

COUNCIL CORRESPONDENCE UPDATE TO SEPTEMBER 27, 2023 (8:30 a.m.)

Correspondence

- (1) 2 submissions, September 21 and 25, 2023, regarding Preliminary Development Proposal for 1327 Marine Drive**
- (2) West Vancouver Chamber of Commerce, September 21, 2023, regarding “Summer Reflections”**
- (3) September 22, 2023, regarding “FSR of the West Vancouver Properties”**
- (4) 2 submissions, September 22 and 24, 2023, regarding Proposed 2023-2027 Five-Year Financial Plan Bylaw No. 5236, 2023, Amendment Bylaw No. 5262, 2023 and Proposed Phase 2 Capital Funding Report**
- (5) September 22, 2023, regarding “Proposed Update to Construction Notice Sign”**
- (6) September 23, 2023, regarding “How California is using AI to snuff out wildfires before they explode | CNN”**
- (7) September 24, 2023, regarding “Please adopt the Resolution to ban consumer fireworks in West Vancouver.”**
- (8) Westshore Place Strata Council, September 25, 2023, regarding “Ambleside Local Area Plan”**
- (9) 2 submissions, September 25 and 26, 2023, regarding Proposed Heritage Revitalization Agreement, Heritage Designation, and Development Permit for 1591 Haywood Avenue (Referred to the October 23, 2023 public hearing)**
- (10) September 25, 2023, regarding “Dog Bylaws”**
- (11) September 25, 2023, regarding “Recommendations to Resolve the Failure of the Pemberton Waste Water Treatment Facility”**
- (12) September 26, 2023, regarding “BBC News: The goats fighting fires in Los Angeles”**
- (13) September 27, 2023, regarding “Kingston, Ont. sleeping cabins to move as permanent location still undecided - Kingston | Globalnews.ca”**
- (14) Ambleside Dundarave Business Improvement Association, September 27, 2023, regarding “ADBIA September Newsletter”**
- (15) Committee and Board Meeting Minutes – West Vancouver Memorial Library Board meeting May 17 and July 19, 2023; and Board of Variance hearing July 19, 2023**

Correspondence from Other Governments and Government Agencies

- (16) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), September 20, 2023, regarding “Letter from MP Patrick Weiler - Call for Applications for the Climate-Resilient Coastal Communities Program”**
- (17) Ministry of Children and Family Development, September 26, 2023, regarding “E-mail from the Honourable Mitzi Dean, Minister of Children and Family Development” (October as Foster Family Month in British Columbia)**

Responses to Correspondence

- (18) Engineering & Transportation Services, September 20, 2023, response regarding “Dangerous intersection in British Properties”**
- (19) Director of Planning & Development Services, September 20, 2023, response regarding “Complain”**
- (20) Senior Community Planner, September 21, 2023, response to Seaview Villa Estates Ltd. regarding Preliminary Development Proposal for 1327 Marine Drive**
- (21) Senior Manager of Current Planning & Urban Design, September 25, 2023, response to M. Slater regarding Preliminary Development Proposal for 1327 Marine Drive**

Please advise re the above and confirm receipt of this email.

Sincerely,

Joan E. Gadsby

President

Seaview Villa Estates Ltd., [BLOCKEDseaviewvillaestates\[.\]com](mailto:BLOCKEDseaviewvillaestates[.]com)BLOCKED

Market Media International Corp., [BLOCKEDaddictionbyprescription\[.\]com](mailto:BLOCKEDaddictionbyprescription[.]com)BLOCKED

s. 22(1)

West Vancouver, BC

s.22(1)

Phone 604-987-6064

From: M Slater <melroy1058@gmail.com>
Sent: Monday, September 25, 2023 10:35 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Rezoning Application for 1327 Marine Drive (Short Term Rentals).

CAUTION: This email originated from outside the organization from email address melroy1058@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor & Council,

I strongly object to the proposal to rezone this new development for short term rentals.

Short term rentals have a negative effect on housing availability and contribute to relentlessly increasing rents. Presumably West Van enacted a bylaw restricting short term rentals to address these same concerns.

This application contradicts the objective of prioritizing long-term housing in the most affordable manner possible. It provides an advantage to hypothetical owners and/or the developer at the expense of existing residents and offers no benefit to the community.

I am shocked that District staff would allow this application to come forward. It's a waste of time, money and resources. Why wasn't this rejected out of hand? What criteria did staff use to justify moving this ahead?

Yours truly,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Thursday, September 21, 2023 4:27 PM
To: correspondence
Subject: Summer Reflections

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West Vancouver
Chamber



Servina the Comm

West Vancouver Chamber of Commerce

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Dear WV Business Leaders,

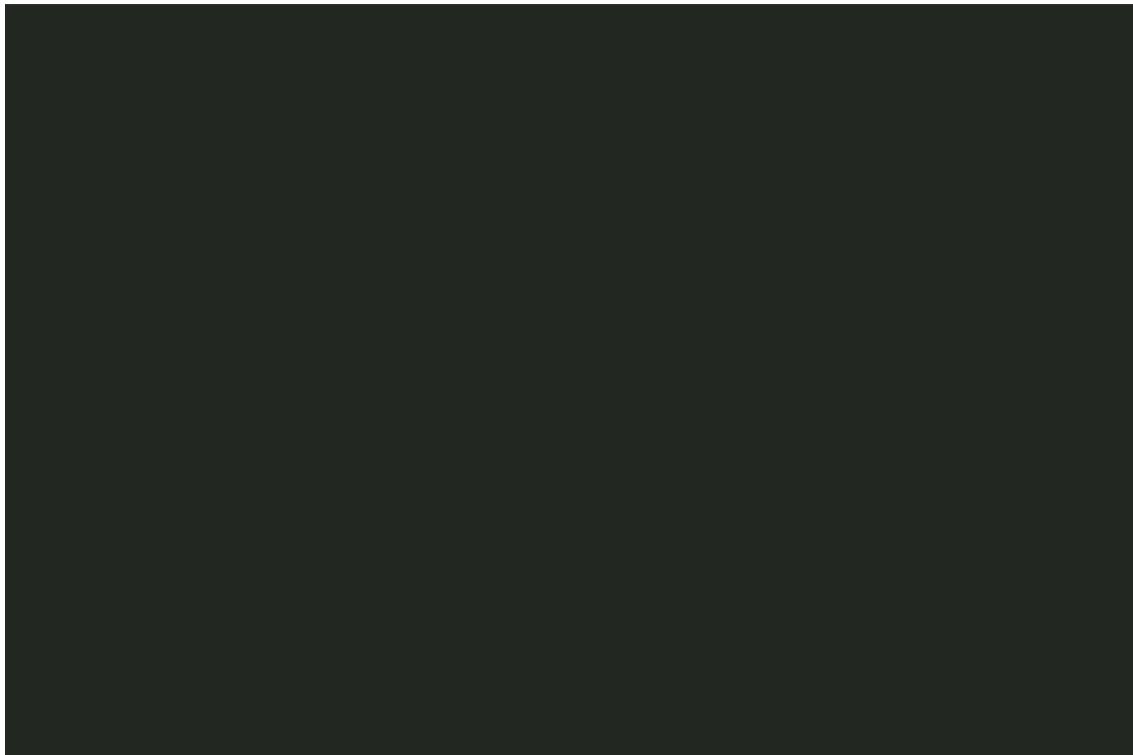
The summer of 2023 saw the return of many pre-Covid activities, special events and more visitors to the community. The West Vancouver Chamber has one key objective – strong, connected, thriving businesses across the community. Through the summer the WV Chamber hosted a number of events with the goal of re-igniting connections between members and discovering new opportunities.

Thank you to long-time member Cypress Mountain (Joffrey Koeman, Izzy Durrans, and new GM Matt Davies) for hosting the *Mountain Top Social* on their new award-winning mountain-side patio complete with appies and adventure on the Eagle Coaster. Special congrats to Rick Amantea (Park Royal) for his triple-bullseye win at the new Axe Throwing pavilion.



Photos courtesy of Cypress Mountain

Earlier in July we hosted a ***Business Summer Social*** at the Beach House with a mix of members and future members from across the community. Mayor Sager provided an update to the business community. Our deep thanks to the ONNI Group (represented by Duncan Wlodarczak, Nick Belmar, & Myles Wilby) for hosting this event on a beautiful evening.



Photos by Gladys Lee

A special call out to the neighbourhood business associations for their local initiatives to launch the refurbished Horseshoe Bay Park and host the Hoedown street festival in Dundarave.

Watch for these Chamber events through the Fall

Economic Update, Business Opportunities Forum, Food Safe certification for staff, Business After Business networking, MP & MLA Updates, plus a follow-up session on the Ambleside LAP.

If you would like to profile your business with a *Business After Business* event, please contact Stephanie!

Now Accepting Nominations for Board of Directors

The WV Chamber is governed by a Board of local business leaders representing different sectors and business neighborhoods. Directors have been members of

the Chamber in good standing for at least two years with an interest and the time to work with other business leaders for a stronger West Vancouver community. Meetings are once a month in addition to attending Chamber events. If this sounds like you, please contact Stephanie at info@westvanchamber.com.

Protecting the Financial Core of Your Business



Shane Yu
Business Advisor



Maureen Verby
Leasing Advisor



Derek
Wealth
Ass

Strategies for Securing your Balance Sheet, Cash Flow and People - October 12th | 12pm

Get practical strategies and advice from business, leasing and wealth protection experts at BlueShore Financial. Learn how to protect your bottom line and build a growing, thriving enterprise with tips on money management, leasing, insurance and more.

This webinar will offer tips and scenarios for owners and managers of small businesses looking for ways to safeguard against future volatility. The webinar will conclude with a 15-minute Q&A session.

Learn More



Your donation matters

It matters to every patient across Canada. Because it is something we can do today to help others wake up healthier tomorrow.

Upcoming donation events

Congregation Har El

1305 Taylor Way, West Vancouver

Oct 12th, 2023

From 1.00 pm - 7.45 pm.



To book an appointment with your PFL team, open the camera on your mobile device and scan the QR code.

Or book now at blood.ca

Together, we are Canada's Lifeline

For more information, contact chris-loat@shaw.ca

Proud partners:



BC Ferries is supporting this Canadian Blood Services donation event with complimentary ferry travel vouchers for those who donate. The West Vancouver Rotary Club will distribute these vouchers to residents of the Sunshine Coast only who donate blood on the day of event. Carpooling is encouraged.

Blood for Life

Upcoming Blood Donor Clinic - October 12th, 2023

Click [HERE](#) to book a donation

For more information, please contact Christopher Loat at chris-loat@shaw.ca

*Click image enlarge and for QR Code



Join now!

Develop valuable connections that lead to business growth and personal success. Access Chamber benefits only available to members.

[Membership pays for itself...](#)



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Promote your business and help support the Chamber. Sponsor an event!

The West Vancouver Chamber of Commerce offers a variety of sponsorship opportunities that provide your business with the chance to be front and center in our community. Sponsors are an important part of our events! For further info: [SPONSORSHIP](#)

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You are receiving this email because you opted in at our website.*

Our mailing address is:
West Vancouver Chamber of Commerce
2235 Marine Drive
West Vancouver, Bc V7V 1K5
Canada

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From: [REDACTED] s. 22(1)
Sent: Friday, September 22, 2023 11:21 AM
To: correspondence
Subject: FSR of the West Vancouver Properties

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Dear Correspondence @ City of West Vancouver

I would like to express my concern about the reduction of West Vancouver's FSR by the previous council.

As I have spoken to many residents, they are unhappy with this decision and are asking for it to be reviewed and the FSR increased to allow more construction on their properties.

Please let me know if it will be on the agenda of the Council on September 25, 2023, which I will also be attending.

Best Regards

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, September 22, 2023 5:23 PM
To: correspondence; Mark Sager; Nora Gambioli; Sharon Thompson; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider
Subject: Agenda Item #5 -- September 25, 2023, Regular Council Meeting -- Sub-item #9 -- Extension of paid parking to other Destination Parks

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Mayor and Council,
Monday's agenda at Item #5 - Bylaw Amendment to the 2023-2027 Budget Bylaw, includes an item (9) [p. 32 of the Council Package] which states:

9) The Pay Parking program will be expanded to other District destination parks including Ambleside, John Lawson, and Dundarave parks. An additional \$30K is proposed to conduct the investigation include consultant fees and costs associated with data collection.

It was understood when paid parking was introduced earlier this year that it would apply only to two parks and one trail-head parking lot in the western part of West Vancouver (i.e., that part of West Vancouver lying to the west of Cypress Creek).

It was further understood that no change would be undertaken to implement paid parking in any other park or trail-head parking lots in West Vancouver until a full year of experience had been accumulated with the initial three paid-parking experiments and a report to the public on the results therefrom was published and the public had had an opportunity to register its observations and comments on the experimental paid parking.

Today we see that Staff is jumping the gun -- *The Pay Parking program will be expanded to other District destination parks* -- and seeking funding from reserves to undertake feasibility studies on the implementation of paid parking in Ambleside Park, John Lawson Park and Dundarave Park, contrary to the understanding that was first made when paid parking was proposed for Whytecliff Park, Lighthouse Park, and the trail-head parking lot giving access to the western Upper Lands.

It is inappropriate and contrary to common sense to commence the expenditure of monies drawn from reserve funds to pay for the engagement of consultants to draw up plans, undertake surveys, and prepare reports at a time when the paid parking in the three mentioned parks and parking lot in the western part of West Vancouver is not yet one month old.

This proposal coming in front of you on the 25th of September tells the general public is that you have already made the decision to expand paid parking and that you do not need to receive the results of the initial paid parking experiment to move forward with the expenditure of public monies, contrary to your public undertaking to await results from the first trial runs.

Far from being an agent of change, as implicitly understood from your campaign statements, we see in this agenda item that the more things change, the more they stay the same. *Plus les choses changent, plus elles restent les mêmes.*

If you're hard up for money, try cutting back on your expenditures. Like any ordinary householder must do during these inflationary times.

Your servant,

s. 22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, September 24, 2023 11:34 AM
To: correspondence; Mark Sager; Nora Gambioli; Sharon Thompson; Christine Cassidy; Linda Watt; Peter Lambur; Scott Snider
Subject: Gateway and Sentinel apartment units and day-care unit expenses - Agenda Item #5 - Sept 25 2023

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Your Worship and councillors,

The following is an expenditure item in the 2023 - 27 financial plan bylaw amendment bylaw 5262-2023:

8) The District received possession of eleven housing units and one childcare unit in the Gateway Building and six non-market rental townhouse units from the Sentinel Development as part of Community Amenity Contributions. The District is responsible for the strata fees and electrical expenses for those units until they are occupied. An amendment of \$74K is required in the operating budget.

Clearly, Council has now gotten into the business of apartment rental management. Has Council appointed a business manager for this new line of activity, and staffed the rental office accordingly?

During 2006, Council appointed members from the public to the Fiscal Sustainability Task Force to advise Council on fiscal management of the District Municipality's operations and capital investments.

In November 2006, the Task Force delivered its recommendations to Council. One of the recommendations that the Task Force unanimously agreed was that under no circumstances should Council fund or construct "Council Housing", i.e., subsidized rental housing along the lines of "council housing" in the U.K.

During its deliberations, the attention of the Task Force was drawn to the example of Ontario municipalities. In Ontario, by the year 2006, the provincial government had downloaded social services onto the municipal governments as a legal obligation of the municipal governments. What was striking about that move by the provincial government, and what alarmed the Fiscal Sustainability Task Force, as the decision by the provincial government of Ontario not to fund the municipal responsibilities for the delivery of social services that provincial government had mandated. The municipalities were forced, by provincial law, to deliver social services and fund those services from the municipal property tax.

We see here in Item #5 of the Sept 25th 2023 regular council meeting that Council has gone against the Task Force's recommendation against funding public housing and it is now funding that housing from the District's property tax revenue. This is just one example. There is more to come when the BC provincial government brings in its new housing build directives against West Vancouver that it threatened earlier this year.

You can expect to be saddled with the cost of providing subsidized housing in West Vancouver that must be funded from the District's property tax revenues. The extent and magnitude of this provincial mandate remains to be disclosed, but you should expect it to be onerous if for no other reason than that those academics from UBC who had a hand in designing the policy also have an inclination towards 'social justice' re-distribution policy as a matter of principle.

What should you do with the 17 units of new housing and 1 unit of new day-care space? One option is to transfer ownership to a non-profit social housing provider at a price of \$1 per unit and write off the \$74,000 that your budget manager has indicated she must have to balance the amended budget. In pursuing this course of action, you relieve the property rolls from on-going obligations to fund, manage, and maintain those 18 units into the indefinite future. We can't re-write past Council policy, but we can surely off-load the liability smartly.

The majority on this Council was elected on an implicit "new broom sweeps clean" mandate. This amendment bylaw provides you with the opportunity to effect that mandate by directing Staff to commence efforts to unload the 18 units on a non-recourse basis to a qualified non-profit social services organization with a proven track record of superior management of social housing in the Greater Vancouver region.

As was said when UBC was established -- Tuum Est! It's yours -- manage it wisely.

Your servant,

s. 22(1)

West Vancouver, BC, s. 22(1)

s. 22(1)

From: [Redacted] s. 22(1)
Sent: Friday, September 22, 2023 10:33 PM
To: correspondence
Subject: Proposed Update to Construction Notice Sign
Attachments: F88E7970-8A96-40AD-A44B-DC8B6FB7CB5E.png

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Sept 22, 2023

Dear Mayor and Council

I believe that West Vancouver and its residents would greatly benefit if they adopted this addition to the required "Construction Notice Sign" that is clearly posted at each construction site in the District of West Vancouver.

I included the link, and an attached screenshot, for the "Construction Notice Sign Template" from The City of North Vancouver.

Included in the CNV sign is the "allowed days and hours of operation for construction." This addition to DWV signs would serve as an educational tool for both the public and to all separate crews attending the building site, over what can be an 18 month building timeline.

Too many times I have found that when I phone in a construction noise complaint, I am informed by the attending bylaw officer that "this is a new crew" on the site and "they were not aware of DWV's noise bylaw."

By mandating the posting of the allowed and prohibited days and hours for construction, AND the phone number for the West Vancouver Bylaw Department, on the clearly visible from the street Construction Notice Sign, every crew and person entering the site would see the sign daily and could not reasonably plead ignorance of the DWV noise bylaw. The public would see it when walking by and realize when there is an infraction and have the Bylaw Department phone number posted for them to call.

It would hopefully educate the construction crews and reduce the number of noise complaints from the public to the Bylaw Department and save man hours, greenhouse gas emissions, wear and tear on District vehicles for officers having to attend all these sites, in widely spread out areas in West Vancouver with our highly variable topography, from sea level to up the mountains.

By having the building permit holder construct the sign based on the attached, or slightly varied sign template, there is no cost to the District of West Vancouver. Or the District could require them to purchase such signs from DWV, so any and all costs would be recouped.

<https://www.cnv.org/-/media/City-of-North-Vancouver/Documents/Building-Permit-Application-Forms/Construction-Site-Sign.ashx>

I hope that the District of West Vancouver can make this change for all the benefits I have mentioned.

Thank you.

Sincerely,

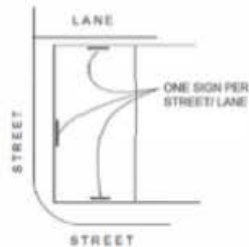
[Redacted] s. 22(1)
 West Vancouver, BC
 [Redacted] s. 22(1)

**PLANNING & DEVELOPMENT DEPARTMENT
BUILDING DIVISION**
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET, NORTH VANCOUVER, BC V7M 1H9
T 604 982 WORK (9675)
BUILDINGPERMITS@CNV.ORG



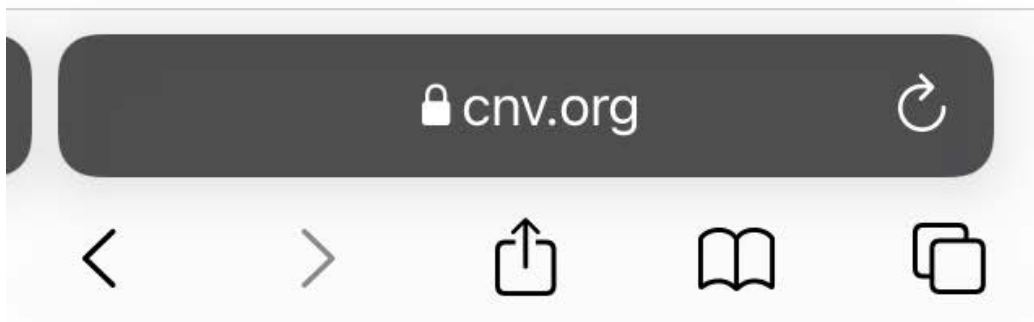
CONSTRUCTION SITE SIGN TEMPLATE

SAMPLE ONLY



- ** Min 2" Lettering
- ** Min 4' x 4' Sign area

Doc #: 2129000
Revised Dec 21, 2021



From: [REDACTED] s. 22(1)
Sent: Saturday, September 23, 2023 5:37 PM
To: correspondence
Subject: How California is using AI to snuff out wildfires before they explode | CNN

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Hi,

I thought you might be interested in this.

<https://www.cnn.com/2023/09/23/us/fighting-wildfire-with-ai-california-climate/index.html>

Warmly,

[REDACTED] s. 22(1)

West Vancouver

“Inclusion without proper support is exclusion.” - Anonymous

From: [REDACTED] s. 22(1)
Sent: Sunday, September 24, 2023 10:50 PM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider; Linda Watt
Subject: Please adopt the Resolution to ban consumer fireworks in West Vancouver.

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Dear Mayor Sager and Council:

I would like to thank WVFR Assistant Fire Chief, Jeremy Calder for his report on the proposed Fireworks Regulation Bylaw No. 5269, 2023, to prohibit the use and sale of consumer fireworks in the District. I now hope that the Council will adopt the resolution to ban consumer fireworks in West Vancouver.

As Assistant Fire Chief Calder has pointed out, the discharge of fireworks negatively impacts our community, our pets, wildlife, and the environment in many significant ways. It has also become a drain on staff's time and resources and appears to be a financial burden on the District.

Considering these issues and hazards, it is now time for West Vancouver to join the many other municipalities in Metro Vancouver that have a fireworks ban in place. We need to make the necessary changes to protect people, animals, and the environment from fireworks.

Thank you for your time and consideration.

Regards,

[REDACTED] s. 22(1)
West Vancouver



Virus-free. www.avg.com

From: Andrishak, Gary [REDACTED] s. 22(1)
Sent: Monday, September 25, 2023 8:08 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Ambleside Local Area Plan
Attachments: Ambleside Local Area Plan Response - Sep 2023[91].docx; Attachment 1.pdf

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On behalf of the Westshore Place Strata Council, I attach a letter to the Mayor and Council with regard to the Ambleside Local Area Plan. Please see to its distribution. Thank you.

Gary Andrishak
President, Westshore Place Strata Council

650 16 Street, [REDACTED] s. 22(1)
West Vancouver V7V 3R9

[REDACTED]

s. 22(1)

September 25, 2023

Mayor and Council
District of West Vancouver

**RE: Council Report
Ambleside Local Area Plan (LAP)**

This letter is written on behalf of residents of Westshore Place, 650-16th Street, West Vancouver. Our street address places us directly within the boundaries of the Ambleside Local Area Plan (LAP). At our most recent Strata Council meeting it was suggested that we strike an Ambleside Local Area Plan (LAP) Response Committee, consisting of three sitting Councillors and two Westshore residents, one a realtor and the other an architect. The above-referenced Council Report was distributed to the five Committee members in preparation for a subsequent in-person meeting.

The Westshore Committee focused on the text within the "Apartment Area" segment of the report (page 24), and on the following report exhibits:

- Exhibit 3 Modernize Apartment Zone
 - o *"Increase maximum density from 1.75 FAR to 2.0 FAR"*

AGREED

- Exhibit 8 Enable Limited, Contextually Appropriate Infill within the Area
 - o *"d) Replace existing surface and above-grade parking on largest rental sites within infill rental up to 3.0 FAR in total."**

DISAGREED

*Item d) is in specific reference to the Wall Corporation's Ambleside Towers, located on the west side of 15th Street from Esquimalt to Duchess. Increasing the site's density to 3.0 FAR would translate to an additional 100,000 SF of development on the parking structure site between Wall's 21-storey rental condominium and Westshore Place, an amount of development far beyond a 'contextual appropriate fit' of our block.

Westshore Place Council sees no reason to grant to Wall a density fully 1.0 FAR larger than what we're assigned to on our adjacent parcel. Rather, we suggest the site referenced in Exhibit 8 d) should approach the same 2.0 FAR that is assigned our property. We feel strongly that if 'contextual fit' is the intended aim of the revised LAP, Wall should pursue an infill strategy similar to that of the recent Bellevue Tower infill apartments along the west side of 21st Street, between Bellevue and Argyle. These infill apartments are each three storeys in height and blend seamlessly within the surrounding community.

Two well-designed three-storey apartments on the Wall site, one fronting Esquimalt and one fronting Duchess, would find a ready market while achieving the sought after 'contextual fit'.

And we would suggest that these apartments can be achieved within the site with an increase of density at or near 2.0 FAR in total.



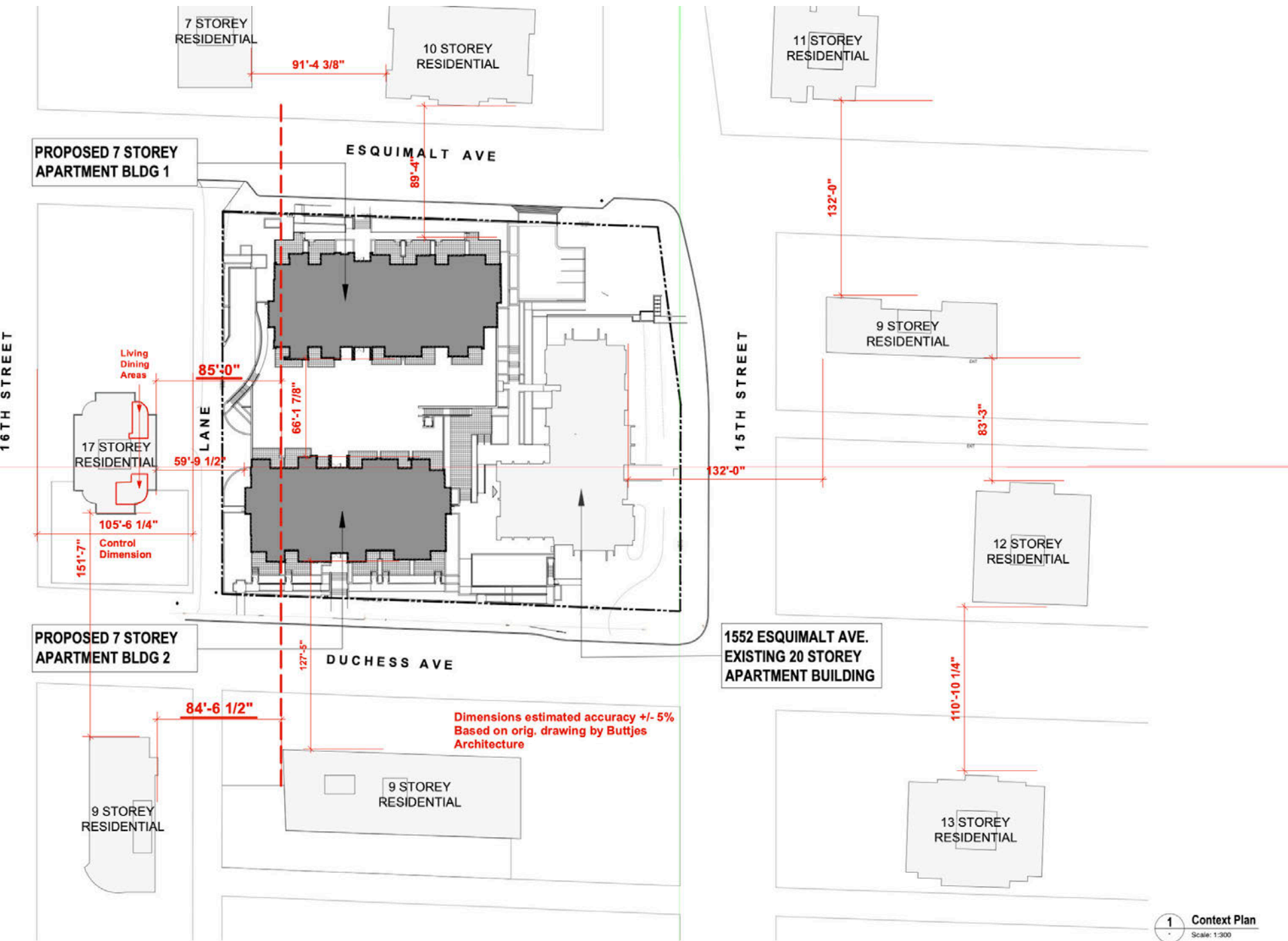
Belleview Tower Infill Condos, Argyle & 21 Street

Further, a distance of at least 26m (85 ft) between Westshore Place and any buildings on the Wall site should be established, given that fully half of our units front the lane and the Wall site beyond. This separation is minimal based on other buildings in the area (Attachment 1).

In closing, given that any development on the Wall site has a direct, and potentially adverse impact upon the quality of life of Westshore Residents, we suggest that common sense would dictate that the Wall Corporation meet with the Westshore Place Strata Council prior to “putting pencil to paper” regarding proposed development plans.

Regards,

Gary Andrishak
President, Westshore Strata Council
650 16 Street West Vancouver V7V 3R9



1	2021-07-22	REVISED A RE-DESIGNED PLAN
2	2019-08-05	ISSUED FOR SRC
3	2019-08-05	ISSUED FOR SRC
4	2019-08-05	ISSUED FOR SRC

NO. 17-144-002 REVISION

NORTH

SCALE

Buttjes Architecture Inc.
 1000 West Fraser Corporate Drive
 Vancouver, BC V6L 2K9
 Tel: 604-271-1111
 Fax: 604-271-1112
 Email: info@buttjes.com

AMBLESIDE INFILL DEVELOPMENT
 WESTERN AVENUE WEST VANCOUVER

West Fraser Corporation
 Ambleside Drive
 West Vancouver, BC V8V 2G9

PROJECT No. : 1003
 SCALE : AS SHOWN
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :
 DRAWING #

1 Context Plan
 Scale: 1:300

From: Kyla Gardiner [REDACTED] s. 22(1)
Sent: Monday, September 25, 2023 9:42 AM
To: correspondence
Cc: Erika Syvokas
Subject: Support for Clegg House HRA- 1591 Haywood Ave
Attachments: 1591 Haywood Letter of Support #2.docx

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Hello,

Please find the North Shore Heritage Preservation Society's letter attached in support of the proposed HRA at 1591 Haywood Ave being discussed at the Council Meeting tonight.

Thank you,

Kyla Gardiner
President
North Shore Heritage Society



NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8
(604) 926-6096
info@northshoreheritage.org

www.northshoreheritage.org

BC Society Registration No. S-49292

September 25, 2023

RE: 1591 Haywood Ave, The Clegg House

Erika Syvokas

Via email: (esyvokas@westvancouver.ca)

On behalf of the board members of the North Shore Heritage Preservation Society, we are writing to provide our full support of the Heritage Revitalization Agreement proposed for the Clegg House at 1591 Haywood Avenue.

Given the current zoning and density in the surrounding area, we feel the development will fit in well with the neighbourhood. The designation of the heritage house will ensure it continues to be well-maintained and protected from demolition in the future. The construction of a stratified garden suite and a garage/rental coach house provides more affordable housing options for the community, allows for multi-generational living for the owners' families, and increases density in a tasteful and creative way.

We find it admirable that the owners of this historic property are embarking on this heritage project. We hope it will serve as an example to other heritage homeowners on how to maximize the development potential of their property while also protecting their heritage home.

Please let us know if you have any questions or require further information.

Sincerely,

s. 22(1)

Kyla Gardiner
President
North Shore Heritage Society
604-307-0441

s.22(1)

From: [REDACTED] 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

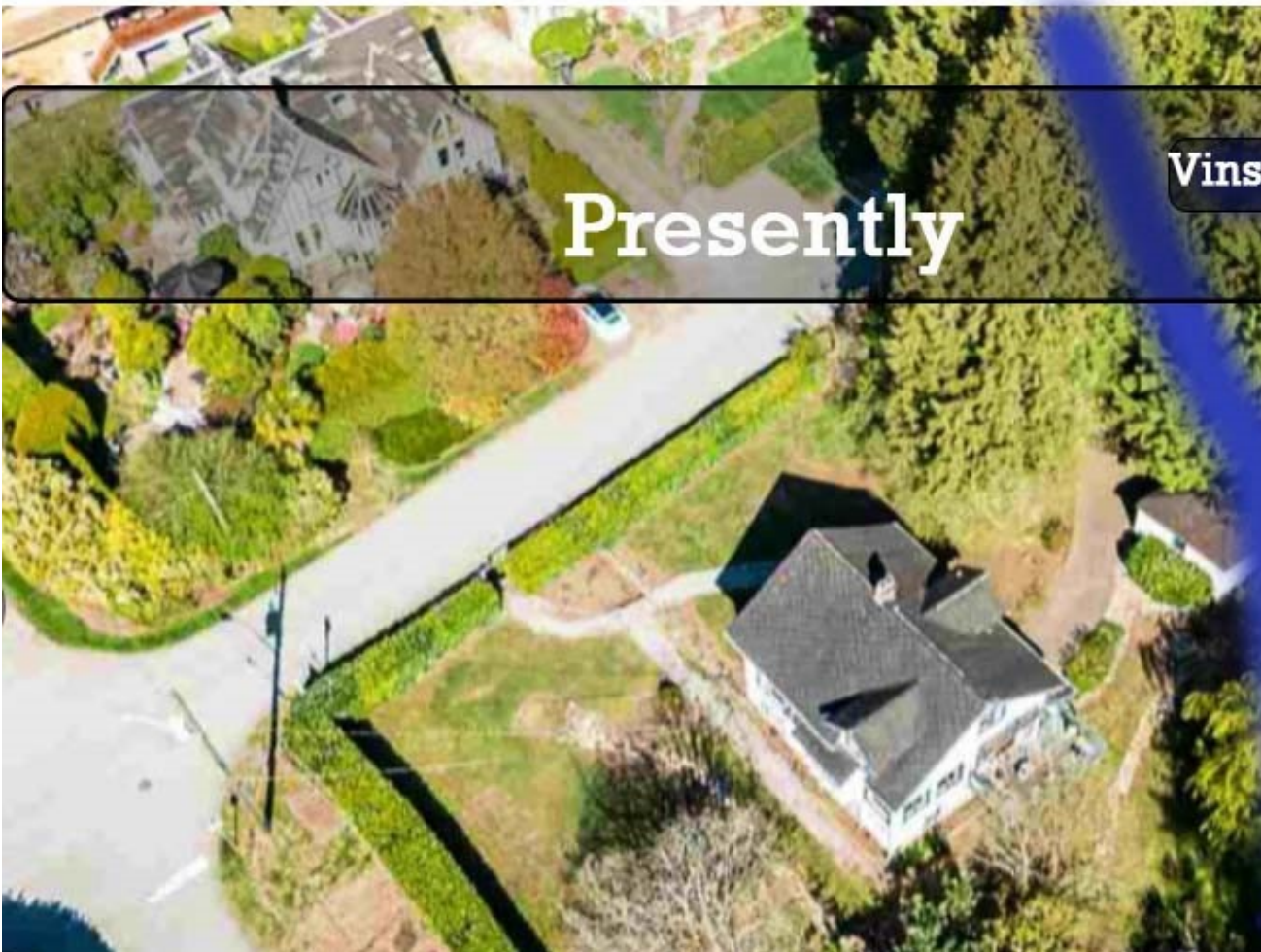
Watershed Use

- 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



From: [REDACTED] s. 22(1)
Sent: Monday, September 25, 2023 11:21 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Dog Bylaws

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Dear Mayor and Council;

I would like to see West Vancouver's dog bylaws amended to reflect a more progressive and reasonable community that allows for more access and enjoyment for all citizens, including those citizens who enjoy spending time with their dogs.

The restrictions at the new Horseshoe Bay waterfront park don't make any sense. Currently, dogs are prohibited from all areas of the park. Owners should at least be able to walk their dogs on-leash through the park on the paved pathways, as that is a logical thoroughfare to get from one side of the park to the other. Other West Van parks such as Ambleside and Whytecliff allow dogs to pass through on-leash. The regulations at Horseshoe Bay Park should be no different.

The dog restrictions on the Centennial Seawalk are also problematic and illogical. Dogs should be allowed to walk on-leash with their owners on the Seawalk, just the same as they can walk along other sidewalks and roadways in the community. It is dangerous and impractical for dogs to walk on the other side of the fence adjacent to the Seawalk, where they are currently required to walk. It is impossible for owners to have control of their off-leash dogs under these circumstances. If a problem should arise, the owners can't access their dogs. Dogs are at risk of oncoming trains, negative interactions with other dogs, or being spooked and running away. Furthermore, owners can't clean up after their dogs from the other side of the fence. Walking dogs on-leash under the control of their owners on the Seawalk would provide a safe alternative for the dogs and enable dog owners to access and enjoy the popular waterfront walk with their dogs.

And finally, only one beach in West Vancouver (at the Ambleside Dog Park) is open to dogs. This is not ideal for the many dog owners who don't live in close proximity to the park and therefore have to drive to get there, and this beach can also get quite congested which can be problematic for owners who want to spend quiet time with their dogs by the water. Many of West Vancouver's beaches are remote, rocky, and largely unpopulated where few people go, and so they would generally not be bothered by dogs. Current bylaws restricting dogs from all beaches should be relaxed to allow locals to access at least some neighbourhood beaches with their dogs. Even on-leash and seasonal access would be a satisfactory compromise.

Jurisdictions around the world are much more lenient and accepting of dogs in public areas. England has been welcoming dogs in pubs for centuries, and European cafes and restaurants are frequented by dogs and their owners. And some of the world's most desirable beaches allow dogs, even off-leash, including Canon Beach Oregon, Long Beach Washington, and the beaches of Tofino, Santa Barbara, and Hawaii.

The common arguments against dogs in public places, including not picking up feces, aggression, chasing wildlife, and other unruly behaviour, are easily mitigated by a responsible dog handler. Those who don't comply can and should

continue to be reprimanded. But it's unfair to restrict all dogs and owners because of a few who break the rules. We don't restrict all drivers from the roads because of the few who speed and run stop signs.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, September 25, 2023 2:27 PM
To: CityCouncil@cnv.org; dnvCouncil@dnv.org; correspondence
Subject: Recommendations to Resolve the Failure of the Pemberton Waste Water Treatment Facility
Attachments: Water Treatment Plant.pdf

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

Dear City of North Vancouver, District of North Vancouver and District of West Vancouver Councils,

Please find my recommendations re fixing the problems with waste water treatment on the North Shore. I first began gathering research on this subject in 2011 as the references herein will verify. I was opposed to the new facility since day one it was proposed by former DNV Mayor Richard Walton in or about May 2012, that opposition which drew the ire of Walton and DNV CAO Dave Stuart beginning during the fall 2014 municipal election, and resulted in a near decade of harassment, intimidation, threats and legal action to shut me down. The DNV Clerk [REDACTED] s.22(1) I will not remain quiet any longer. \$4 billion is now at stake.

The recommendations herein are based on truths about the existing situation namely:

- 1.The 2011 recommendation of Metro Council endorsed by the Province of BC was to **upgrade** the Lions Gate Waste Water Treatment Plant **NOT** to replace it. There is no argument otherwise. See documents herein.
- 2.The Pemberton replacement facility was **NEVER** approved by Metro Council nor Ottawa. The approval by the Squamish is not valid as the Squamish have no standing with the land at the Pemberton Site, now known as 107 Pemberton (which is actually the temporary construction office), previously known as 1131 W First Ave which is **NOT** in the Squamish Nation a fact overlooked by every researcher and analyst so far. That is right folks. You read it hear first. The Squamish have absolutely no legal standing re the new plant and the land it is on. It is 100% in the District of North Vancouver. The land records are conflicted with respect to actually owns the land for the plant. Both Port Metro Vancouver and Metro Vancouver are claiming ownership. The Squamish claim to own the water in Burrard Inlet, and absurdity that could only be made by a BC First Nation.
- 3.The 2012 legislation from Ottawa is moot. It was duplicated in 2011 provincially when Metro and the Province agreed to **upgrade** the existing Lions Gate facility for secondary treatment.
- 4.The lease for the existing plant **NEVER** comes due nor has it ever been cancelled. It is current until 2041. I have the lease and will provide it upon request.
- 5.The Squamish cannot "cancel" the lease nor their involvement. Contrary to baloney told by the band, the land for the existing plant was never stolen from them. It still belongs to them. They have been paid

handsome rents including \$19.54 million in 2019. The lease was signed by the Band chief and 11 councillors. It is current today. See documents herein.

6. The Pemberton location was favoured by Richard Walton beginning in 2012 for political convenience. Building a plant there would block the Costco he hated since it first arrived as a detailed application in March 2007, and block the community hated proposed Translink facility to house stranded buses overnight. He sent newly minted CAO Stuart on a local road trip to sell the location then gave him a \$40,000 raise, approved in a secret meeting when DNV Council, but absolutely no one else, endorsed the Pemberton Site aka as 1311 First Ave.

Recommendation

Write off the \$776 million wasted on the build of the not necessary new plant as a sunk cost.

Upgrade the existing facility now for secondary and tertiary.

Plan to replace the primary processing facility on the same land under the Lions Gate Bridge in the 2030s.

Save \$2 billion, maybe \$3 billion and direct it to a worthwhile pursuit- affordable, supportive housing.

Sincerely,

s. 22(1)

North Vancouver

s. 22(1)

The \$4 Billion Bondoggle: The Lies Behind the Failed North Shore Waste Treatment Plant and the Simple Fix that Already Exists

s. 22(1)

September 25, 2023

How to stop flushing away taxpayers' money

1.0 Preamble

His Worship Mike Little is aware I hold several source documents regarding the North Shore Wastewater Treatment Plant. I am the only person to presently hold one of those documents which is not in the public domain but that I partially disclose herein. I thank [REDACTED] s. 22(1) for additional documents.

I write directly from the documents, all of which are legal documents signed by authorities, to address false statements re the plant, those false statements which took us off the correct path in 2011 to the disaster we are now facing. For no good reason we went from a simple upgrade of the existing Lions Gate facility to a \$4 billion boondoggle.

Getting back on track which simply means deferring back to the original 2011 recommendation to upgrade the existing Lions Gate Waste Water Treatment Plant which will be *easy-peasy* and will save us over \$2 billion maybe close to \$3 billion.

2.0 The True Cost Estimate

The first fact I correct is that the original cost of the new plant was never going to be \$525 million. That number was in USD which translated into \$700 million CAD. For reasons unexplained, press releases did not accurately present the original cost. My experience is that the inaccuracy was likely because of a flaw in the original press release which all other parties simply copied and pasted from for years rather than verifying.

3.0 The True Reason for the Pemberton Street Option

The second fact I correct is the original reason for the new plant. Since 2012, former DNV Mayor Richard Walton incorrectly originated the allegation that the new plant was driven by "*legislation out of Ottawa in 2012 that called for secondary treatment of all wastewater plants in Canada.*" Even Councillor Little, as he was known in 2012, believed that misinformation.

Indeed there was legislation in 2012.

HOWEVER, prior to 2012, in 2011, the Province of BC approved the Metro Vancouver Liquid Waste Management Plan prepared over the period 2010-2011 which laid out the plans for secondary treatment at BOTH the North Shore and Annicas Island plants. [REDACTED] s. 22(1) has all the documents.

I ask you to read very closely to the important words from this 2011 Provincial press release regarding the Plan with my highlight.

*The 2011 plan, developed by Metro Vancouver and valid for the next eight years, includes **upgrades** to the two existing wastewater treatment plants and incorporates resource recovery to capture heat and energy from sewage.*

See:

<https://news.gov.bc.ca/releases/2011ENV0025-000653>

Metro Vancouver Liquid Waste Management Plan Approved | BC Gov News
/
news.gov.bc.ca

Note the words “eight years” and “upgrades.” **Not** replacement.

What is important is the Metro Plan and the Provincial approval from 2011 **ABSOLUTELY DID NOT** foresee a new location for the wastewater treatment plant on the North Shore. The plan was to **upgrade** the existing plant under the Lions Gate Bridge.

In fact, I cannot find any records that prove Metro Council ever voted to replace the existing plant. Please understand that records show that in early April 2017 it was not Metro Council who approved the new plant. It was Darryl Mussatto acting alone, claiming he had the authority as the Chair to the Liquid Waste Committee, who approved the plant. If someone can find minutes of a Metro Council meeting in which a presentation was made by staff to approve the plant at Pemberton AND that council voted yeh to, I would be better informed.

4.0 Where Did the Pemberton Option Come From? Costco and Translink

Back in 2007, newly minted DNV Mayor Richard Walton agreed to decline a Costco development application for the Pemberton site on April 10, 2007 due to issues with the land owner BC Rail. In a telephone conversation with Costco's Robert Nelson, that conversation for which I hold the proof, not only the telephone call but the content of the call albeit it a hearsay summary written by former DNV CAO James Ridge, a person well acquainted [REDACTED] s.22(1), Walton agreed to the decline.

From April 2007 to 2011, the foot of Pemberton at 1311 First Avenue in Norgate was not on any location agenda except for a possible Translink bus depot, an agenda which was bitterly opposed by Norgate residents.

The Pemberton location being available for a wastewater plant did not come about for another year, in 2012.

In 2012, Walton, in order to block the land from being used by Transliink, falsely claimed the location would be put to good use for a new wastewater treatment plant for secondary treatment as mandated by the 2012 Federal legislation.

The location would save him politically from the Translink bus depot option.

Further, by building the plant, Walton could forever be certain the only location for a Costco on the North Shore could never come to fruition even if BC rail committed to remediation of the lands if required, a North Shore Costco a nightmare scenario for Walton that had been plaguing him since 2007.

In 2012, Walton had finally and with great effort memorialized his vision for his municipality in the now calamitous 2011 OCP which made Lions Gate the nexus for tax evasion in Canada and left hundreds homeless with thousands inadequately housed. The OCP would make the District of North Vancouver an enclave of million-dollar+ single-family homes, reflecting Walton himself, his [REDACTED] s.22(1)

[REDACTED] one of whom ran Walton's 2011 re-election campaign, and his neighborhood of Upper Capilano. The necessary DNV condos were limited in the OCP to Town Centers far away from his house. His municipality would exclusively be restricted to retailers like Whole (Paycheck) Foods, Artyex and Lulu Lemon.

Walton's vision was not consistent with his perception of the DNV's ethnic community, otherwise known as the dirty underbelly, a phrase used by Councillor Roger Bassam as he was known then at a council meeting, that he felt would populate a Costco location as staff and customers.

The occasion of alleging a new plant in a new location on Pemberton, I call Walton's BIG BALONEY.

But it was not the only BALONEY.

Beginning in 2012, Dave Stuart, newly minted CAO of the DNV replacing James Ridge went on a media campaign to explain that a new plant was required because the lease was coming due for the old plant in 2020, the Squamish were not going to renew it and that they had plans for the existing plant lands. Nothing could be further from the truth.

More baloney but expected. Stuart was simply trying to impress his new boss Richard Walton.

5.0 Follow the Lies and the Money. The Squamish Nation

But Walton and Stuart were not alone. The Squamish Nation put out their own baloney with these public words in 2018:

SQUAMISH NATION COUNCIL APPROVES REMOVAL OF LIONS GATE WASTEWATER TREATMENT PLANT AND EVENTUAL RETURN OF LANDS TO THE SQUAMISH NATION

The Lions Gate Wastewater Treatment Plan was built on Squamish Nation lands in 1971 without the permission of the Squamish Nation. The lands were confiscated and used to build the wastewater treatment plant that serves all residents of West Vancouver and North Vancouver. The Squamish Nation has long fought for the return of these lands and the removal of the Lions Gate Wastewater Treatment Plant.

https://www.squamish.net/wp-content/uploads/2021/09/Q3-2018-Quarterly-Report-from-Council_final.pdf

Absolutely and completely false.

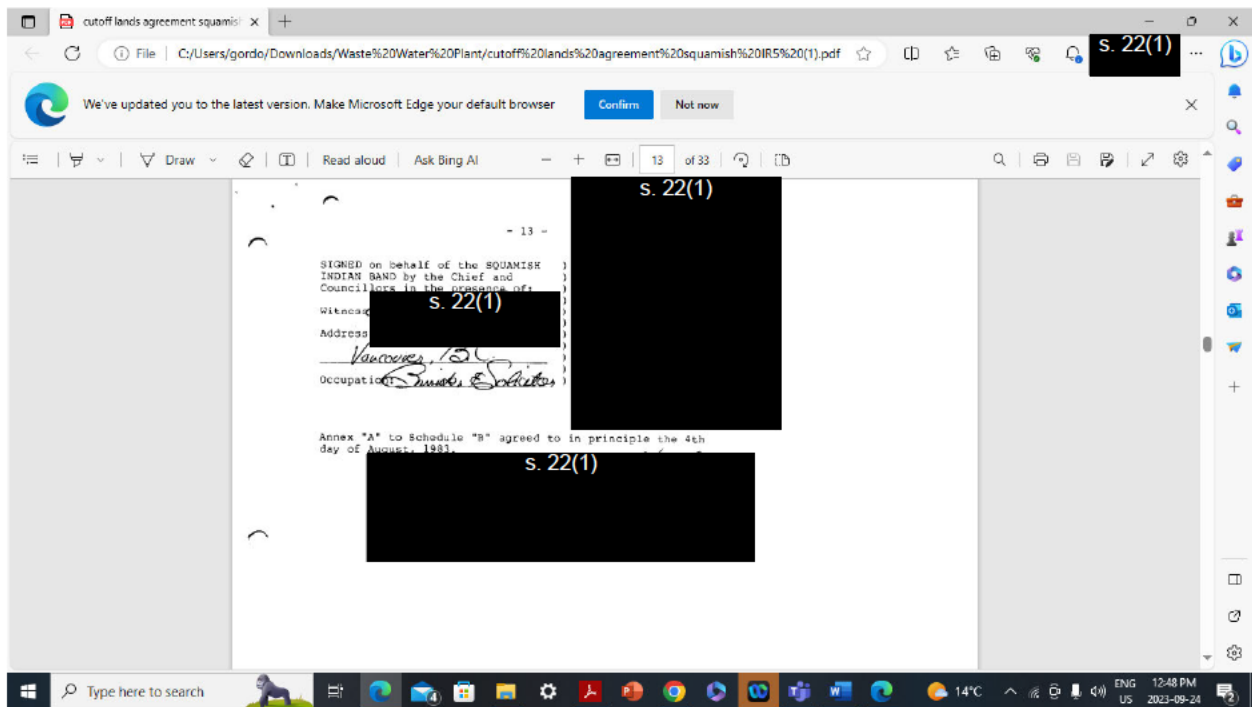
6.0 The Original and Existing Lease Which is Current

I hold a copy of the original lease for the existing plant, more specifically the amended version of 1983. I believe I am the only person with a copy. It is not in the public domain and I will release it only after someone claims that what I am now about to say is not true.

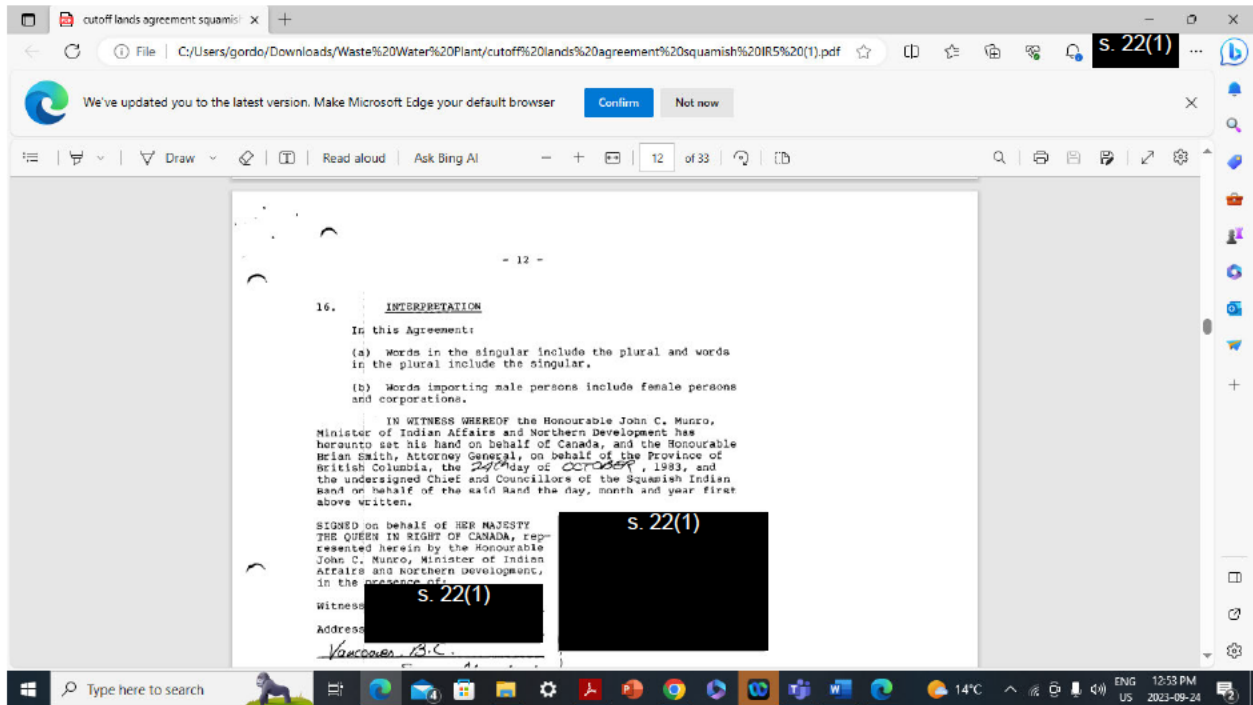
The original 1971 lease for the land the existing plant sits on, which includes documents from 1962 when the plant was built, never comes due nor matures. It perpetually renews every 20 years for 20 years unless canceled. The Squamish cannot unilaterally cancel nor can any party. The three parties, Ottawa, Metro and the Squamish must consent to not renewing it and they need to give at least two years notice. If they don't consent to renewing, it automatically renews. None of those parties have ever consented to not renewing it. Notice has never been given. Today it is valid right through 2041.

The lands were never *confiscated* as alleged by the Squamish or at all. The Squamish received at least \$1.3 million in 1983 for use of the lands.

Page 13 of the lease is signed by the Band Chief and all 11 members of the Band Council. It is witnessed by the Band's lawyer. Here it is:



John Munro, Minister of Indian Affairs and Northern Development, signed on behalf of Ottawa on page 12.



Why did the Squamish lie in 2018? They lied because in an agreement never made public, the Squamish Nation received \$19.54 million in 2019 from an unnamed party after Acconia completed laying pipes under the Burrard Inlet to carry liquid waste between the old plant and the in-process new plant. The Squamish alleged that the waters of Burrard Inlet were "their lands" a claim that is absurd, violates every law in Canada with respect to navigable waterways and has no legal standing. The \$19.54 million was, in fact, a bribe to the Squamish to keep quiet about the fraudulent build of the new plant. I am trying to find out who paid the bribe.

The original of this lease in my possession is presently under lock and key in Metro who will never release it. An unsuccessful attempt to get a copy was made in 2019 by [s. 22(1)] thebreaker.news. The Squamish long ago burned all their copies. However, in 2013, [s.22(1)] and I received a copy with the help of [s. 22(1)]. I kept mine, including the original email delivering it to me in safe keeping. I could see Walton's big baloney being developed in 2013. I was regrettably well experienced with him by then and would not put anything past him.

Baloney from Walton and baloney from Stuart, solely to block the Costco application, the Translink bus depot and God knows the other covert reasons.

And outright lies from the Squamish Nation to fatten their wallets.

That is how we ended up with this travesty. There is more.

7.0 Making a Silk Purse from a Sow's Ear

Putting lipstick on the pig in 2012, Walton and Stuart, allegedly under the auspices of Metro Vancouver, created an advisory committee to weigh in on where to locate a new plant, the new plant that was never required. Called the Lions Gate Public Advisory Committee (LG PAC), it was composed of 11 representatives and eight alternates that allegedly represented the local North Vancouver residential community, businesses, and the broader North Shore community that the facility would be serving.

It was not a legitimate advisory committee.

Far from it.

While supposedly being peer formed by Main Street citizens with no pecuniary interest in the matter, it was led by AECOM and CH2M Hill two firms who were part of a consortium bidding to build the plant but who eventually lost out to Acciona. However they were picked to design the plant. Conflict much?

The Committee eventually dissolved into a bickering bunch of, believe it or not, almost 60 people many of whom walked away from it. Today the names of every committee member have been removed or redacted from every possible record from the era.

In all material ways, all that remained in late 2013 of the committee, were a bunch of hacks and dullards hand picked by municipal hall and told what to write. When they came to council to make their recommendations, the gallery was packed by extras from North Shore Studios all chattering away like magpies and clapping for the Pemberton site. And council fell for it. Walton was saved from a Costco and a Translink depot. The Norgate community did not complain. Anything would be better than a Translink Depot with 100 buses idling 24/7.

Weeks later, Stuart received an almost \$40,000 raise allegedly to bring his salary in line with infamous CNV CAO Ken Tollstom, the BC municipal bureaucrat most likely to walk into a sharp object, and the most overpaid City Manager in Canada at the time, by a long shot.

8.0 The Solution

There was never a need nor a requirement for a new plant. The agreement in writing from 2011 was to upgrade the existing facility and allow the lease to perpetually renew just as it had been doing since 1971. And that is exactly what we do to fix the problem. We write off the \$775 million spent on the new facility as a sunk cost. We revert to upgrading the existing facility. We save up to \$3 billion.

The Pemberton location has absolutely no merit. It is technically too small to build vertical containment for secondary and tertiary treatment. The technology is still decades behind and has been proven only once in the world, in Singapore but at a cost of \$7.5 billion.

The Pemberton site was but merely a political convenience to block both the Costco and Translink. But like so many other political conveniences, and throwing in an Indian Band, it would come with unheard of negative outcomes.

I have more, much more, but this is the start of what I recommend, which includes a criminal investigation into bribes paid to both the Squamish and to members of the Lions Gate Public Advisory Committee. The Committee had expenses that were never made public. I think its time to see them.

I repeat Dave Stuart's statement about the plant during public input at a DNV council meeting in June 2022 from his home on Zoom while he was, believe it or not, wearing his pajamas, "*The project is being managed and its being managed well.*"

It was not being managed well. It was never managed well.

Beginning today with the distribution of this recommendation, I genuinely hope we turn over a new leaf, and begin the process of managing the project well. Otherwise, we are pissing away \$4 billion which should instead be used to build affordable, supportive housing in our municipality.

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 26, 2023 11:56 PM
To: correspondence
Subject: BBC News: The goats fighting fires in Los Angeles

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Hi

I thought you might be interested in this.

BLOCKEDbbc[.]com/future/article/20230922-these-la-goats-help-stop-wildfiresBLOCKED

Warmly,

[REDACTED] s. 22(1)

West Vancouver

“Inclusion without proper support is exclusion.” - Anonymous

From: [REDACTED] s. 22(1)
Sent: Wednesday, September 27, 2023 12:42 AM
To: correspondence
Subject: Kingston, Ont. sleeping cabins to move as permanent location still undecided - Kingston | Globalnews.ca

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

Hi,

I thought you might be interested in the sleeping cabins provided in Kingston. With washroom & shower facilities available, it sounds like people can live with some safety, stability and dignity.

They look decently attractive as well; if permanent locations with a campground feel were used; they may not be opposed by the community.

BLOCKEDglobalnews[.]ca/news/9986696/kingston-ont-sleeping-cabins-to-move/BLOCKED

Warmly,

[REDACTED] s. 22(1)

West Vancouver

“Inclusion without proper support is exclusion.” - Anonymous

From: Ambleside Dundarave BIA <info@ADBIA.ca>
Sent: Wednesday, September 27, 2023 7:56 AM
To: correspondence <correspondence@westvancouver.ca>
Subject: ADBIA September Newsletter

CAUTION: This email originated from outside the organization from email address info@adbia.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.



September 2023 Newsletter

Dundarave Hoedown

Thank you to all that came out to enjoy our Dundarave Hoedown! It was a great success and a wonderful community event.

The Hoedown brings out people of all ages - while adults reunite with friends, kids run freely along the street from activity to activity. There is a sense of safety, of everyone looking out for each other, a time for memories to be made. Check out our [Hoedown 2023 photo album](#) on our website.



The positive feedback we received during and after the event was overwhelming, but one comment sent to our Instagram account really topped it off: *"Thanks for a great community event! We invited some friends this year and as the evening wrapped up, my 7 year old looked at me saying longingly, "Dad, this is a night I'll never forget."* Feedback like that is all we need to make sure that Hoedown 2024 is even more memorable!

Aside from the great live music from The Dynamics and March Hare Band, we had line dancers, face painting, sno cones, pony rides, BBQ, beer garden and an amazing straw maze for the kids to play in. Truly something for everyone!

A highlight of the Hoedown was the pie eating contest for both kids and adults. The Bakehouse provided delicious blueberry pies for those that entered and it was great to see the crowd watching enjoying the event as much as the participants.

If you had your photo taken at the Photo Booth, be sure to head over to their [website and download](#) your photo.

PumpkinFest 2023

We are pleased to sponsor the Enhance West Van PumpkinFest at the West Vancouver Community Centre on **Sunday, October 15th** from **10am - 2pm**.

We will have a table set up and offering complimentary face painting and handing out coupon booklets for great savings and discounts from some of our local businesses.

If you'd like to pre-book your pony ride or petting farm time slot, please visit the [PumpkinFest website](#).



News from our Businesses

We've got some milestones to share, new business hours, workshops and more!

Howard's Paint and Wallpaper

1491 Marine Drive

Howard's Paint and Wallpaper celebrated 75 years in business! Be sure to pop by and congratulate Doug and his fabulous team on this milestone.

Delany's

2424 Marine Drive

Keeping with the birthday theme, Delany's is celebrating 30 years of serving delicious coffee. They are honouring this milestone by launching a new Ethiopian coffee. Stop by and give it a try!

The Bakehouse

2453 Marine Drive

Good news for fans of going out for breakfast and brunch, The Bakehouse is back to being open on Sundays from 8am - 3pm for breakfast, lunch, treats or take home.

Limelight Floral Design

2451 Marine Drive

Aside from beautiful floral arrangements and gifts, Limelight Floral Design is now offering workshops. The next workshop is October 26th, creating a lush floral arrangement and then on November 30th they will be hosting a wreath workshop. More information can be found on their [website](#).

The Modern Pantry

102 - 2232 Marine Drive

More workshops are happening this fall at The Modern Pantry. Join them for an Introduction to Sourdough (September 28), Elegant Entertaining (October 5), Date Night Pasta (November 9), or Holiday Cookies (November 30, December 3, December 14). Visit their [website](#) for details.

The Cycle Collective

2228 Marine Drive

Taking over the space formerly occupied by Method Indoor Cycling, and just in time for the rainy season, The Cycle Connection offers indoor spinning classes for all ages and levels. Head over to their [website](#) for packages and deals.

Dynamic Rentals

1483 Clyde Avenue

We are terribly sad to see Dynamic Rentals leaving their home on Clyde as of October 6th. Richard and his team will still be providing the same great service and products at their new location in North Vancouver,

DUNDARAVE BOARDWALK

Our newly installed planters and boardwalk in Dundarave is finally near completion.

In this brief video, you'll learn how the LifeSpace Garden watering system works and why we chose them to create this beautiful boardwalk.

Thanks to Nathaniel Torok for creating this great little promo video.



Member Profiles



Nell's Kitchen

Nell's Kitchen is a seafood lunch counter that uses sustainable, local seafood, primarily local produce, and innovative ingredients.

Located within the Village Fish & Oyster Market, they have the ability to use some of the freshest seafood available. All of their lunches are for take out served to you in 100% certified compostable plant fibre packaging. A healthy and delicious seafood lunch!

1482 Marine Drive



Pet Lux Dog Grooming

Pet Lux is a family-owned business managed by a young couple who share a deep love for pets.

Aside from providing pet supplies and food, they also offer dog grooming and Puppy Concierge.

If you are looking for your new fur baby, their Puppy Concierge will help you find an ethical breeder and walk you through the steps to bring your perfect new family home.

230 16th Street



[Zen Japanese](#)

Zen Japanese Restaurant is more than just sushi, it is a culinary experience.

With a modern dining room and beautiful outdoor patio, dinner at Zen's is always special.

Check out [the video](#) we created for them and learn more about this gem of a restaurant we are fortunate to have in West Vancouver.

2232 Marine Drive



[Angry Otter Liquor](#)

Dundarave is home to the Angry Otter Liquor store, formerly Jak's.

This community minded co-op offers a wide selection of beer, wine, spirits and pre-mixed drinks. They are open 7 days a week from 9am - 9pm.

Angry Otter has frequent tastings and contests and you can [sign up for their newsletter](#) to keep in the know!

2477 Marine Drive

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

www.shopthevillages.ca

604-210-3500



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Maureen O'Brien
Executive Director, ADBIA

604-210-3500
info@adbia.ca

"It Takes a Village to Make a Village"





WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

May 17, 2022, 7:00 p.m.

Welsh Hall

Present: T. Wachmann [Chair], C. Garton, P. Cottier, B. Hafizi, A. Krawczyk, A. Nimmons, S. Sanajou, R. Shimoda, L. Yu

Absent: D. Diedericks, S. Thompson

Staff: S. Hall, S. Felkar, S. Gill, S. Barton-Bridges, T. Matsuzaki, M. Yule, S. Dale

1. Call to Order

The meeting was called to order at 7:07 p.m.

2. Approval of Agenda

Moved by: R. Shimoda

Seconded by: B. Hafizi

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: A. Krawczyk

Seconded by: P. Cottier

THAT the Consent Agenda be approved.

CARRIED

4. Business Arising from Minutes

None.

5. Director

a) Update

S. Hall provided an update on the Director's report. Please see report attached.

b) Terms and Conditions Handbook Update

S. Hall outlined key changes to the handbook outlined in the memo. The Terms and Conditions are an administrative document and rest with the Director of Library Services, however it's important for the Board to be aware of any changes.

c) Collections Update

M. Yule provided a brief presentation highlighting collection trends

6. Strategy

a) Q1 Business Plan Progress Report

S. Hall provided an overview of the Q1 Business Plan report noting that significant progress was made in the first quarter.

7. Finance

a) 2022 Q1 Report

P. Cottier reviewed the 2022 Q1 report.

Moved by: R. Shimoda

Seconded by: L. Yu

To accept the 2021 Q1 operating and capital results as presented.

CARRIED

b) 2023 LawMatters Grant

P. Cottier advised that the Finance Committee has reviewed the 2023 LawMatters Grant and have no revisions.

Moved by: P. Cottier

Seconded by: L. Yu

To approve the expenditure of the 2023 LawMatters grant of \$1,500 to enhance the Library's legal collection.

CARRIED

8. InterLink Update

a) Announcement of new Executive Director

R. Shimoda announced that Leigh Anne Palmer was selected as InterLINK's new Executive Director following the retirement of Michael Burris who has provided outstanding and integral leadership to InterLINK since 2008. The hire was made after a comprehensive search process.

T. Wachmann thanked R. Shimoda for all his hard work on InterLINK.

9. Infrastructure Committee

A. Nimmons reported on the following projects:

- The launch of the Recording Studio was held on May 2;
- The vertical lift to the rooftop parking has been approved and an architect has been engaged;
- The Help Desk project is underway and an architect has been identified;
- Planning for the Mezzanine is underway; and,
- The heat system upgrade is in the preliminary stage.

S. Hall provided a brief overview of the space planning consultation in the fall. She advised that the public will be engaged mid-September to mid-October through in-person events, displays, and an on-line survey.

In response to a question from the Board, S. Gill advised that we hope to complete both the Help Desk renovation and the vertical elevator lift in 2023, barring unforeseen delays. The heat system upgrade is estimated to be complete by 2025.

10. Engagement Committee

C. Garton thanked Trustees for their involvement in preparing and engaging in the coffee meetings with Councillors and commented on the well established process.

C. Garton advised that T. Matsuzaki provided an overview of the Library's work with Indigenous people to the Engagement Committee and spoke in appreciation for the commitment that the Library has demonstrated by working towards Reconciliation through programming over the past seven years. She suggested that this item be brought forward to a Board Workshop in September.

C. Garton mentioned that S. Hall is reviewing the list of postal codes to get a better understanding of library non-users and will provide a draft report in the Fall. This information will coincide well with the space plan.

C. Garton encouraged Trustees to sign up for events that they are interested in attending in the Community Relations Opportunity calendar. She highlighted the following events:

- Community Cultural Fest – June 2-3
- Big Ideas Lecture 1: Angela Sterritt – June 16
- National Indigenous Peoples Day – June 21
- Foundation Donor Appreciation Event – June 23

11. Council Update

None.

12. New Business

None.

13. Date of Next Meeting

Wednesday, June 21, 2023, 7 p.m.

This meeting will be via Zoom.

14. Adjournment

Moved by: C. Garton

Seconded by: P. Cottier

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:17 p.m.

All documents distributed at the meeting are available for perusal upon request.

s. 22(1)

Tracy Wachmann

Chair, West Vancouver Memorial Library Board



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

July 19, 2022, 7:00 p.m.

Welsh Hall

Present: T. Wachmann [Chair], P. Cottier, D. Diedericks, C. Garton, B. Hafizi, A. Krawczyk, R. Shimoda, S. Thompson, L. Yu

Absent: A. Nimmons, S. Sanajou

Staff: S. Hall (virtual), S. Gill, S. Barton-Bridges, T. Matsuzaki, S. Dale

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Approval of Agenda

The following amendment was made to the Agenda:

- Addition of "2024 Funding Distribution Request to the Foundation"

Moved by: B. Hafizi

Seconded by: D. Diedericks

THAT the Agenda be approved as amended.

CARRIED

3. Approval of Consent Agenda

Moved by: R. Shimoda

Seconded by: L. Yu

THAT the Consent Agenda be approved.

CARRIED

4. Business Arising from Minutes

None.

5. Director

a) Update

S. Hall provided an update on the Director's report. Please see report attached.

S. Hall also congratulated S. Ozirny for the success of all her media interviews.

b) 2022 Impact Report

S. Barton-Bridges advised that once approved, the 2022 Impact Report will be sent to print.

S. Hall mentioned that the 2021 Impact Report won the PR Xchange award.

The Board spoke to the report commenting that it is aesthetically pleasing and easy to read. They congratulated S. Barton-Bridges and her team on a job well done.

Moved by: A. Krawczyk

Seconded by: P. Cottier

THAT the 2022 Impact Report be approved.

CARRIED

6. Governance

a) Board Recruitment

T. Wachmann mentioned that the Board recruitment takes place in the fall. Now is a good time to begin thinking about our upcoming needs for skills, connections, personal qualities, and diverse perspectives.

Discussion ensued regarding diversity, and it was suggested that a member of youth or a member of the Squamish Nation be recruited. This will be discussed at the September Board meeting.

7. Strategy

a) Business Plan – Q2 Update

S. Hall reported on the progress of these goals noting that most projects are on track.

The Board commented on the format of the report – they appreciated the readability and clarity.

8. Finance

a) 2024 Funding Distribution Request to the Friends

The Board thanked the Friends for their continued dedication and support to the Library.

Moved by: R. Shimoda

Seconded by: B. Hafizi

To approve the submission of the Library's funding distribution request to the Friends for a total of \$14,600 in 2024 as follows:

\$6,500 for collections

\$7,500 for programming

\$600 for technology and projects

CARRIED

b) 2023 Library Amended Funding Distribution Request to the Foundation

S. Gill noted that the major change contained in this amendment is funding for the recording studio project but the overall request to the Foundation remains the same as before at \$300,000.

P. Cottier advised that the Finance Committee has reviewed the 2023 Library Amended Funding Distribution Request to the Foundation and no concerns were noted.

Moved by: L. Yu

Seconded by: D. Diedericks

1. To approve the submission of the Library's 2023 amended funding distribution request for a total of \$300,000, subject to the consent of the Foundation.
2. To approve the receipt and expenditure of the amended funding from the Library Foundation in the amount of \$300,000 provided that the Library Foundation consents to the distribution.

CARRIED

c) 2024 Library Funding Distribution Request to the Foundation

The Board commented that they are thankful to the Foundation for their ongoing sustained funding to the library.

Moved by: R. Shimoda

Seconded by: A. Krawczyk

To approve the submission of the Library's funding distribution request to the Foundation for a total of \$300,000 in 2024 as follows:

\$117,336 for collections

\$170,664 for programming

\$12,000 for technology and projects

CARRIED

d) 2023 Mid-Year Budget Amendment

S. Gill advised that the Library received an additional \$181,569.92 one-time Public Enhancement Grant and it may be used over three years (2023-2025). The Senior Team will meet to discuss how to expend the grant and a memo for the board will be created using a similar process to the first installment. S. Hall noted that if funds are not used as outlined by the Ministry, they can reclaim them.

Moved by: R. Shimoda

Seconded by: A. Krawczyk

To approve the 2023 Mid-Year Budget Amendment submission to the District as presented.

CARRIED

e) Young Canada Works Funding Memo

Moved by: B. Hafizi

Seconded by: L. Yu

To approve the expenditure of 2023 Young Canada Works funding of \$3,411.45 to help cover in part the cost of a summer reading club assistant.

CARRIED

f) 2023 to 2025 Public Enhancement Grant– Round 1 of Funding

S. Hall noted that the Board will receive a second memo regarding the next round of funding at the September Board meeting.

An example of a need that will likely be put forward in the next round is the installation of MERV 13 air filters, which will assist us in providing cleaner airspaces during wildfire events.

The Board appreciates the format of the memo, which provides a good idea of what the funds will be used for, but leaves room for some flexibility and responsive initiatives.

Moved by: R. Shimoda
Seconded by: A. Krawczyk

To approve the expenditure of the Provincial Public Enhancement Grant of \$174,616 over the years 2023 to 2025 in the categories indicated and inclusion of this Grant in the 2023 mid-year budget amendment.

CARRIED

P. Cottier commended S. Gill for his outstanding work in compiling all of the financial items in an efficient, clear, and organized way.

9. Infrastructure Committee

D. Diedericks reported on the following projects:

- The draft 2024 Capital Plan and 2025-2034 Capital Plan has been reviewed by the Finance and Infrastructure Committee at their joint meeting on July 12, 2023;
- The Federal/Provincial CleanBC grant for approximately \$700,000 to support upgrades of the heating and ventilation system at the Library was announced on July 13, 2023;
- The replacement of hot water tanks is anticipated to be completed by the end of summer;
- The Help Desk Project design is underway – hope to review layouts and begin construction in the late summer/fall;
- The design for the Vertical lift to the rooftop parking/patio is also underway and staff are working with a surveyor to determine the best location for the lift; and,
- Preliminary South Mezzanine renovation planning is underway and Urban Arts Architecture will be updating the plans.

The Board expressed concern regarding staff capacity.

S. Hall acknowledged that capacity is a real issue for the team at this time. She expressed appreciation for the excellent staff leading these projects at both the Library and District.

S. Gill noted that a portion of the south mezzanine will be closed off when undergoing construction and estimates it will take approximately six months to complete. Noise mitigation will be discussed with the architects.

The Board commented that communication with the public will be important.

10. Engagement Committee

C. Garton advised that the Engagement Committee has not met since the last Board meeting.

C. Garton thanked Trustees for their attendance at the recent grant announcement for the CleanBC funding the Library received and at the Friday Night concert and Foundation Donor Appreciation reception commenting that good connections are being made.

T. Wachmann thanked S. Barton-Bridges and her team for all their hard work on making the CleanBC grant announcement a success.

C. Garton mentioned that the Engagement Committee will meet in September to review the non-user report, which should be in draft form by then. It was also suggested that the Library's work with Indigenous people be brought forward to a Board Workshop in September.

S. Thompson encouraged Trustees to attend upcoming Indigenous events highlighting the Squamish Nation 100th Amalgamation Day festival on July 23, 2023 held at Ambleside Beach.

11. Council Update

S. Thompson provided an update highlighting the following:

- Encouraged S. Hall and T. Wachmann to meet with the new District Manager in the Fall;
- R. Shimoda was selected as a recipient of the Community Commitment Award, and is well deserved; David Woodhouse, Mehran Farmanara, and Patricia Bowles also received awards – it was a fantastic ceremony and well deserved recognition;
- Monday, July 24 is the Council meeting before the summer break and the Ambleside Local Area Plan will be discussed;

- Expressed condolences for the loss of two community members, Darrin Morrison and Tom Dodd;
- The re-opening celebration for Horseshoe Bay Park is on Thursday, July 27 from 3:30—8 p.m.;
- The Harmony Arts Festival takes place August 4-13; and,
- The repairing of Ambleside and Dundarave piers should be complete early this fall.

12. New Business

None.

13. Date of Next Meeting

Wednesday, September 20, 2023, 7 p.m.

14. Adjournment

Moved by: R. Shimoda
Seconded by: P. Cottier

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:18 p.m.

All documents distributed at the meeting are available for perusal upon request.

s. 22(1)

Tracy Wachmann
Chair, West Vancouver Memorial Library Board

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, JULY 19, 2023**

BOARD MEMBERS: Chair L. Radage and Members J. Elwick and R. Yaworsky attended the hearing via electronic communication facilities.

Absent: Members S. Abri and D. Simmons.

STAFF: P. Cuk, Board Secretary; T. Yee, Building Inspector; and N. Shokar, Legislative Services Clerk, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5 p.m.

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the July 19, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the June 21, 2023 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on June 21, 2023.

It was Moved and Seconded:

THAT the June 21, 2023 Board of Variance hearing minutes be adopted as circulated.

CARRIED

5. Time Limit of Board of Variance Orders

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw,

and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

6. Application 23-001 (3196 Mathers Avenue)

Staff confirmed the following requested variances regarding a private power pole (accessory structure):

- a) 7.68 m to Front Yard Setback
- b) 0.81 m to Minimum Side Yard Setback
- c) 2.4 m to Accessory Structure Height.

Staff informed that the Board of Variance considered Application 23-001 at its January 18, 2023 hearing and deferred further consideration for up to six months, or until confirmation was received from BC Hydro regarding:

- 1. whether a direct connection to the subject property is feasible; and
- 2. whether BC Hydro can remove the redundant pole from the south side of Mathers Avenue.

The application was withdrawn by the applicant on May 29, 2023.

7. Application 23-026 (4321 Erwin Drive)

Staff confirmed the following requested variances regarding a power pole (accessory structure):

- a) 7.6 m to Minimum Front Yard Setback
- b) 1.03 m to Minimum Side Yard Setback
- c) 3.8 m to Accessory Building Height.

Staff provided permit history of the subject property and informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 13, 2023	1
Redacted	July 19, 2023	2

Chair Radage queried for the applicant or applicant's representative. Staff informed the applicant was not in attendance. The Board discussed deferring the application and staff responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application. Staff informed that no one had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 12, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-026 regarding a power pole (accessory structure) at 4321 Erwin Drive with variances of:

- 7.6 m to Minimum Front Yard Setback
- 1.03 m to Minimum Side Yard Setback
- 3.8 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated June 8, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

8. Application 23-027 (1280 Clyde Avenue)

Staff confirmed the following requested variances regarding a power pole (accessory structure):

- a) 6.99 m to Front Yard Setback
- b) 0.91 m to Minimum Side Yard Setback
- c) 2.4 m to Accessory Building Height.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

K. Duch Huynh (representing the owner of 1280 Clyde Avenue) described the variance application for a power pole (accessory structure). Staff and K. Duch Huynh responded to a Board member's questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 14, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of K. Duch Huynh:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-027 regarding a power pole (accessory structure) at 1280 Clyde Avenue with variances of:

- 6.99 m to Front Yard Setback
- 0.91 m to Minimum Side Yard Setback
- 2.4 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated May 17, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

Staff informed the Board that the owner of the subject property for Application 23-026 (4321 Erwin Drive) had joined the meeting via electronic communication facilities and informed the owner that their application had been approved.

9. Application 23-028 (2309 Inglewood Avenue)

Staff confirmed the following requested variances regarding additions and alterations:

- a) 0.10 m to Combined Side Yard Setback (Single Family Dwelling)
- b) 0.42 m to Roof Overhangs for East and West Side Yards.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

K. Gustavson (Karl Gustavson Architect Inc., representing the owner of 2309 Inglewood Avenue) described the variance application for additions and alterations and responded to a Board member’s question.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 19, 2023, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of K. Gustavson:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-025 regarding additions and alterations at 2309 Inglewood Avenue with variances of:

- 0.10 m to Combined Side Yard Setback (Single Family Dwelling)
- 0.42 m to Roof Overhangs for East and West Side Yards

BE ALLOWED pursuant to the plans dated May 3 and June 19, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

10. Application 23-029 (850 Sentinel Drive)

Staff confirmed the following requested variances regarding additions and alterations:

- a) 1.49 m to Combined Side Yard Setback (Single Family Dwelling)
- b) 4.04 m to Front Yard Setback (Single Family Dwelling)
- c) 1.01 m to Minimum Side Yard Setback (Single Family Dwelling)
- d) 1.2 m to Setback for Retaining Wall.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
M. Courtenay	July 10, 2023	1
M. Courtenay	July 10, 2023	2
M. Courtenay	July 17, 2023	3

Staff provided permit history of the subject property and responded to a Board member's questions.

M. Courtenay (representing the owner of 850 Sentinel Drive) described the variance application for additions and alterations.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not

- result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 20, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of M. Courtenay:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-029 regarding additions and alterations at 850 Sentinel Drive with variances of:

- 1.49 m to Combined Side Yard Setback (Single Family Dwelling)
- 4.04 m to Front Yard Setback (Single Family Dwelling)
- 1.01 m to Minimum Side Yard Setback (Single Family Dwelling)
- 1.2 m to Setback for Retaining Wall

BE ALLOWED pursuant to the plans dated May 23 and June 12, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

11. Receipt of Written and Oral Submissions

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 23-026 (4321 Erwin Drive)
- Application 23-027 (1280 Clyde Avenue)
- Application 23-028 (2309 Inglewood Avenue)
- Application 23-029 (850 Sentinel Drive)

up to and including July 19, 2023, be received.

CARRIED

12. Public Question Period

S. Priebe (West Vancouver) queried regarding the status of Application 23-026 (4321 Erwin Drive). Staff informed that the application has been approved.

13. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for September 20, 2023 at 5 p.m.

14. Adjournment

It was Moved and Seconded:

THAT the July 19, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:36 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Wednesday, September 20, 2023 7:36 PM
To: Weiler, Patrick - M.P.
Subject: [Possible Scam Fraud]Letter from MP Patrick Weiler - Call for Applications for the Climate-Resilient Coastal Communities Program
Attachments: Letter from MP Patrick Weiler - Climate-Resilient Coastal Communities Program.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.

WARNING: Your email security system has determined the message below may be a potential threat. The sender may propose a business relationship and submit a request for quotation or proposal. Do not disclose any sensitive information in response. If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good evening,

Please see the attached letter from MP Patrick Weiler detailing the call for applications for the Government of Canada's Climate-Resilient Coastal Communities Program.

Sincerely,



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

September 20, 2023

Dear Friends & Neighbours,

Coastal communities in Canada are experiencing the impacts of climate change, including sea level rise, coastal erosion and more extreme storms, flooding and wildfires. These communities face multiple, complex risks affecting their health, environment and economy.

Last week, the Honourable Jonathan Wilkinson, Minister of Energy and Natural Resources, **announced that up to \$30 million in total funding is now available for pilot projects through the Climate-Resilient Coastal Communities (CRCC) program**. This program will enable communities and businesses to work together to develop innovative solutions to address climate change and mitigate and adapt to risks in coastal regions.

The Call for Proposals launched on September 13 will fund up to 25 regional-scale pilot projects in coastal regions that take an integrated, systems-based approach to build community and economic resilience to a changing climate. The CRCC will proactively work across sectors and jurisdictions and with coastal partners, Indigenous rights-holders, communities and stakeholders to plan and coordinate actions to increase resiliency in a changing climate. There is also a separate application process for eligible Indigenous applicants who require additional support and/or time to develop their project proposals outside of the Open Call for Proposals process.

The CRCC received \$41 million under the Government of Canada Adaptation Action Plan, which accompanied the release of the National Adaptation Strategy. The National Adaptation Strategy lays out an agreed-upon framework to reduce the risk of climate-related disasters, improve health outcomes, protect nature and biodiversity, build and maintain resilient infrastructure, and support a strong economy and workers. It also identifies common goals, objectives and targets to focus the efforts of governments and communities across these key areas and to help ensure future investments are targeted and effective.

For more information and to apply for the CRCC, [please visit this website](#). Interested applicants should also read the [Applicant Guide linked here](#). The application deadline is December 13, 2023 at 9:00pm PT. If you have any questions, please reach out to our office. We are happy to support your application in any way that we can.

Sincerely,

Patrick Weiler, MP
West Vancouver-Sunshine Coast-Sea to Sky Country

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

From: MCF Info MCF:EX <MCF.Info@gov.bc.ca>
Sent: Tuesday, September 26, 2023 3:02 PM
To: Info <info@westvancouver.ca>
Subject: E-mail from the Honourable Mitzi Dean, Minister of Children and Family Development

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

VIA E-MAIL

Ref: 281051

Your Worship Mayor Mark Sager
District of West Vancouver
E-mail: info@westvancouver.ca

Dear Mayor and Council:

Since 1990, October has been declared a time to celebrate and honour the caregivers in our communities across British Columbia who make the unconditional commitment to protect and care for some of our most vulnerable children and youth. I am pleased to announce that this October will mark the 33rd Foster Family Month in British Columbia.

As Minister of Children and Family Development, I would like to offer my sincere gratitude to caregivers who have stepped up when they are needed most. By embracing the challenges and rewards of caring for these children, they have made a huge difference in their lives, as well as the communities in which they reside. I have the deepest respect for the hard work that they have done and continue to do as caregivers. In being part of the lives of these young people, they fulfill many roles, including parent, mentor, teacher, friend, and cheerleader. Their efforts and compassion create a safe haven and a home while responding to each unique family situation. I wish to express my sincere gratitude for the warmth and dedication these caregivers and foster families have shown to the children and youth in their care. The support, guidance, and love they have shown will last a lifetime.

To help these children and youth, as part of *Budget 2023*, the Ministry of Children and Family Development increased monthly payments for foster caregivers by as much as 47 percent to ensure that these young people and those who care for them will have the support they need to build safe, stable and happy futures.

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

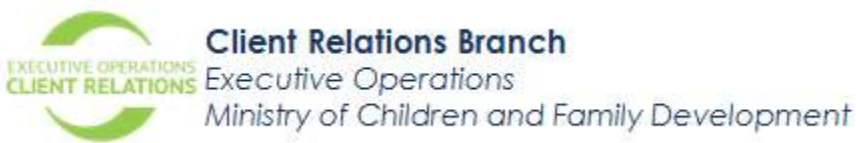
On behalf of the Government of British Columbia and its citizens, thank you for your continued support in recognizing foster caregivers.

Sincerely,

Mitzi Dean

Minister

Sent on behalf of the Minister by:



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

From: Engineering Department
Sent: Wednesday, September 20, 2023 8:51 AM
To: s. 22(1)
Cc: correspondence
Subject: FDistrict of West Vancouver Engineering Public Enquiry Call s. 22(1) - Traffic Calming

Hello s. 22(1),

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

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

Next steps:

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

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

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

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

Best regards,

Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

From: s. 22(1)
Sent: Friday, September 15, 2023 3:37 PM
To: correspondence
Subject: Dangerous intersection in British Properties

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

Dear West Vancouver Council,

I am a resident s. 22(1) in West Vancouver, and I have concerns about a dangerous intersection s. 22(1). The intersection where Burnside Road meets Highland Drive comes right after a sharp curve on Highlands. There is very poor visibility for cars that are going uphill on Highlands looking to turn left onto Burnside. Cars routinely speed down Highlands, and I've witnessed a number of near-collisions between cars turning left from Highlands onto Burnside and cars that are coming down Highlands at high speeds. I've also seen a few near-misses between cars turning left turn onto Burnside too quickly - likely trying to avoid vulnerability to the traffic on Highlands - and almost crash into the cars turning right from Burnside onto Highlands. Add cyclists into the mix (and there are many who are drawn to this area for the hills and views), and I am concerned this intersection has the potential for a deadly accident.

I think a well-placed mirror could seriously reduce the risk of collision at this intersection by allowing the cars turning left better visibility.

I would be happy to be contacted by email or phone to discuss this matter further.

Regards,

s. 22(1)

West Vancouver BC s. 22(1)

From: Cindy L. Mayne
Sent: Wednesday, September 20, 2023 4:03 PM
To: s. 22(1)
Cc: correspondence
Subject: Council correspondence - week ending September 13, 2023

Dear s. 22(1),

Thank you for your letter to Mayor & Council, it has been forwarded to my department for a response. We do not have any record of inspections at your address. The District of West Vancouver does not repair gas lines, this is managed by Fortis BC.

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 12, 2023 12:20 PM
To: correspondence; Info; Mark Sager
Subject: Complain

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

Dear Sir/Madam,

I am writing to express my deep concern and disappointment. I believe that the actions taken by the District were not only unjust but also raise issues of privacy, equality, and discrimination.

Firstly, I was surprised to learn that the District had conducted an examination of my property without my permission. This invasion of my privacy is a clear violation of my rights as a homeowner. I believe that any examination of my property should have been carried out with my consent and in a transparent manner.

Furthermore, I must bring to your attention the fact that the District of West Vancouver has failed to address issues of concern promptly in the past. Specifically, during s. 22(1) you severely damaged s. 22(1) and I had to leave to rectify so I can fix it as before. This negligence on the part of the District adds to my frustration and erodes my trust in the ability of local authorities to fulfill their responsibilities.

I also want to address the issue of potential discrimination and racism in the actions of my neighbors. It has come to my attention that some of my neighbors are pressuring me to cut my trees to improve their view of the ocean. While I understand the importance of community and cooperation, it is essential to recognize that forcing me to make changes to my property based solely on their preferences is discriminatory and unfair. Such actions are a clear disregard for the rights of property owners and may constitute discrimination against people of color, like myself.

I kindly request that the District of West Vancouver conducts a thorough investigation into these matters, ensuring that my rights as a homeowner and as an individual are protected. I believe in the principles of fairness, equality, and the right to enjoy one's property without undue interference.

I look forward to hearing from you promptly regarding this issue and hope that we can resolve these concerns amicably and in a manner that upholds the values of justice and equality

s. 22(1) West Vancouver

Sincerely,
s. 22(1)

From: Lisa Berg <lberg@westvancouver.ca>
Sent: Thursday, September 21, 2023 9:27 AM
To: Joan Gadsby [REDACTED] s. 22(1)
Cc: correspondence <correspondence@westvancouver.ca>; Scott Findlay <sfindlay@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; Michelle McGuire <mmcguire@westvancouver.ca>
Subject: RE: Preliminary Development Proposal to allow for Short Term Rentals at 1327 Marine Drive, West Vancouver

Hi Joan,

Thank you for the time to write to mayor and council on this topic.

To clarify, the preliminary development proposal for 1327 Marine Drive is not scheduled to be considered by Council at the September 25, 2023 meeting. The next step in the process for this preliminary project is for the applicant to provide the District with a summary of their public information meeting, which will be posted on the [project webpage](#) when it received. This would complete the preliminary development process and then the applicant may, or may not, proceed with a formal rezoning application.

What you may be thinking of for the September 25 Council meeting is the scheduling of the Ambleside Local Area Plan (LAP). You may find [Council agendas](#) on the website, they are posted prior to the Council meetings.

Please let me know if you had any further questions.

Warm regards,
Lisa

Lisa Berg, MCIP RPP, she, her, hers
Senior Community Planner | District of West Vancouver
d: 604-925-7237 | westvancouver.ca

.....

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

From: Joan Gadsby [REDACTED] s. 22(1)
Sent: Thursday, September 21, 2023 8:56 AM
To: correspondence
Cc: Lisa Berg
Subject: Preliminary Development Proposal to allow for Short Term Rentals at 1327 Marine Drive, West Vancouver

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Resending with corrected date (not May 21) - see below

Attention: Mayor and Council September 21,2023

Further to the above, this is to advise that I am adamantly opposed to same and fully concur with the 8 key relevant points documented and conclusions reached in the letter to Council dated September 15,2023 from [REDACTED] s. 22(1) [REDACTED] s. 22(1).

I have lived on the North Shore for 60 years , 55 years in Upper Capilano Highlands ,North Vancouver District where I served on Council for 13 years and for the past 5 years as a resident of West Vancouver at [REDACTED] s. 22(1) [REDACTED].

I am also a 5 decade long successful business person in the private and public sectors - most recently as developer of 8 high end spacious townhomes in phase 1 of my Seaview Villa Estates multi family oceanview development on 3 acres in West Sechelt on the Sunshine Coast which was deleteriously financially affected by the global financial crisis of 2008 regarding moving forward to my planned 40 more condos in phases 2 to 4 as per my approved zoning.

I have seen and experienced firsthand 1327 Marine being constructed over the past two years creating much noise and disruption, vehicular blockages and near misses of traffic which regularly travel on the rear lane.

I have major concerns related to (a) vehicular access on the rear lane by transient short term renters (b) major issues around safety and security and noise disturbances (c) the precedent setting nature of short term rentals and (d) short term renters who have no commitment or sense of belonging to the community and neighbourhood which we all value so highly.

I did attend the public information meeting Tuesday evening, September 19 and found that the meeting format was not conducive to receiving answers to the many questions I wanted to raise as did [REDACTED] s. 22(1) and others who attended.

If I were on Council in West Vancouver , I would not vote in favour of short term rentals.

I am looking to West Vancouver Council NOT to approve short term rentals in this location since based on all the facts and concerns, it is not in the best interests of our much loved and special community as a whole.

I understand that this matter may be coming before Council Monday, September 25 for which I am assuming a Staff Report will be prepared and for which I would like to receive a copy.

Please advise re the above and confirm receipt of this email.

Sincerely,

Joan E. Gadsby

President

Seaview Villa Estates Ltd., [BLOCKEDseaviewvillaestates\[.\]com](mailto:BLOCKEDseaviewvillaestates[.]com)BLOCKED

Market Media International Corp., [BLOCKEDaddictionbyprescription\[.\]com](mailto:BLOCKEDaddictionbyprescription[.]com)BLOCKED

s. 22(1)

West Vancouver, BC

s.22(1)

Phone 604-987-6064

From: Michelle McGuire
Sent: Monday, September 25, 2023 1:23 PM
To: melroy1058@gmail.com
Cc: Lisa Berg; Jim Bailey; correspondence
Subject: 1327 Marine Drive

Dear Melinda,

Thank you for your email to Mayor and Council.

The application for short-term rentals at 1327 Marine Drive is a preliminary development proposal. Review and consideration of the proposal is guided by OCP Policy 2.3.1 to strengthen the commercial centres and nodes: *“Emphasize Ambleside Municipal Town Centre as the heart of West Vancouver with commercial land uses, such as...visitor accommodation, such as boutique hotel(s)”* and to support tourism and visitors: OCP Policy 2.3.10 *“Support the development of visitor accommodations, including but not limited to...boutique hotel(s) in Ambleside Municipal Town Centre.”*

It is these Council-adopted policies that set the criteria for the District to consider visitor accommodation in Ambleside. As part of a preliminary development proposal, the applicant was required to organize and host a public information meeting. This meeting was held on September 19, 2023. Following this meeting it is expected that the applicant will provide the District of a summary report of the meeting, which will be posted on the [proposed development webpage](#) when it is received. The next step, if the applicant wishes to proceed, would be to submit a formal rezoning application.

Please let me know if you have any further questions.

Best regards,

Michelle McGuire, MCIP

Senior Manager of Current Planning and Urban Design | District of West Vancouver
t: 604-925-7059 | westvancouver.ca



From: M Slater <melroy1058@gmail.com>
Sent: Monday, September 25, 2023 10:35 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Rezoning Application for 1327 Marine Drive (Short Term Rentals).

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Dear Mayor & Council,

I strongly object to the proposal to rezone this new development for short term rentals.

Short term rentals have a negative effect on housing availability and contribute to relentlessly increasing rents. Presumably West Van enacted a bylaw restricting short term rentals to address these same concerns.

This application contradicts the objective of prioritizing long-term housing in the most affordable manner possible. It provides an advantage to hypothetical owners and/or the developer at the expense of existing residents and offers no benefit to the community.

I am shocked that District staff would allow this application to come forward. It's a waste of time, money and resources. Why wasn't this rejected out of hand? What criteria did staff use to justify moving this ahead?

Yours truly,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.