch being called to clean up garbage & needles. This is where our tax dollars are being spent these days. This is where our West Van resources are going.

A few weeks ago I spoke to a lovely gentleman, Mr. Nick Cavanaugh, the Mayor's assistant. I was told that Mayor Sager was in attendance at the province-wide meeting of municipalities to discuss the very issue we are facing at Keith and 3rd. The issue of housing crisis, mental health crisis, and drug epidemic. I understand the new safe supply laws have not come with the necessary supports of affordable housing, greater amount of treatment centres, and safe injection sites in each municipality.

I understand all this. I just hate being in a preventable situation with no solution in sight. I understand all this, but I hate that [REDACTED] s. 22(1) do not feel safe to walk along the trail anymore. I hate hearing that [REDACTED] s. 22(1) were yelled at by this person. I do not ask [REDACTED] s. 22(1) to take the bus home from [REDACTED] s.22(1) anymore because they will have to walk past this:



I would like to ask Mayor and Council what solution they can offer the residents of Cederdale? Because this is not safe nor is it humane. He should not live here like this and we should not be subject to drug paraphernalia and garbage. We are only as strong as our weakest link, and we do not feel very strong these days.

I look forward to hearing back from you and ask that you please ask Dispatch and the WVPD how many calls they receive a week about this issue.

I grew up in West Vancouver. I have been a resident of the North Shore since ^{s.} 22(1) and a West Van resident since ^{s.} 22(1). I have never seen anything like this. I did not move to Commercial Drive or Mount Pleasant (places that were much more affordable) because of the safety and cleanliness of West Van. Well, we are losing that, and that is not okay by me and I know it is not okay by you. I look forward to hearing from you and your creative solutions to this problem before it grows. I ask that you please put a stop to this as soon as possible and take action on Keith & 3rd and work towards a sustainable solution moving forward.

Thank you,

^{s.} 22(1)

West Vancouver, BC

^{s.} 22(1)

Sent from my iPhone

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, JULY 20, 2023**

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

Staff: L. Berg, Senior Community Planner (Staff Representative); E. Wilhelm, Senior Community Planner; and Cindy 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 4:36 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 20, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the June 15, 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. APPLICATIONS FOR CONSIDERATION

Applications Referred to the Design Review Committee for Consideration:

5.1 Address: 4430, 4450 & 4460 Woodcrest Road and 4504 Woodgreen Drive

Background: E. Wilhelm, Senior Community Planner, introduced the proposal and spoke relative to its context, including:

- The site is located within the Cypress Park Estates neighbourhood in upper Caulfeild and is within walking distance to Caulfeild Shopping Centre and Rockridge Secondary School west of the site and Cypress Falls Park northeast of the site. The site is located east of the of the Caulfeild highway off-ramp and the pedestrian underpass under the upper levels highway linking with Lower Caulfeild and is bounded by the highway right-of-way which is owned and administered by the Ministry of Transportation and Infrastructure.
- There are four legal lots totaling approximately 1.27 acres and is developed with three single family dwellings.
- The site (as proposed) includes a District-owned property on the eastern side of the development.
- Much of the development site is relatively flat yet with a considerable incline on the north side of the site up towards Woodcrest Road, which sits at a higher elevation above the development site creating a physical separation from the surrounding neighbours within the immediate vicinity.
- There are several large evergreen trees located on the periphery of the site and considerable tree removal is proposed.
- Proposal includes:
 - 37 stacked townhouse units (with an approximate floor area ratio of 1.05)
 - 5 townhouse buildings & 1 amenity building
 - Landscaped walkways and two central courtyard areas
 - One level of covered/underground parking (with entrance on the SW portion of the site)
 - Street level pedestrian entrances fronting Woodcrest Road
 - 'East-West' trail connection south of site
 - New sidewalks adjacent to the development
- Overview of OCP Policy 2.1.7 provided.
- The site is currently not within a development permit area. Through the approval process, the site would be designated to be within the existing 'other multiple family sites' development permit area. Accordingly, the design guidelines aim to ensure that multiple family dwellings located throughout the municipality meet a high quality of building design and landscaping in keeping with their site and neighborhood context.

- Primarily, new development should complement the terrain, be compatible with surrounding uses, minimize visual impacts and employ sensitive building forms and landscaping.

Project Presentation: Introduction by G. Kainth, Developer, and then D. Siegreth, Architect, provided a presentation on the proposal including:

- Proposed Floor Area Ratio (FAR) is 1.05 with a variety of units, they are larger to capture a market type. 37-unit project, having an underground parkade is a benefit. Maximize storage and good access.
- Site coverage is favourable. There are multifamily dwellings to the west. Complicated site with access from upper levels highway. Centrally located to be walkable and right across the street is a bus stop and bike lanes. Large improvement on the street.
- Heavily treed with significant grade change and front boulevard trees, would like to see more trees retained. Significant improvement on the street side.
- Design team went through charrettes. Walkable and connected with the underpass, as the design evolved, site concept is that on the corner it made sense to think about low and high point. The high point drops significantly down and then it goes down to the edge that is well treed and then it drops down to upper levels highway. Negative is building on the edge of a freeway. Significant number of trees. How do we connect streets. Capitalize if the grid is descending and use lack of fill in the middle of the site. We are not excavating that much. Parking underground at low point and takes away all the traffic movement from a residential neighbourhood. Leaking corners into the site so pedestrians can move. Everything on the south side is a green buffer. Client is introducing a public walkway. Amenity building will be on the street. Approaching the project, you will see a monument. Access to the site is well handled, circulatory road along amenity spaces. Maximize our density and increase green space.
- Building form should have a smaller scale entry. Residential street scale. Entries are smaller along the street. Semiprivate balcony. Kept building low and horizontal.
- Ends of buildings, horizontal wrapping overhangs. Recessed building forms.
- Adaptability and accessibility, very steep, employed an elevator. Connectivity to an elevator at the amenity room. No intrusiveness and excess stairs. Get direct access to units.
- Unit types are varied. Promoting aging in place, the downsizers, needed to have rancher-type feeling. The larger entry and open front and the balance of the projects are open to courtyards and privacy.
- Materials, stone, and the Ledge stone. Wood appearing and wood residential scale, hardy and accent and outlined, in grey and charcoal. Soffits, heavy overhangs they will be bright and wood.
- Variety and scale and use of materials.
- Well grounded, playing with artwork around entries. Planting is varied and allows gateway off the street.

- As you wrap the corner, grounded and an icon. Didn't need to be on the street, pulled back to the quieter street. Dominant element. Calling the building feature 'The Lantern'.
- From the plaza side, working play space, buildings with no overlook. Protected areas on different podiums. Creates special public places.

Project Presentation: M. Patterson. Landscape Architect, provided a presentation on the proposal including:

- Building Number 1, looking down and can see upper level decks. Roof decks. Layered landscape.
- Connectivity was a big issue, permeable connecting to Woodcrest Road to Woodgreen Drive. Connections and openings between buildings for views and sunlight. Ground floor level, have streetscape level adding a new public realm, sidewalk, boulevard and connections. Eyes on the street approach for safety and surveillance. Generous useable patios. Creates a street frontage where you see people. Street trees, second row of street trees. Once you come into sight, courtyard and ground floor are all one level, accessed by elevator. Courtyard has amenity spaces, plaza area with seating and lighting. Children's play area, the ground floor units have patios and planting to help buffer from walkways. The Woodgreen Drive edge as cars go in to parkade, propose a water feature that has different levels, visibility from street and as you enter in to the parkade. Added walkway, raised boardwalk, won't disturb root zone.
- Upper-level roof decks, variety of spaces and outdoor BBQ's and outdoor fireplaces and lots of opportunities for social gatherings. Roof decks and patios will have greenery. The patios weren't looking down on patios below, will have planting to provide privacy.
- Variety of plants on site. Adaptive and native. Create plants that will create a structure for privacy. Trees to provide a canopy. Deciduous trees.
- Various components of materials on site. Boardwalk, different concrete pavers in courtyard. Feature planters, metal planters on site. The water features. A BBQ area, children's area, and different seating areas. Variety of plants that create interest.

Committee Questions:

The Committee went on to question the presenters, with the applicants' and staff responses in *italics*:

- How many replacement trees we need on the site, based on clear cutting, well over 200 trees coming out? *We have 90 trees in total going back on site, about 175 trees coming out. Of those, 90 are in the outside public realm. 85 on site coming out. Haven't had any discussion on replacement numbers.*
- Is the road being widened, other than curb and sidewalk, any further road improvements? *Not sure of the road width. There is a pedestrian crossing being added at the top of the site, Woodgreen Drive site, north. Land Development did not require any further designation based on topography. The travel of the streets are staying the same.*
- Clarify if there is a bylaw about tree cutting. *The Tree Bylaw for residential area,*

within that bylaw are exemptions for development permit areas. Inapplicable, would look at site case-by-case. Consider types of trees, opportunities, and replanting. No specific policy however the OCP and the DP guidelines look to retain trees.

Councillor Snider left the meeting at 5:20 p.m. and did not return.

- No tree retention protection in the District, trees with more than 100 years old, they are tall and fair. New Development are ok to cut trees? The bylaw allows you to cut trees. *The proposal is evaluated in context of an arborist report, District to determine level of support for tree removal, knowing there would be significant removal. Could reconsider the possibility of new sidewalks.*
- In your renderings you show tall trees, you are cutting the trees and putting small trees, how many years does it take, the trees on your renderings are too big, how long does that take to grow back? *We are not cutting the trees on the front. We are lucky that the south side trees are being retained. The north side are not saveable, the District wants to change the boulevard. Close to the boarder, the south edge side are existing trees that are being kept. Those are appearing in the backdrop. Takes a long time for trees to grow.*
- Daylighting and shadow analysis? *No specific requirement but are generally expected.* The FAR is big, with large trees, good to see how much daylight will enter the homes.
- Why is a flat road on Woodcrest Road shown? *That section of the road is relatively flat.* Woodgreen Drive has a drop. These trees on Woodcrest, how old are they? Were they planted as landscaping? *That kind of area was developed in the late 60s, planted when subdivision went in, but speculative. Looking at the trees they may have been planted in the 60s or 70s.*
- Is there an interior designer on this project? *There will be.*
- Images of houses that are being demolished, do any have heritage value? *No, there is nothing of heritage value from our research.* None of the homes have heritage designation or appear on the District's heritage register.
- What is it that is driving the north and west, if there is no proposed road, what is it? *Requested sidewalk from District, goes up Woodgreen Drive and then it stops, then you have to walk on pavement, improved safety. District has requested a sidewalk. Matter of grade, the existing grade drops off from edge of road. Sidewalk to be level with the road, placement of the tree and the grade, can't retain.*
- Woodcrest Road, appreciate engineering to have street improvements. Not many sidewalks. Row of hemlocks probably went in as a hedge and are now a big tree. Show a nice bike on the street, any requests to put in bike lane? *No.*
- Triangular site is District-owned, eastern section. The District is selling? *The applicant only came forward with three residential properties, decided that it would be an orphaned site, it would be beneficial to add. Dispose of lands that aren't needed, overall functionality and to create a connectivity.*

Committee Comments:

The Committee went on to provide comments on the presentation, including:

- Site plan is generally pretty good, underground parking is good. Nice having landscape amenity areas, helps to fit with neighbourhood character. No problem with density. Little hard to judge the site. Would like to see more bike parking, most units are four bedrooms. Exterior design elements are quite nice. High quality exterior design. Material pallet, vinyl siding doesn't fit in with the District guidelines about high quality materials. Rooftop patios are a great feature. Some variations between building would be beneficial. Would not put a small gym in parkade. The biggest issue is that the units aren't livable, the living room space, the furniture design doesn't even show enough seats. Don't support the design and livability. Non allocated space on upper floor. Interior designer needs to get involved and help with space planning. Not giving enough space for families in all units. Basement units on lowest floor, don't have enough daylight. Too many bedrooms squished. Units need to be revisited. Recommend resubmission and the District can reevaluate all the trees.
- From the outside, rather distinctive design, maybe your leading edge of future developments of that area.
- Great to see high quality. Overall architectural standpoint, great design. Wonderful addition to the neighbourhood. Inside of the units, Building 1 and 2, ground floor, one sided glazing. Is there a requirement for shading. Don't know if any light will reach the ground floor units in Building 1 and 2. Parking access for people that live in Building 1 - it is a long walk. Ground floor units need direct access to parkade. People are willing to pay for that access. You have it on Building 4 and 5. Daylight and shadowing analysis is needed. Moving forward more renderings of courtyard is needed, distance between buildings will be tight.
- Provide arborist report at the beginning of project. I like the West Coast modern vocabulary. Context of study, need to see what is happening on other side of the street. Retaining the trees is important, 83, 84, 85 and 86. More then 900 mm width, easy to keep these trees. Build around it. Review arborist report, look at what trees need to be saved, have a reason why we are cutting. Cutting the trees not just because we want to build something new. There are some considerably large trees and those should be retained. Can't support the project. Recommend resubmission.
- Provide cross sections that traverse the site to show the slab. Build up on top of slab with planters. Slab suppressed enough to not build up planters. Put trees into small planters. These planters are showing as 2 feet high, how far down for additional soil. Like the architecture, it is conforming and masses nice. Keep material high quality. The landscape is nicely handled. Like the use of the native materials out front, nice poetry to the broad drifts to native material. The boardwalk is a nice idea. Grade change, see some widening in spots, put in a bench. Like to see the terminus of the lower end boardwalk to connect to underpass, upgrade the sidewalk there. Real problem with all the trees coming out. The sidewalk does carry on and stop then it is a gravel shoulder, can't we carry it the rest of the distance, curved sidewalk. A suburban feel to that strip, rather than a West Van feel of heavily treed. Huge amount of space between

asphalt and sidewalk area. District to look at that space, doesn't have to be a suburban treatment, carry it along back of asphalt.

- Sophisticated and elegant design, revisit vinyl siding. Liveability on site itself, don't have an objection to FAR, 3.5 times, big leap. Eliminate Building 3 and loose three units. Building 3 hurts livability on the site. The middle of the site could be open, mound up the soil there. You could take those subterranean unit in basement. The lantern you created, smaller suites, studio suites. Gain back space. Close to Rockridge School, international students and employees looking for space. Trying to achieve in numbers of units. Removing the middle unit, gain some views over the lower units. Make the units a bit larger, some of the livability units could be made bigger. The basement patio space could extend, all outdoor spaces could extend. Shadow diagrams and livability, distance to unit to unit. Removing those three units would help.
- *Comment from D. Siegreest: the tree work - nobody wants to lose the north trees. Would support if there are some design options. There are ways to get sidewalk to work closer, to be able to work towards saving the trees. Like the comment about getting personal with the trees. Get support from the design team. Liveability, flirt with the ideas of deleting a bedroom. Getting the smaller bedroom in the back of the unity to become back bedrooms. Working with our interior designer, bedroom is pulled back or deleted. Already in the works. Sections and context, the residential context is there is very large signal family houses that are 2 levels above us, quite looming. We don't block their views and the streets vary and would like to work on the edges between street and patio. The trees could be saved, need to work with engineering. Firefighter access.*

Having reviewed the application for 4430, 4450 & 4460 Woodcrest Road and 4504 Woodgreen Drive and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee requires resubmission of the 4430, 4450 & 4460 Woodcrest Road and 4504 Woodgreen Drive application subject to the following further design development to consider:

- Retention of the eastern mature trees and the trees along Woodcrest. Work with District Staff for possible retention of peripheral boulevard trees;
- Confirm soil volume for the proposed landscaping;
- Improve access from the parking to individual units;
- Improve livability within the units and on site with additional open space between buildings;
- Provide larger site cross sections that includes Highway 1;
- Provide shadow studies; and
- Higher quality exterior building materials.

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for September 21, 2023 at 4:30 p.m. via electronic communication facilities.

8. ADJOURNMENT

It was Moved and Seconded:

THAT the July 20, 2023 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:05 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, JULY 26, 2023**

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

Staff: E. Syvokas, Community Planner (Staff Representative); and N. Allard, Administrative Assistant (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:31 p.m.

Acknowledgement of Tom Dodd's passing; a few words said by J. Mawson about Tom's work serving as the Chair of the Neighbourhood Character Working Group, Historical Society and with the Navy Jack Citizens Group; the District has benefitted from his work.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 26, 2023 Heritage Advisory Committee meeting agenda be approved as circulated.

CARRIED

B. Clark absent at vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 31, 2023 Heritage Advisory Committee meeting minutes be adopted as circulated.

Question posed to Committee: How do we go about clarification required around business arising from previous meetings? *Staff response: These items can be raised prior to agenda being set (agenda is finalized 2 weeks prior to the meeting date) or they can be raised at the meeting within discussion.*

CARRIED

B. Clark absent at vote

REPORTS / ITEMS

4. Rescheduling of November Committee Meeting

E. Syvokas provided background on rescheduling the November meeting date.

It was Moved and Seconded:

THAT the November 22, 2023, Heritage Advisory Committee meeting be rescheduled to November 29, 2023 at 4:30 p.m. via electronic communication facilities.

CARRIED

B. Clark absent at vote

5. Heritage Project Updates

E. Syvokas provided the following updates:

- **Navy Jack House**: Mayor has announced that Council has approved a lease agreement for the restoration and installation of a coffee shop at Navy Jack House; staff are reviewing what requirements are needed for permitting so that this process can move forward.
- **Black Cat Site**: Staff will be working with the owner of the property to raise the profile of the site and to help encourage an interested buyer to come forward with a private Heritage Revitalization Agreement (HRA) proposal. A suggestion was made to put an article in the North Shore News to try to bring attention to the heritage resource and solicit a potential purchaser of the property who would be interested in coming forward with a potential HRA. This could be a general education piece around the benefits of heritage retention and the opportunities available. Does anyone have other suggestions on how we can bring interest to this site?

Committee comments in response to this item:

- Good idea to involve local media; suggest also involving the community by posting information on the District of West Vancouver website.
- **Heritage Plaques**: project still in design process; will provide an update at the next meeting.
- **4777 Pilot House Road**: Staff have provided comments to the applicant on the formal Heritage Alteration Permit application; the applicant is required to hold a Public Information Meeting and the proposal will be reviewed by the Lower Caulfield Advisory Committee.
- **Wildfire Hazard Compliance as it relates to infill development and heritage retention**: information has been added to the District's website to indicate that if other development permits are required for sites within the Wildfire Hazard Development Permit Area (such as for coach houses, sites within the Lower Caulfield Heritage Conservation Area etc.) that the wildfire consultant should be involved at the early stages of project to determine siting which minimizes the need for tree removals due to wildfire hazard and recommend alternative mitigation measures which allow the development to meet both Wildfire Hazard Development Permit Guidelines and the objectives of other development permit guidelines which aim to retain existing healthy trees and vegetation on the site.

This info has been relayed to applicant of 4777 Pilot House Road.

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

- The Wildfire Hazard guidelines are too stringent and are in conflict with tree retention, character and preservation of heritage trees in West Vancouver.
- Rules appear to be rigid and set by the province rather than this area, maybe specific to interior British Columbia but not designed for West Vancouver.
- Who determines Wildfire Hazard guidelines? *Staff response: Development Permit guidelines were developed by the District but are based off Provincial FireSmart principles.*
- 1591 Haywood Avenue: working with the applicant to finalize the bylaws; to be considered by Council early in the fall.
- Potential new legislation coming from the Provincial Governments' Homes for People Plan: to increase the speed of delivery and supply of new homes; could have an impact on heritage retention objectives if zoning is changed to allow additional units on single family lots; in the meantime the District is proceeding with applications under existing policies, regulations and process.
- Upcoming recruitment and appointments for committee members: The terms of all committee members appointed or reappointed in 2023 were for one year only. Five members have reached the maximum number of consecutive years permitted under the Terms of Reference (committee members can sit on a committee for a maximum of six consecutive years); general recruitment for all committees will be conducted starting at the beginning of September with a deadline for applications at the end of October; dates are confirmed staff will send the recruitment email to committee members to circulate to their networks.

Committee provided comments with staff responses in *italics*:

- P. Hundal advised that this is his last meeting. Members acknowledged P. Hundal's work with the committee.
- Has there been a discussion about discontinuing HAC? *Staff response: The appointment/reappointment of members for 1-year terms for 2023 was a decision of Council and not Staff; any decisions about committees are made by Council.*
- Are there possibilities in providing a report for feedback on the Committee and to whom would I address it? *Staff response: Comments can be provided via the Annual Committee Evaluation Survey provided to committee members. These are provided by Legislative Services.*
- Regarding skills and qualifications of the committee, is there any opportunity for input, for targeted outreach for certain missing qualifications such as expertise in local First Nations heritage? *Staff response: The Terms of Reference for the committee list desired skills and qualifications. Staff have reached out to the local First Nations but have not had any applicants with that expertise.*

B. Clark entered the meeting at 5:20 p.m. via electronic communication facilities.

- If someone with specific skills wanted to continue with the Committee can

Council override the maximum six consecutive year rule? *Staff response: Yes, it is Council's prerogative to vary the terms.*

- With regards to the Navy Jack House project, a fundraising campaign was launched by the Navy Jack Citizens Group for restoration of the building; over \$30,000 has been raised; in December of last year the Mayor asked the Citizens Group to pause fundraising and look for a lead donor to take on costs of the restoration. Agreements have not been shared with this committee or the public therefore we do not know the future role of the Navy Jack Citizens Group or where the money raised will be distributed. There has been a lack of information shared; would be great if Communications Department could work with this committee to advise donors and community as to where funds have gone and will go.
- Information board on site says, 'Donate Here', could this be removed? *Staff response: will follow-up on getting an update regarding the funding raised to date and updates to the site signage with appropriate staff.*
- A. Hatch advised that this will be his last term.
- Suggestion to create a plan for the sharing of knowledge by present committee members to new members; do not see an existing mechanism within the committee structure to retain this knowledge. This could be discussed in more detail at the next meeting. Action: L. Anderson to prepare briefing notes. *Staff response: new members are provided with an onboarding package including the committee's Terms of Reference, current workplan and other relevant documents and links to get them up to speed on matters of the committee.*

It was Moved and Seconded:

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

CARRIED

6. Updating the Format of the Heritage Register

H. Telenius indicated that that the current heritage register is simply a list of resources. Looking at other municipalities for examples of how information is displayed to the public, there is a need to improve the format of the District's heritage register. Updating the format of the register could be an opportunity to collaborate with other heritage groups such as North Shore Heritage and would be cost effective for the District.

E. Syvokas commented that historical information about each listing on the register is mostly available in the heritage inventories and could be built upon. If members could volunteer to take photos and do research, then this could be done without a financial cost; photos would need to be taken in the same format (i.e. standard resolution, framing, landscape or portrait etc.); if the house is not visible from the street, would recommend that the photographer knock on the homeowner's door and explain what they are doing and ask if they could take a photo); if existing write ups are missing could consult with the West Vancouver Archives to see if they have more information on the property; this item fits in as a deliverable under education/outreach on the work plan.

Committee comments in response to this item:

- With respect to photos, one member indicated that they have recently been taking photos of properties on the Heritage Register; some of the buildings have already been demolished, some buildings are for sale, and some have had significant renovations; interesting to see status of these properties.
- The District Archives have been updating and adding places in the community and inviting public participation to add stories of community through the Archives Community Project; could be an opportunity for collaboration.
- Suggestion to have volunteers from North Shore Heritage and the Historical Society help with archive searches when there is information missing about a resource; West Coast Modern League have also been developing a database of information about heritage resources.

It was Moved and Seconded:

THAT the discussion regarding Updating the Format of the Heritage Register be received for information.

CARRIED

7. Feedback from West Coast Modern Week

P. Grossman provided background on the event and asked other members to share their feedback. Committee members provided the following comments with staff responses in *italics*:

- Walking tour for West Coast Modern was a fascinating experience to learn about buildings; the Crescent & Seastrand buildings are creating internal Heritage Committees.
- Knowledgeable tour leaders; commonalities between buildings were displayed. Most of buildings are from the 60's; what is the future of these heritage buildings? Is there discussion within Planning regarding redevelopment? *Staff response: Unfortunately, as the buildings are not legally protected they are at risk of demolition.*
- Is there a recourse for demolition of a heritage building? *Staff response: When a demolition or building permit application is received for a heritage property the site is flagged for review by Planning. Staff contact the applicant and provide information about the heritage resource and the opportunities available for heritage retention. Typically, staff will seek a Temporary Protection Order against demolition from Council for any sites on the heritage register or in the heritage inventories. For sites that are not currently identified on the District's heritage register or heritage inventories there is no recourse. Home relocation services could be provided as an alternative to demolition; the District's first objective is to retain the heritage building in situ; alternatively if this is not successful, staff encourage relocation or finally deconstruction of these buildings rather than machine demolition.*
- Temporary Protection Orders do not generally result in the heritage resource being retained; by the time an applicant has applied for building permit/demolition permit they are not interested in changing their plans; by then it is too late in the redevelopment process; the 60-day retention period is therefore, not useful to

retention of heritage buildings. Pre-application discussions before permit application stage would be beneficial. *Staff response: When a building permit is received for a property that has heritage status it is referred to Planning and staff contact the applicant to provide information about heritage retention opportunities. However, consideration could be given to adding information on the building permit web page about heritage resources so that they have the information up front before making an application.*

- Creation of a rental only zone as being discussed through the Ambleside Local Area Plan planning process will prevent demolition of older rental buildings.
- The number of heritage assets are only a few hundred so it will be easy to communicate with owners and make them aware of options for retention; it may be cost effective to reach out to owners before they decide to sell or redevelop.
- The stage at which people are considering retention is important, it is earlier than the design stage; when people purchase a property, they have already decided what they will do with it therefore, it is important to bring awareness to people before ownership changes by reaching out to realtors, having information posted on the website. *Staff response: The District has been working to try to get the information out regarding the benefits of heritage retention through such means as letters to owners of properties on the heritage register and realtors and providing information to the public via email and phone inquiries, information on the website, etc.*
- West Coast Modern Week has seen growth in events; surprised by attendance from people from out of town.
- M. Geller indicated that he would follow up with a contact in Palm Springs to see if they have suggestions for replicating their success in West Vancouver; the woman leading the walking tour was instrumental in setting up the Palm Springs initiative. Action: L. Anderson to send out contact for tour guide.

It was Moved and Seconded:

THAT the discussion regarding Feedback from West Coast Modern Week be received for information.

CARRIED

8. 2023 Workplan Check-in

E. Syvokas provided the committee's work plan; several items require a budget request; typically funding requests are tied to Council's Strategic Plan which has yet to be finalized and may or may not include heritage objectives; no update has been given on timing of Council's Strategic Plan.

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

- Recommend adding an inventory of heritage assets specific to the Upper Lands; because the last remnant of an old railway bridge was removed (south footings) recently which was historic in logging of West Vancouver, Heritage walking tours were created which identify forestry heritage assets in this historic logging area. Reminder that if we aren't on top of it, there is no mechanism in place for recognizing and saving assets such as these (remnants of forestry industry including incline railways, bridges, skid roads, Shields Dam etc.). Action: P.

Hundal to provide a list of these resources; the majority of these assets are on District Property along Brother's Creek access roads.

- There are maps that can be provided that were created for historic walks in West Vancouver; these could assist with identification of heritage assets and be incorporated into future work plans.
- Regarding education/outreach opportunities, at the tri-municipal meeting talked about opportunities to speak directly to realtor groups to inform them of the benefits of heritage retention and why heritage retention is good for the real estate business.
- Regarding expanding the heritage register, the last year the committee undertook an outreach effort to have heritage assets nominated; a database is being developed by West Coast Modern League and other groups; suggest having a focused discussion on reaching out to these organizations to request that they share their inventories so that we can anticipate work for next year's update to the District's heritage register. This will help with accessing funds to update inventories and registries. Suggest this be added as an agenda item for a future meeting.
- What is the process for submitting funding requests to Council? *Staff Response: Typically, budget requests are tied to Council's Strategic Plan. Can we propose this request to Councillor Cassidy to relay to Council Committee? Staff response: The committee's 2023 workplan priorities, which included items requiring funding requests, were presented to Council at the January meeting. In addition, Councillor Cassidy, as the Council Liaison has the opportunity at each Council meeting to inform the public and Council about the issues facing the committee that they are on. Is there a more active way to push this request forward to Council and prioritize it? Staff response: will follow-up on this.*
- Suggest requiring that a Heritage Review Significance Report be required as part of the demolition permit process. District staff should review these homes and determine if building is of significance and should be protected. *Staff response: If a Heritage Significance Report was provided, it would not mean that an owner would be required to retain the building as there is no ability for the District to withhold a demolition permit application beyond 60 days. It may, however, bring awareness to the issue and encourage owners to retain the heritage aspects.*
- For people looking at buying a property, often they have already planned what they want to do with property; need to spend more time working on encouraging renovation and infill vs demolition and new builds. Generally, people find the process daunting and expensive; there are an increasing number of items and requirements that must be met to develop in West Vancouver.
- Creating regulations to make it difficult to demolish heritage houses could be incorporated.

A. Hatch left meeting at 6:30 p.m. and did not return.

- Suggest inviting the Director of Planning and/or Manager of Current Planning to discuss the development and permitting process related to heritage retention and demolition. *Staff response: Staff will discuss setting up a meeting. Before this meeting is initiated, need further information. J. Mawson offered to put together*

list of issues.

It was Moved and Seconded:

THAT the discussion regarding 2023 Workplan Check-in be received for information.

CARRIED

A. Hatch absent from vote

9. PUBLIC QUESTIONS

There were no questions.

10. NEXT MEETING

Staff confirmed that the next Heritage Advisory Committee meeting is scheduled for September 27, 2023 at 4:30 p.m. via electronic communication facilities.

11. ADJOURNMENT

It was Moved and Seconded:

THAT the July 26, 2023 Heritage Advisory Committee meeting be adjourned.

CARRIED

A. Hatch absent from vote

The meeting was adjourned at 6:39 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

From: Patrick Weiler MP <patrick.weiler@parl.gc.ca>
Sent: Friday, September 29, 2023 6:00 PM
To: correspondence
Subject: [BULK] September 2023 MP Newsletter

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

SEPTEMBER 2023 NEWSLETTER

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

Dear Mayor and Council,

With the fall legislative session beginning last week, I'm back in Parliament in Ottawa for what will be a busy three months. The first order of business was tabling the [Affordable Housing and Groceries Act](#), which incentivizes more rental homes by removing the GST on the construction of new purpose built rental homes, and will tackle grocery prices by amending the Competition Act to enhance competition in the grocery and other sectors.

Furthermore, Industry Minister Champagne summoned the CEOs of Canada's largest grocers to Ottawa to discuss their plans to stabilize grocery prices by Thanksgiving. New [flexibilities and extensions were announced related to the government backed Canada Emergency Business Account \(CEBA\) loans](#), and more information can be found below. These are just the first of many new steps we're taking to address cost of living challenges. It is our number one priority and I look forward to updating you further in the upcoming Fall Economic Statement.

After a couple great years sitting on the Environment and Sustainable Development Committee and the Indigenous and Northern Affairs Committee, I'm excited to be taking on a

new role on the Standing Committee on Finance (FINA). I am proud of the work that we have accomplished on both committees, from [landmark updates to the Canadian Environmental Protection Act](#), and [holding big oil to account for their negligence](#), and [legislation that will hold the Government accountable to advancing reconciliation](#) and meaningful studies to protect Indigenous culture and language, and much more.

At FINA, I will be overseeing the work of the Department of Finance and the Canada Revenue Agency, and conducting pre-budget consultations and helping prepare for Budget 2024. I'm looking forward to my role and the important work we can do to make Canada's economy more productive, to make life more affordable for Canadians, as well as to look into how we can improve transparency and disclosure risk in our financial systems, and better tackle money laundering.

In early in September, I was in Gibsons for the annual Labour Day celebration with the Sunshine Coast Labour Council, as well as later welcoming Minister Harjit Sajjan to Sechelt to meet with government officials to discuss and coordinate disaster mitigation work, as well as to meet with local business leaders to better understand how the Pacific Economic Development Agency can work to support economic development and seize opportunities on the Coast.

In the Lower Mainland, I had the opportunity to join thousands for the Fridays for Future Climate Strike where we renewed the call for bold action on climate change here at home and abroad. This month marked the one year anniversary of the killing of Mahsa Amini and the protests that have risen in Iran and around the world fighting for human rights. Thank you to everyone who turned out to make their voice heard.

On the 17th, I held my first annual End of Summer BBQ at the recently renovated Horseshoe Bay Park where I had the chance to meet and chat with hundreds of constituents. Thank you to everyone who came out, and for all those that made this event possible.

Tomorrow, on September 30, we mark National Day for Truth and Reconciliation. Recognizing our history and the enduring consequences of colonialism, specifically the legacy of residential schools, is an essential step in our united journey towards truth and reconciliation. I encourage you to invest time in learning, reading, and actively listening to survivors in our community and beyond. Read on below for more information about NDTR events and information in our communities.

Tonight marks Mid-Autumn Festival, which - with a full moon at night - celebrates gathering, thanksgiving and praying. I wish you and your family a happy Mid-Autumn Festival!
我謹代表杜魯多總理和自由黨國會議員，恭祝您和家人中秋節快樂！

September also marked the beginning of the Jewish High Holidays including Rosh Hashanah, Yom Kippur and the beginning of Sukkot. Rosh Hashanah, the Jewish New Year, is a time of rejuvenation and I wish all those who celebrated a very sweet and prosperous new year. Yom Kippur followed, the holiest day in the Jewish calendar. To all who observed, I hope you had a meaningful fast. Tonight Sukkot will begin, bringing together friends and families to express gratitude for harvest, community and the strength of their faith. So whether you celebrate at home or in a sukkah, I wish you all a joyous Sukkot - Chag Sameach!

National Day for Truth and Reconciliation



Each year, September 30 marks the National Day for Truth and Reconciliation. The day honours the children who never returned home and Survivors of residential schools, as well as their families and communities. Public commemoration of the tragic and painful history and ongoing impacts of residential schools is a vital component of the reconciliation process. This federal statutory holiday was created through legislative amendments made by Parliament. Today, I participated in the National Day for Truth and Reconciliation flag raising at West Vancouver Municipal Hall to commemorate what this important day of reflection means for our community.

This year, I am honoured to participate in the unveiling of the Healing Hearts Project on the Sunshine Coast, where 651 orange wooden hearts will be mounted, representing our commitment to every single Indigenous child, reminding us to hold them in our hearts as they also recover from the intergenerational trauma of residential schools. Fifty-one of the hearts are inscribed with the names of the Nations that attended and will be installed at the tems swiya Museum.

The hearts were carved by Elder Frank Sosop Dixon, who spent 13 years at St Augustine's Residential School in Sechelt. Children from Sechelt schools, the Nation's Child Development programs and volunteers from St Hilda's Church have painted the hearts and some have put messages on them. The hearts will be hung on the chain link fence at the mem7iman Child Development centre and the Friendship Park so the children of the shishalh Nation are reminded that their community cares.

Saturday, September 30th will begin with a Commemoration Ceremony which will take place to honour and remember attendees of the Sechelt Residential School. In my orange shirt, I will walk with hundreds of participants to recognize, honour, and support survivors of residential schools and commemorate the children that attended the Sechelt Residential School.

You can do your part by attending an event in your community, taking time to learn and reflect on the history of residential schools, and wearing orange to show solidarity with Indigenous communities as we walk the shared path towards reconciliation.

[Click here](#) for a list of events and resources here in our riding that may be helpful.

Community Updates: West Vancouver & Bowen Island



Meeting with the Bowen Island Community Foundation

On September 6th, I hopped on a ferry over to meet with representatives from the Bowen Island Community Foundation. It was very informative learning about the great philanthropic spirit that exists in the community, and I look forward to seeing all the work they will continue to do.

Vancouver Climate Rally



On Friday September 15th, I joined thousands in downtown Vancouver for the Fridays for Future climate strike! From City Hall to Vancouver Art Gallery, thousands marched through the streets to demand bold climate action and bring awareness to the climate crisis. I took the time to speak to attendees on why they were there and what actions they want to see the government take to tackle the climate crisis.

Marking One Year Since the Death of Mahsa Amini



September 13th marked one year since Mahsa Amini, a young Kurdish-Iranian woman who died in Iranian custody after having been arrested for 'improperly' wearing her head covering.

Since her death, hundreds of thousands of people both in Iran and around the world have risen up to demand freedom, and fight for human rights. In response, the Iranian regime has jailed and injured thousands in Iran, and as of April 4 2023, at least 537 people have been killed as a result of the government's intervention in the protests.

We stand with those both in Iran and around the world fighting oppression. Canada will do everything we can to hold the perpetrators responsible.

On September 16th I joined thousands in downtown Vancouver at a protest to commemorate Mahsa and the "Women, Life, Freedom" movement. It was a powerful show of solidarity, and I want to thank everyone who has continued to show up for Iranian women and all protestors.

End of Summer Community BBQ

On September 17th, I hosted my End of Summer Community BBQ in Horseshoe Bay Park. Thank you to the hundreds who showed up and took the time to share with me what is on your mind and how I can address the issues that matter to you as your representative. It was the perfect way to cap off a great summer back home in my beautiful riding, and I look forward to working hard for you in Ottawa this session.



Community Updates: Sunshine Coast

Labour Day 2023



I was in Gibsons for Labour Day to celebrate the workers who are the backbone of our country. It is thanks to the work of unions that workers have rights like 8 hour work days, weekends and much more. Our government will always support the rights of workers and the collective bargaining process. Special thank you to the Sunshine Coast Labour Council for organizing the day's festivities!

Welcoming Minister Sajjan to the Sunshine Coast



It was a pleasure to welcome the Honourable Harjit Sajjan, Canada's Minister of Emergency Preparedness and Minister Responsible for the Pacific Economic Development Agency, to the Sunshine Coast. We met with local government leaders, including the Mayors of Sechelt and Gibsons, SCRD officials and emergency responders that are doing critical work to prepare for emergencies. They also help build community resiliency so that we can better coordinate responses across different orders of government. We also met with business leaders from across the Sunshine Coast to discuss the challenges and opportunities small businesses are facing and how our government can best support them to reach their full potential through the work and programs of the Pacific Economic Development Agency of Canada (PacifiCAN).



Highlighting PacifiCan Investments on the Sunshine Coast



PacifiCan is here to help BC communities and businesses thrive. A great example of that is a project that Minister Sajjan and I highlighted in Sechelt, where \$761,300 through the Canada Community Revitalization Fund (CCRF) has been invested in the heart of downtown Sechelt to help with infrastructure upgrades at Inlet Avenue. This project will help make the area more livable and accessible, attracting businesses and creating new opportunities for the community.

Community Updates: Sea to Sky

Earlier this month, I met with MLA Jordan Sturdy and the mayors of the Sea to Sky to hear updates and concerns from each municipality. Some of the important issues and priorities that we discussed included housing, transportation, and emergency preparedness.

On September 9th, over 6,000 cyclists gathered for their annual, unforgettable journey along the beautiful Sea to Sky corridor. I want to send my congratulations for another successful RBC Gran Fondo and the excitement that all the amazing cyclists brought to our region.

After three years, the Brackendale Farmers Institute returned with their Fall Fair. We are lucky to have events like these that have been bringing community members together for years.

We know a lot of communities are still navigating the devastation caused by the wildfire season in BC and Canada, and my thoughts are with you all. A heartfelt thank you to the firefighters and volunteers who are continuing to protect us and our communities. I will continue working with local authorities on disaster mitigation and ensuring community resilience as we combat the impacts of climate change and prepare for future natural disasters.

Parliamentary Updates



The Globe and Mail

Builders call Ottawa's tax break 'major needle mover' on constr of rental units

September 18, 2023

New Measures to Make Life More Affordable

At the start of the parliamentary session, we held our National Caucus meeting in London, Ontario and announced key first steps to support Canadians with cost of living challenges.

This includes:

- removing GST and HST from purpose built rental units
- extending the CEBA loan by one year
- calling grocery store CEOs to Ottawa to find ways to combat high grocery prices

Bill C-56

As part of this first package of steps to tackle cost of living, we introduced this month Bill-56, *The Affordable Housing and Groceries Act*, to build more rental homes and stabilize grocery prices.

The Bill would remove GST for new purpose built rental housing projects through a tax rebate, meaning that there would be \$25,000 in tax relief for a two-bedroom rental unit valued at \$500,000. This measure is expected to incentivize the construction of an additional 200,000-300,000 new purpose built rental homes in Canada.

Bill-56 will also amend the Competition Act to enhance commercial and business competition, particularly with respect to the grocery sector. The Competition Bureau will have new powers to compel evidence from industry to allow them to effectively carry out their work of tackling anti-competitive behaviour. The responsible minister will be able to direct the commissioner to study the state of competition in the sector, and loopholes that allow anti-competitive mergers are being removed. The end result is that this will help increase competition in the Canadian economy, which in turn will lead to lower prices.

Extending Repayment for the Canada Emergency Business Account

On September 14, 2023, the Prime Minister announced extended deadlines for Canada Emergency Business Account (CEBA) loan repayments, providing an additional year for term loan repayment, and additional flexibilities for loan holders looking to benefit from partial loan forgiveness of up to 33 per cent.

The CEBA program was available from April 9, 2020, to June 30, 2021, and provided \$49 billion in interest-free, partially forgivable loans of up to \$60,000 to nearly 900,000 small businesses and not-for-profit organizations to help cover their operating costs during the pandemic.

The repayment deadline for CEBA loans to qualify for partial loan forgiveness of up to 33 per cent is being extended from December 31, 2023, to January 18, 2024, recognizing that the end of December is a busy time for many Canadian businesses. This builds on the government's previous one-year extension announced in January 2022.

For CEBA loan holders who make a refinancing application with the financial institution that provided their CEBA loan by January 18, 2024, the repayment deadline to qualify for partial loan forgiveness now includes a refinancing extension until March 28, 2024. This will allow more small businesses and not-for-profits to access relief and give them more time to hear back from their financial institutions on refinancing applications.

As of January 19, 2024, outstanding loans, including those that are captured by the refinancing extension, will convert to three-year term loans, subject to interest of five per cent per annum, with the term loan repayment date extended by an additional year from December 31, 2025, to December 31, 2026. Put simply, small businesses and not-for-profits will automatically have access to a three-year, low-interest loan of up to \$60,000 if they have not repaid or refinanced their loan. This will provide those who are unable to secure refinancing or generate enough cashflow to repay their loans by the forgiveness deadline an additional year to continue repayment at a low borrowing cost.

Repayment on or before the new deadline of January 18, 2024 (or March 28, 2024 if a refinancing application is submitted prior to January 18, 2024 at the financial institution that provided their CEBA loan), will result in loan forgiveness of \$10,000 for a \$40,000 loan and \$20,000 for a \$60,000 loan.

New Responsibilities on Finance Committee

I am pleased to share that I will be joining the Standing Committee on Finance (FINA). In this role, I will have the opportunity to scrutinize our budgetary policy, and study and report on the management and operation of the Canada Revenue Agency and the Department of Finance. While serving on this Committee, I will work hard to ensure that the budget includes policies that actively address our most important priorities: affordability, cost of living, climate change, and reconciliation.

It was a privilege to have served on the Standing Committee on Indigenous and Northern Affairs and the Standing Committee on Environment and Sustainable Development. I am proud of the work that we have accomplished, from bringing to light the serious challenges Indigenous communities face in protecting language and culture to making landmark updates to the Canadian Environmental Protection Act, and holding big oil to account for their negligence. I look forward to continuing to advance work on these files where I can at FINA.

World Tourism Day

September 27 was World Tourism Day, and I was proud to rise in the House to highlight everything our riding and country has to offer, from breathtaking natural landscapes and outdoor activities, vibrant cities and delicious food, and Indigenous Tourism experiences. Check out my statement below.



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

OFFICE HOURS: WEEKDAYS

10 AM - 5 PM

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

If you believe you received this message in error or wish to no longer receive email from us, please [unsubscribe](#).

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Wednesday, October 4, 2023 7:57 AM
To: Weiler, Patrick - M.P.
Subject: [Possible Scam Fraud]Coming this fall: Employment and Social Development Canada calls for proposals to support youth
Attachments: Letter from MP Patrick Weiler - Promoting funding opportunities available this fall.pdf

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

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Good morning,

Please see the attached letter from MP Patrick Weiler detailing upcoming funding opportunities to support youth this fall from Employment and Social Development Canada.

Sincerely,
Kevin Hemmat



Kevin Hemmat
Office of Patrick Weiler MP
Director of Communications
West Vancouver-Sunshine Coast-Sea to Sky Country
Office: 604-913-2660
Cell: 604-353-2550
Kevin.Hemmat.842@parl.gc.ca



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Patrick Weiler

Member of Parliament
West Vancouver-Sunshine Coast-Sea to Sky Country

October 4, 2023

Dear Friends & Neighbours,

Every day, organizations like yours help youth get the tools, experience and opportunities they need to thrive and to build a brighter future for themselves and their communities. That is why the Government of Canada is working hard to help youth access opportunities to reach their full potential.

We know that we can't do this alone, and that community organizations such as yours play a key role in supporting and inspiring this young generation of Canadian leaders.

Organizations—large and small—that provide youth with opportunities to practise leadership, develop skills, and grow their personal and professional networks can apply.

This fall, Employment and Social Development Canada (ESDC) will be seeking funding proposals through **three programs**.

Be the first to find out about funding opportunities by signing up for the [Grants and Contributions Online Services](#) portal.

1. Youth Employment and Skills Strategy (YESS) Program

Organizations help young people, especially those facing barriers to employment, gain the skills and work experience they need for a successful transition to the labour market. **New this funding cycle, there will be an emphasis on supporting projects that target youth with disabilities.** A call for proposals for the YESS Program will launch in October.

2. Canada Service Corps (CSC)

Organizations provide volunteer opportunities for youth (ages 12 to 30) to create meaningful change in communities across the country. Some exciting changes are being made to the CSC this year, which will make it easier for organizations to participate and will increase the number of youth eligible to take part in volunteer service opportunities.

For example, under certain streams of the program, **the age of eligibility for participants is being expanded to include youth as young as 12 years old.** A call for proposals for the CSC will launch in October.

Constituency *Ottawa*

6367 Bruce Street Suite 282, Confederation Building
West Vancouver 229 Wellington Street, Ottawa
British Columbia V7W 2G5 Ontario K1A 0A6
Tel.: 604-913-2660 | Fax.: 604-913-2664 Tel.: 613-947-4617 | Fax.: 613-847-4620

3. Canada Summer Jobs

This program helps employers create summer job opportunities that provide valuable full-time work experiences for youth between the ages of 15 and 30. The call for applications for summer 2024 is expected to launch before the end of November 2023.

How to apply to these programs

Organizations interested in applying for funding under these programs later this fall are encouraged to create an account now through the Grants and Contributions Online Services (GCOS) portal.

GCOS allows you to:

- apply for funding and track your application status;
- save your application and finish it later;
- submit supporting documents;
- set up direct deposit; and
- access your account 24/7.

Creating a GCOS account is a one-time process that allows you to apply for these and other funding opportunities with Employment and Social Development Canada in a secure web environment.

[Register for a GCOS account today](#) and be ready to apply this fall. You can also [sign up for email notifications](#). You'll be among the first to find out about these and other ESDC funding opportunities as they become available.

When registering your GCOS account, you will need to provide your Canada Revenue Agency business number. If your organization does not have a business number, you will be able to apply for funding by email or postal mail.

For more information or assistance with your GCOS account:

Visit: Canada.ca/esdcgrantscontributions

Call: 1-800-367-5693 (7:00 a.m. to 8:00 p.m. ET, Monday to Friday)

Email: NA-GCOS-SELSC-GD@hrsdc-rhdcc.gc.ca

Visit a [Service Canada Centre near you](#).

If you have any questions, please reach out to our office. We are happy to support your applications in any way that we can.

Sincerely,



Patrick Weiler, MP

West Vancouver-Sunshine Coast-Sea to Sky Country

From: Jeremy Calder
Sent: Friday, September 29, 2023 5:14 PM
To: s. 22(1); correspondence
Subject: RE: Your Correspondence Dated September 27, 2023 Titled " Fireworks "

Hello s. 22(1),

Your correspondence of September 27, to correspondence@westvancouver.ca. has been referred to me for response.

The proposed bylaws and report will be available for viewing from October 3 to 16, 2023:

- at Municipal Hall (750 17th Street, West Vancouver, BC) on regular business days and during regular business hours; and
- on the District's website at westvancouver.ca.

Persons who wish to make representations regarding the proposed bylaw will be given an opportunity to be heard and to present written submissions at the October 16, 2023, Council meeting.

Thank you,
Jeremy

Jeremy Calder (he, him, his)
Assistant Chief | Fire Prevention
West Vancouver Fire Rescue
t: 604-925-7381 | c: 604-808-5180 | westvancouver.ca/fire



We acknowledge that we are on the traditional, ancestral, and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), sə́lilwətaʔ (Tseil-Waututh Nation), and xʷməθkʷəyəm (Musqueam Nation). We recognize and respect them as nations in his territory and their historic connection to the lands and waters around us since time immemorial.

From: s. 22(1)
Sent: Wednesday, September 27, 2023 1:04 PM
To: correspondence
Subject: Fireworks

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Good afternoon,

Can you kindly advise when this item is coming back to Council?

Best Regards,

s. 22(1)



From: Cindy L. Mayne
Sent: Tuesday, October 3, 2023 2:20 PM
To: s. 22(1)
Cc: correspondence
Subject: Council Correspondence: 1591 Haywood Avenue

Hello s. 22(1),

Thank you for your correspondence to Council dated September 26, 2023. Your email has been forwarded to staff for response.

Please find below responses to your specific comments regarding the HRA application for 1591 Haywood Avenue.

Comment a) The habitat balance of the proposal:

The Environmental Development Permit (EDP) report submitted for the application by the applicant's Qualified Environmental Professional (Sartori Environment Inc.) provided an assessment of the habitat gains and impacts between top of bank of the watercourse and the 15 m setback. The habitat balance for both proposed lots were assessed individually to demonstrate that the proposed subdivision and development on each lot meets the DWV Watercourse Protection Guidelines. The report concluded that for proposed Lot A there were no habitat impacts and there would be a net habitat gain of 7 m² as a result of relocation of the Clegg House outside of the watercourse protection area. For proposed Lot B, construction of the new garage and house would result in an impact of 37 m², however removal of the existing garage within the 5 m setback would result in a habitat gain of 10 m² and removal of the garage and relocation of the house from the 5 m to 15 m setback would result in a 33 m² gain, for a net habitat gain of 6 m².

The proposal also includes 120 m² of riparian restoration.

The full EDP report can be found in Appendix E of the report to Council (Schedule B to DP 22-074). See pages 145 to 153 of the PDF available online [here](#).

Comment b) Impact of the proposed garages:

The proposal includes removal of the existing garage on the lot, a new garage/coach house on proposed Lot A and a new garage on proposed Lot B.

The existing garage is within the 5 m setback of the watercourse and its removal is counted as a habitat gain for Lot B. The new garage on Lot B is proposed to be within the 5 m to 15 m setback and will have a habitat impact. However, when including removal of the existing house within the 5 m to 15 m setback in the calculation, the resulting habitat balance is positive (see response in a) above).

The new garage on Lot A is entirely outside of the 15 m watercourse setback and therefore is not factored into the habitat balance calculation for Lot A.

Comments c) and d) Tree removal within the watercourse protection area:

A total of 6 trees are proposed to be removed including:

- 1 protected arbutus tree in poor condition outside of the 15 m watercourse protection area
- 2 trees under bylaw size outside of the 15 m watercourse protection area (1 of which fell due to natural causes)
- 3 trees within the watercourse protection area (1 in poor condition and 2 within the permitted building envelope)

The proposed tree removals meet the criteria set out in the District's Tree Bylaw which allow the Director of Planning and Development Services to authorize tree cutting. The District's [Tree Bylaw](#) states that the Director must issue a tree cutting permit if a tree is located within a Permitted Building Envelope.

The proposed development permit requires replanting of native species of trees and/or shrubs at a 2:1 ratio for replacement trees, 4:1 for replacement shrubs, or a combination of both, within the riparian area of Vincent Creek. A total of 2 conifers and 11 deciduous trees are included in the Riparian Restoration Plan. The Landscape Plan shows 4 of these riparian replacement trees, which are deciduous and native, in addition to 3 deciduous trees outside of the riparian area. The District's Environmental Protection Officer reviewed the Environmental Development Permit Report and confirmed acceptance of the Riparian Planting Plan.

The proposed development permit also requires retention and protection of the cluster of cedar trees in the northwest corner of the property in accordance with the Tree Protection Specifications under the District's Tree Bylaw.

Sincerely,

Cindy Mayne on behalf of Jim Bailey, Director of Planning & Development Services

Executive Assistant to the Director of Planning & Development Services | District of West Vancouver

t: 604-925-7178 | westvancouver.ca



From: s. 22(1)
Sent: Tuesday, September 26, 2023 5:23 PM
To: correspondence
Subject: Staff's September 25, 2023 Presentation for Information on a Development Application at 1591 Haywood in the Environmentally Protected Area

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Good Afternoon Mayor and Council,

Thank you as always for your time. I appreciate you are about to announce an environmental committee and that's great news. I hope that the new environment committee will address our many serious issues protecting the environment in WV. In the meanwhile, I provide the below as input to Mayor and Council, and for public information to clarify the important issues regarding the present 1591 Haywood Application in the hopes it is helpful in this important community dialogue.

*"In August, Ontario Auditor General Bonnie Lysyk released her "Special Report on Changes to the Greenbelt" that found the government's plan had been put together hastily by Housing Minister Steve Clark's chief of staff. The plan to "open parts of the Greenbelt for development failed to consider environmental, agricultural and financial risks and impacts, proceeded with little input from experts or affected parties, and favoured certain developers/landowners," said Lysyk in her report...**While the people of Ontario deserve prompt action to solve societal problems like those generated by a need for housing, this does not mean that government and non-elected political staff should sideline or abandon protocols and processes that are important to guide objective and transparent decision-making based on sufficient and accurate information," she added.**"*

[Premier Ford stated] It was a mistake to open the Greenbelt. It was a mistake to establish a process that moved too fast. This process, it left too much room for some people to benefit over others. It caused people to question our motives. As a first step to earn back your trust, I'll be reversing the changes we made and won't make any changes to the Greenbelt in the future." (National Post, Sept 21, 2023)

As you know, environmental protection is to protect the health and welling being of humans and the planet now and in the future by leaving a legacy of clean, breathable air, cooling temperatures, and sound absorption that our trees provide; fish to fish, and birds to hear including the 90% of our wildlife that live in the riparian areas; among many other reasons that climate experts have warned we are in an environmental emergency.

At the Sept 25, 2023 council meeting, Councilor Gambioli asked Staff to explain to the Public about riparian areas. This request appeared to be declined by Staff, or at least the below information was not provided.

"Riparian areas link water to land. They border streams, lakes, and wetlands. The blend of streambed, water, trees, shrubs and grasses in a riparian area provides fish habitat, and directly influences it. Protecting riparian areas, while facilitating urban development that embraces high standards of environmental stewardship, is a priority for the Government of British Columbia. Good quality streamside habitat is essential for ensuring healthy fish populations." (BC Government)

Below are the Bylaws and regulations in WV that you are all familiar with that protect our green riparian areas 15m either side of our Creeks as derived by the BC Governments *Riparian Area Protection Act* which municipalities have been entrusted to enforce .

“Environmental Development Permits. Details. Proposed work within 15 m of the top of bank of a watercourse will **require** an Environmental Development Permit (EDP). To obtain an Environmental Development Permit the proposed work must be consistent with the District's OCP Guidelines NE13 (found in [OCP Guidelines Schedule II](#)). There are four main guidelines that proposed development **must comply** with, including:

1. Locate development on portions of the site that are least environmentally sensitive.
2. No new development within 5 meters of the top of a watercourse bank
3. No development closer to a watercourse than existing development
4. No net loss of riparian habitat within the 15 m setback of the top of watercourse bank (i.e., there can be no additional loss of habitat, but structures could potentially be removed and redeveloped as long as they do not exceed the size of the original footprint)“.

The West Vancouver Creek. Bylaw:

“...Whenever any structure or part thereof is or has been constructed, reconstructed, placed, altered or repaired or placed or any sand, rock, gravel or soil relocated, removed or deposited contrary to the provisions of this Bylaw the Director of Operations is hereby authorized and empowered to cause the pulling down or removal, at the expense of the owner thereof, of any such structure or part thereof or the relocation, restoration or Consolidated Creeks Bylaw No. 3013, 1982 5 Document # 227900v1 removal of any sand, rock, gravel or soil so relocated, removed or deposited and the cost [to remove it is paid for by the owner”

How is it that the application is being entertained by Staff when it violates our environmental laws? If it is because Vinson Creek is not/may not be a fish bearing creek (*as compared to MacDonald and Lawson Creeks which are*) and Staff is taking the position the RAPR does not apply, this should be stated outright so that developers along Lawson, MacDonald and our other WV creeks don't mistakenly plan to try and develop in the environmentally protected areas as well.

Specifically, based on the printed materials, it appears Staff misspoke on several issues at the council meeting, or at least the issues Staff verbally stated are in conflict or are disproven in the printed materials.

- a) Staff must have misspoke, and meant to say, there is a net *loss* of environmental habit (not a net gain) because if you add two buildings in an environmentally protected area, that is clearly a substantial loss. The 200 page report referred to at the meeting doesn't appear to be available to the Public, but based on observable facts Staff must have misspoke and there is a substantial net loss of environmentally protected area.
- b) Staff initially indicated in the first part of the presentation (7:18) that there would be two garages: one in Lot A and in Lot B. However, when questioned in the context of environmental issues, it was stated the original garage would be removed to ensure the development was environmentally balanced: “the existing garage [within the 5m setback] is to be removed...the new garage is within the 15m but the Watercourse development require removal of any structures within the 5m setback but then you can have a habitat balance equation for the 5-15m setback...so the environmental development permit would require you to either reduce or maintain that existing area.” The printed material from the arborist report says: “The proposed development will have 2 housing units **and 2 garages**. (page 2) (**emphasis added**) which is consistent with the diagram showing **two garages** .
 - c) Staff indicated: “The trees to be removed....have all been reviewed by our environmental protection staff (indecipherable) ...the arborist report has been accepted by staff” this suggests to the Public District Staff with an eye to protecting the environment and enforcing our environmental laws assessed the trees and recommended/supported the removal of the trees environmentally protected area. However, the printed materials says it was not District Environmental Protection Officers but rather an arborist (who many not be QEP RAPR qualified) for a tree cutting service paid for by the owner was the one that went to the site and prepared the report, which was reviewed by the District arborist.
 - d) When asked which trees were being removed, Staff appeared to point to the trees described below on the diagram, and indicated the old growth grove of trees would not be removed. It's unclear exactly where Staff's pointer was pointing, but it appears the printed materials on page 7 indicate at may be some healthy, old growth trees slated for

removal simply “because [the trees are] in close proximity to the development footprint. Prior permission from the District of West Vancouver is required to remove the tree as it is protected.” This is exactly contrary to the environmental laws/RAPR which indicates trees can only be removed if they are a hazard or infested. They can’t be removed simply because they are in the way of a developer. The whole point of environmental law is to prevent just that.

Needless to say, there are other places in WV for development that do not require breaking environmental protection laws. It’s understandable why prime land would be sought after by developers and those looking for places to live, but like the Ontario Greenbelt we have to have the stomach to say no when it will irrecoverably, over time, application by application, destroy our environment, for no good reason.

Given Mayor and Council permitted this application to proceed for public input on October 23, 2023, this was prepared today so that it can reach Mayor and Council in time for their consideration and for interested Public so that it can be included in the October 2, 2023 public correspondence online it is helpful. Hopefully the new environmental committee mentioned at the meeting will address the protection of our “green belt” riparian areas.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver (I trust my name and address will be redacted in the published materials)

A Stream Keepers post regarding Vinson Creek Watershed located online.

Vinson Creek Watershed Summary



Area: 3.74 km²
Length: 5.99 km
Orientation: North-south
Elevation Range: 0 - 963 m
Watershed Code: 900-071700



A rough sketch of where Vinson Creek is in relation to the property is added to the below.

Characteristics

- Eleventh largest watershed in West Vancouver
- Originates on the south side of Hollyburn Ridge in two branches. The west branch originates just above British Properties Chartwell Elementary and the east side of West Vancouver Secondary. The east branch originates near Upper Levels through Ridgeview Elementary school grounds and Chatwin Park. The confluence of the two branches is near Esquin Hollyburn Elementary School. The creek is culverted from Gordon Avenue until it enters Burrard Inlet at the foot of

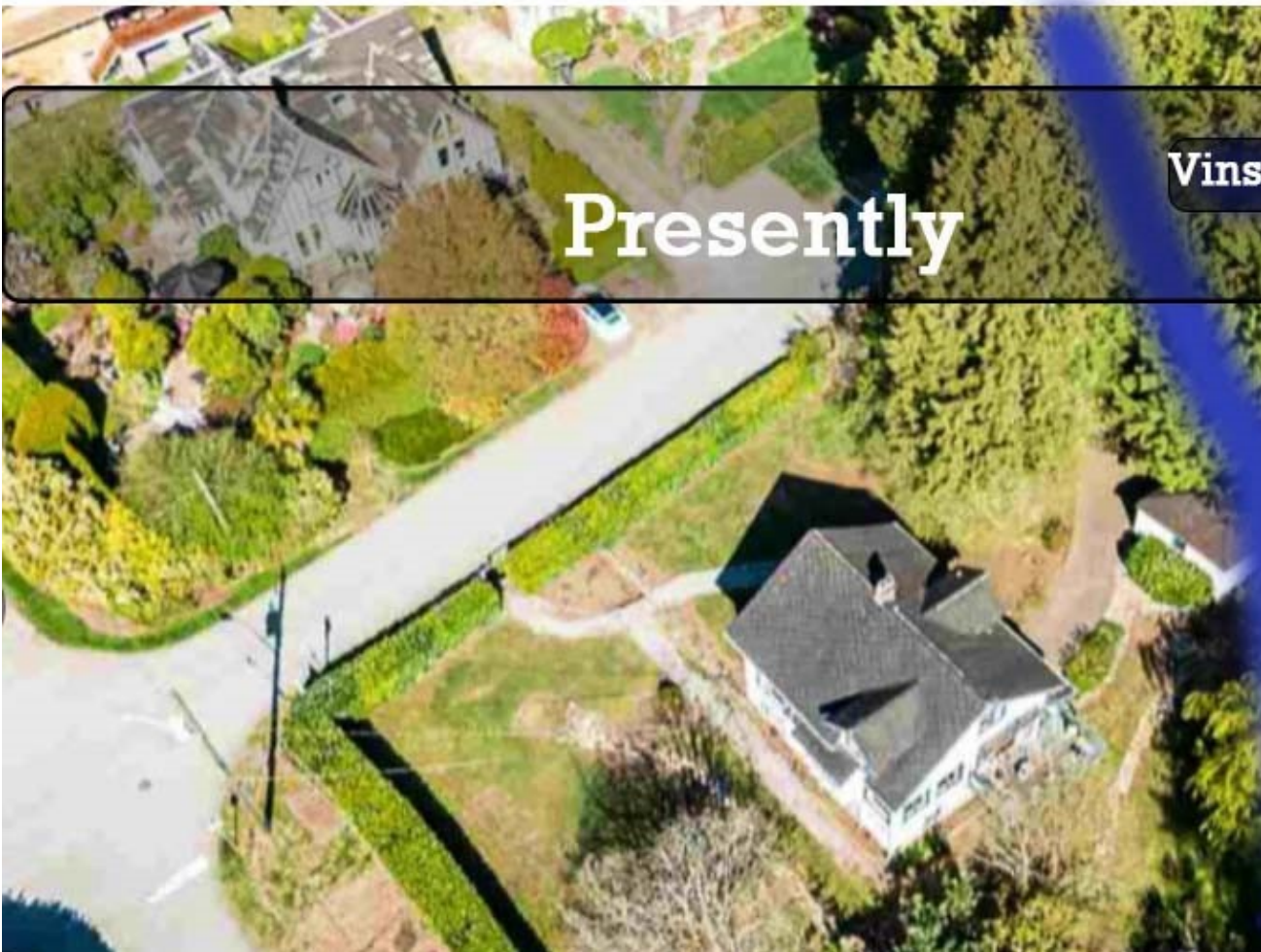
Watershed Use

- Residential: watershed almost entirely urbanized, developed to El. 1200 (366 m)
- Park: Chatwin Park, Ambleside Park
- Fish: cutthroat
- Wildlife: mammals and birds utilize the remaining riparian area and parks
- Train and automobile transportation, Trans Canada Trail, hydro lines

Concerns

- Classified as Endangered by Fisheries and Oceans Canada due to impermeable area greater than 10% and urban development affecting stream bed
- The creek has three diversions to Brothers Creek in the upper watershed and is extensively culverted along its length Burrard Inlet through a 110 metre culvert. Channelization and other modifications of the open creek resulted in little by 1977
- Water quality has been altered through proximity to urban development and storm drain discharge and the potential

1591 HAYWOOD, WEST VANCOUVER, BC (AMBLESIDE)



Below are photoshopped placements of the proposed lots and the tree removals to depict what the printed materials indicate

Roughly What the Development Would Look Like Based on Available Information



1591 HAYWOOD, WEST VANCOUVER, BC (SIBLESIDE)

Roughly Tree Removals with the red X

