

COUNCIL CORRESPONDENCE UPDATE TO JULY 24, 2024 (8:30 a.m.)

Correspondence

- (1) 5 submissions, June 25 – July 22, 2024, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5338, 2024 (Ambleside Local Area Plan)
(Received after the close of the June 24, 2024 public hearing)
- (2) V. Nair, July 13, 2024, regarding “Disapprove of performance =+”
- (3) 109 submissions, July 14-22, 2024 and undated, regarding Proposed Development Permit 23-079 for 2368 Bellevue Avenue (Referred to the July 22, 2024 regular Council meeting)
- (4) July 17, 2024, regarding “Enhancing Community Safety: Installing Early Wildfire Detection in West Vancouver”
- (5) 3 submissions, July 18, 2024, regarding North Shore Wastewater Treatment Plant
- (6) July 19, 2024, regarding “FW: How might West Vancouver obtain designation as a 'Bear Smart Community', that was set up in 2002?”
- (7) 4 submissions, July 19-22, 2024, regarding Proposed Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024 (Referred to the July 22, 2024 regular Council meeting)
- (8) July 19, 2024, regarding “Zoning By-law Change and Side Yard Variances Application 1010-20-23-055 for 2550Queens Ave”
- (9) July 19, 2024, regarding “Installation of reflectors on major roadways in west Van”
- (10) July 19, 2024, regarding “Excessive Noise Disturbances”
- (11) July 21, 2024, regarding “RE: 2024-2028 Five-year Financial Plan and 2024 Budget Book (ver. of June 26, 2024)”
- (12) July 21, 2024, regarding “Re: Creation of a Parking Area at Pilot House Road Park and St. Francis-in-the-Wood-Church”
- (13) July 23, 2024, regarding “2368 Bellevue redesign proposal” (Proposed Development Permit 23-079 for 2368 Bellevue Avenue) (Received after the July 22, 2024 regular Council meeting)
- (14) Committee and Board Meeting Minutes – Memorial Library Board meetings May 15 and June 19, 2024; and Board of Variance hearing June 19, 2024

Correspondence from Other Governments and Government Agencies

- (15) Ministry of Forests, BC Wildfire Service, July 16, 2024, regarding “ATTN: Mayor and Council, Chair and Board, CAOs | Provincial Wildfire Update - July 16, 2024”
- (16) Metro Vancouver, July 22, 2024, regarding “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”
- (17) Metro Vancouver, July 22, 2024, regarding “Idea Generation Engagement: Metro Vancouver’s Solid Waste Management Plan Update”
- (18) Metro Vancouver, July 23, 2024, regarding “Housing Needs Reports – Opt-In Opportunity for Metro Vancouver Member Jurisdictions”

Responses to Correspondence

- (19) Financial Services, July 17, 2024, response regarding “FW: metered utility statement - June 30, 2023”
- (20) Acting Senior Manager of Parks, July 18, 2024, response regarding “Not functioning showers at Ambleside Beach Park”
- (21) Acting Municipal Manager, July 19, 2024, response regarding “Trucks, Noise, Pollution”
- (22) Senior Manager of Climate Action & Environment, July 22, 2024, response regarding “Enhancing Community Safety: Installing Early Wildfire Detection in West Vancouver”

From: [REDACTED] s. 22(1)
Sent: Tuesday, June 25, 2024 1:49 PM
To: correspondence
Subject: June 24, 2024 Public Hearing on Ambleside Local Area Plan

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Good evening, Mayor and Council.

Introduction

I am [REDACTED] s. 22(1). I have been a resident of West Vancouver for the [REDACTED] s.22(1) years and, for [REDACTED] s. 22(1) years, have lived in Ambleside.

I am sure I speak for many in this Chamber when I say that I cannot think of a better place on earth to live than West Vancouver. Regardless of where we live in West Vancouver, we value the quality of life here and wish to see it maintained or enhanced.

Zoning Bylaw amendments and Renters Policy

Before addressing the proposed OCP Bylaw amendments, may I say that we are all fully supportive of the proposed changes to the Zoning Bylaw and of the proposed Rental Replacement and Tenant Assistance Policy, and would encourage Council to proceed with implementing these.

Proposed OCP Bylaw amendments

On the other hand, we would urge Council not to pass the OCP Bylaw amendments relating to the Ambleside Apartment Area that are before us this evening.

Please consider the following five reasons:

1. A Local Area Plan should be based on a vision. These amendments to the Ambleside Apartment Area are not based on any vision; rather, they appear to be based simply on a goal to add 1000 to 1200 new housing units – a goal that would appear to be no longer relevant or appropriate.
2. The vast majority of people who actually live in the Ambleside Apartment Area, particularly in the area west of 19th Street, do not support the changes as currently drafted.
3. The primary focus of the Ambleside Local Area Plan should be the Ambleside Commercial Area. There is likely to be broad support for the revitalization of the Ambleside Commercial Area. To the contrary, there is no consensus in favour of the OCP Bylaw amendments for the Ambleside Apartment Area that are before us today.
4. Many of the changes included in the current version of the OCP Bylaw amendments are unnecessary and unwanted. Many of them apply to buildings that are not expected to be “end-of-life” within the next 20 years.
5. The Provincial Government’s new housing legislation, Bill 44, now prohibits the District from holding future public hearings for rezoning changes that are consistent with the OCP. The Province’s explanation is that such public hearings are unnecessary, as the OCP itself already had a public hearing.

In other words, today’s Public Hearing is potentially the only public hearing that will be permitted for the potential future rezoning of up to 44 sites in the Ambleside Apartment Area. This is unacceptable.

Suggested revisions to OCP Amendment Bylaw

May I suggest the following five revisions to the OCP Amendment Bylaw before it comes back to Council and for public consultation:

1. With respect to the boundaries of the Ambleside Apartment Area:
 - (a) Do not remove Stratford Court (2202 Marine Drive) from the Ambleside Apartment Area.
 - (b) Do not include Hollyburn House, West Vancouver United Church and Church of Christ Scientist in the Ambleside Apartment Area.
 - (c) Do not include the 1800 Block of Marine Drive in the Ambleside Apartment Area.
2. Limit the height of any new development on Marine Drive between 20th Street and 23rd Street to a maximum of 3 to 4 storeys, and eliminate the current site-specific proposals for the 2000, 2100 and 2200 blocks of Marine Drive.
3. Eliminate the concept of "Hollyburn Corner". This label is largely unknown to the public, and should be the subject to a separate neighbourhood-specific consultation and a plan that encompasses both the residential and commercial components.
4. Limit density on the Pink Palace site (2222 Bellevue) to a maximum of 2.5 FAR and infill height not to exceed 3 to 4 storeys, consistent with other infill on Bellevue Avenue, such as the recent Hollyburn Gardens infill development at Bellevue and 21st Street.
5. Consider eliminating any distinction in the OCP Bylaw for the three "large" rental apartment sites, as any infill or redevelopment of these sites will need to be site-specific.

Summary

I wish we were here this evening to engage in a constructive dialogue to ensure the best possible future for the area in which we live and love and hope to live in for decades to come.

Unfortunately, the process does not permit this, which leaves us no choice but to **ask Council to ensure that these proposed OCP Bylaw amendments do not pass 3rd reading.**

We look forward to playing a constructive role in the creation of a new vision for Ambleside that we all support.

Thank you for the opportunity to speak.

I will leave copies of my submission for your future reference.

Respectfully submitted,

s. 22(1)



From: M Slater <melroy1058@gmail.com>
Sent: Saturday, July 6, 2024 3:37 PM
To: correspondence
Cc: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager, Mayor
Subject: Public Hearing process.

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Dear Mayor & Council,

Let me start by clarifying that the intent of this letter is not to provide further input on the June 24 public hearing, rather it is a comment on the public hearing process.

I have a keen interest in community planning and matters pertaining to development, yet I nearly missed notice of the June 24 Public Hearing on the Ambleside Local Area plan. I was under the impression the Public Hearing pertained to a modest FAR increase to the apartment area to allow balcony enclosures and the like. I was unaware that the district's notice on this matter *also* contained a link to far more significant changes to the Ambleside LAP. If I missed this, I wonder how many other residents were also in the dark? How many residents does the district expect to reach with a public hearing scheduled in the summer? I for one was unable to attend in person and was left scrambling to submit comments.

Shortly after sending my last-minute comments, a question was put to me by Mayor Sager: *Is there anything in the Local Area Plan that you feel is worthy of support?*

I am most grateful to Mayor Sager for taking the time to reply in such a prompt and thoughtful manner. His candid question warrants consideration. Regrettably, it is also now irrelevant as the public hearing has closed and Council is not permitted to receive any further submissions on this matter. Council's only option at this point is to accept or reject the proposal.

How ridiculous is that? A Local Area Plan should be a citizen-led initiative. It should be *all* about public comment. We should have the opportunity to discuss and debate as new thoughts and ideas come to mind. Hearing others' comments and concerns frequently leads to additional ideas and suggestions. To shut down further input immediately following crucial discourse on this important matter does a disservice to residents and Council alike. Council needs to revisit this process and consider how well it is serving the community's interests.

For what it's worth, I have attached my reply to Mayor Sager below. Those who are not permitted to receive further comments, please read no further.

Sincerely,

Melinda Slater

1058 Keith Road

West Vancouver

Please do not redact

Hello Mark,

Thank you kindly for your email. I know you receive an enormous amount of correspondence and I sincerely appreciate you taking the time to respond to me. I am away for the summer and unfortunately did not see your email until a few days after you sent it. I am still on our "summer sojourn", so regrettably behind with my correspondence.

In response to your question if there is anything in the LAP that I feel is worthy of support, I like that the Ambleside apartment area is being addressed separately from the commercial area. I appreciate that building heights are now described in meters in addition to storeys. I have no objection to the administrative changes to increase the FAR from 1.75 to 2.0 to allow for balcony enclosures, etc.; nor do I object to a Rental Replacement and Tenant Assistance Policy. (Although I'm doubtful this will offer sufficient protection to tenants).

But otherwise, I'm having difficulty finding any redeeming aspects in the changes proposed under BF-B4.

I don't see anything in the LAP that protects or enhances neighbourhood character and quality of life for existing residents. Perhaps accommodating 1,000-1,200 new housing units means these aspects must be sacrificed.

From the moment staff wrote these housing unit numbers into the OCP (despite objections that specific numbers have no business being included in a high-level document), it was apparent that these arbitrary “target” numbers would come to fruition.

The proposed LAP revolves entirely around adding housing units to achieve preconceived density targets rather than ensure future potential growth will be managed to protect and enhance neighbourhood character or quality-of-life factors that makes Ambleside special.

I’m trying to visualize what Ambleside will look like if built out to the maximum density proposed in the LAP. More housing, yes, but to what end? Other areas (Taylor Way corridor, Park Royal and Cypress Village) will also be built out and West Vancouver will continue to remain unaffordable. Social housing is really the only type of housing that is truly affordable, so, maybe scrap the notion of trying for “affordability” or “attainability” on privately owned land. Market rental is the second least affordable form of housing and giving too much height in exchange for a few below-market units is just too costly in terms of what residents give up in density for the paltry number of units we get in return. Not to mention that 30% below market is still unaffordable when market rates are so high.

I am horrified at the prospect of potentially no more Community Use zoned properties. CU Zoning is so important with potential for much more than just housing, such as parks, recreation facilities, hospices, adult daycare, community medical services, half-way houses, etc. To only look at market housing is grossly short-sighted. Even partial market housing is an aberration for sites zoned Community Use. Most of these properties have benefited from tax relief (as they should). But why should there be a profit from this ongoing community largesse? If redevelopment for something other than 100% community use is proposed, we should demand back all previous tax waivers in a lump sum with substantial interest. But more importantly, we should think long and hard about the value of CU properties and how our community will be diminished by the absence of churches, the Legion, Masonic Hall, etc.

Infill housing will eliminate open space and “breathing” room between high-rise buildings. How many of the larger properties with potential for infill were previously allowed extra height/density in exchange for leaving open space? (In essence double-dipping at the density trough). What will 2.5 – 3.0 FAR look like for these infill sites? In my opinion it is just too much.

I appreciate that owners of aging apartment buildings will at some point face costly repairs. *Every* property owner, whether the owner of an entire rental building, a single strata condo unit or a single-family home, faces the same problem. That is why strata buildings have contingency funds and why all homeowners need to budget and plan accordingly. The answer is not to tear down and/or build something new at ever greater density. Not only is that an unsustainable solution, but existing housing is always more affordable than any new build.

I am certain there are other ways forward that do not necessitate excessive, neighbourhood-changing density.

Consider Mayor of Toronto, Oliva Chow's position: No to all new projects – fix what we have first and new things will come later; “European-style” density of 6 to 8 storeys (bear in mind this is North America's fourth-largest city we're talking about, not puny little West Van); and what she's looking for in a new chief planner: “Somebody who actually has a plan to get all these approval processes done faster, and simpler, and provide good planning policy to help smaller homeowners, not big developers”.

Consider Carmel, California that is basically the same today as it was 30-40 years ago with nary a high-rise in sight, and is no less for it.

I support a “Strong Towns” strategy that hinges on a 4-step approach to build a successful, resilient community:

1. Humbly observe where people in the community struggle.
2. Ask the question: What is the next smallest thing we can do right now to address that struggle?
3. Do that thing. Do it right now.
4. Repeat.

I would like West Van to adopt a “Strong Towns” approach (BLOCKEDstrongtowns[.]orgBLOCKED) as well as Community and Environmental Defense Services (CEDS) type surveys to assess how growth will affect residents' quality of life. (CEDS *Assessing Neighborhood Quality of Life* survey.)

Having grown up in West Van, I believe you love this community and the small, seaside village character that so many of us cherish. It is my sincere wish you have the foresight and fortitude to protect that which we hold dear. We can and must do better.

Best regards,

Melinda Slater

From: M Slater <melroy1058@gmail.com>
Sent: Monday, July 22, 2024 1:36 AM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Abuse of Process.

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Dear Mayor & Council,

As I was gathering my thoughts to prepare comments on Council's July 8 vote rejecting the proposed Ambleside Local Area Plan, I learned that this matter has resurfaced on tonight's agenda. I am horrified the LAP has been slipped back in with essentially no notice. Worse still, the public is not allowed to speak to this! This is an appalling abuse of process the likes of which I have not seen exercised by any Council before.

Public servants (elected officials as well as district staff) should be *servicing* the public, not finding loopholes to muzzle and suppress civic participation. Council has no business making decisions about a Local Area Plan behind closed doors. A Local Area Plan should be ALL about what residents envision for *their* neighbourhood – not what seven people on council think is right.

As some on Council have noted, this LAP is of momentous importance. Surely the "*biggest decision to be made about Ambleside since 1959*" warrants diligence and stakeholder support and is worth taking the time to get right. To push this through with some hastily prepared, unvetted compromises concocted by a handful of individuals at the last minute under the guise of expediency is as wrong as wrong can be.

I implore you to right this aberration and allow residents full participation in shaping their neighbourhood. It is imperative to ensure *stakeholder values* are reflected rather than those of staff or council members.

Yours truly,

Melinda Slater
1058 Keith Road
West Vancouver

P.S. If Council wishes to accomplish something without delay, curtailing closed-door meetings would be a great place to start. This singular action, beneficial to all residents, would go a long way to improving transparency and is precisely the sort of thing citizens wish you *would* expedite.

Please do not redact.

From: [REDACTED] s. 22(1)
Sent: Monday, July 22, 2024 10:04 AM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Why the rush?

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Dear Mayor and Council,

I was very surprised to see a 'revised' edition of the Monday July 22nd Council meeting agenda come into my inbox on Friday July 19th at 10:25 AM. It was revised due to the addition of a bylaw and information for item # 15. This is the same bylaw that was defeated on July 8th by Councillors Cassidy, Lambur, Thompson, and Watt, except now there are amendments to it. Under Bylaws it also states that there can be no further public input.

I do not plan to give input on the amendments as I am not allowed to. What I do wish to comment on is the process. My understanding may be flawed so hopefully a reply with an explanation of what I am not understanding will be forthcoming.

The original version of this bylaw, that was the subject of a Public Hearing, was defeated on July 8. Why then is there no public consultation on what is essentially a 'new' bylaw? Does the process to approve or defeat not start over?

If the changes to this revised bylaw was made only by members of Council, where is the transparency in this process? I seem to recall that during the election campaign promises were made about the importance of public consultation.

Why the rush to push this through on the last council meeting before your summer break when you know that so many residents will be away, and of course not even aware of this agenda?

I urge you to defer item #15 to September to give residents an opportunity to review this. If you can make the changes behind closed doors surely you can remove this item from the agenda until September. And surely you can all agree that this is important enough to allow public input to continue.

I also request that Mayor and Council finally consider some way to give more than 3 days notice of an agenda. Since it was done for the Upper Lands, it could certainly be done for other items.

Respectfully submitted,

s. 22(1)

s. 22(1)

West Vancouver BC

s. 22(1)

Sent from my iPhone

From: M Slater <melroy1058@gmail.com>
Sent: Monday, July 22, 2024 12:22 PM
To: Mark Sager, Mayor; correspondence
Cc: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Re: Abuse of Process.

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Hello Mark,

Thank you for taking the time to explain the process, but I think you are missing the point which is how entirely unsatisfactory and unfair the process is. The process does not serve residents and desperately needs to be changed. As Mayor, you have the power to change this.

Citizens have been requesting this for years but instead of improving, things have gotten worse. For every step forward (say, holding a town hall meeting), we take at least two steps back (closing the public hearing prematurely, continuing to use in-camera meetings for matters that demand public scrutiny, adding agenda items at the last minute and in a manner that prevents public comment).

If the District had done a good job engaging citizens, we should have ended up with an LAP that has widespread support. But that is not the case. Some on Council have recognized this lack of support as evidenced by remarks at the July 8 meeting. (I've included a few examples below):

- Councillor Snider: *"We heard a lot of opinions and a lot of voices that addressed many concerns with what was being proposed. I know not all concerns are addressed by these amendments, the point is we've heard a lot of the opposition and are trying to address some of the concerns moving forward."*
- Councillor Snider: *"There was a lot of correspondence received before the public hearing that addressed this, including certain organizations, including ADRA in particular who I spoke with and know several others on Council spoke with. They're representing a very large part of the population and speaking on that organization's behalf and were very clear on many of the concerns and issues they had. I appreciate these changes don't address all those concerns or completely address to their satisfaction, but again I think it's an opportunity to try and reach a bit of compromise and keep things moving in a forward direction."*
- Councillor Watt: *"... we have to look at and consider and respect the opinions of organizations like ADRA that represent a lot of citizens in that community. They may not have all come out here to speak, but they felt represented and as Snider said many of us have dialogued with them. I spent several days back and forth with that executive (ADRA). Unfortunately, these amendments, I don't*

believe they meet what that community wants or what the greater community (wants), so I can't support."

Mayor Sager, you yourself recognized the LAP did not have extensive support and was unlikely to be passed by your own Council, hence these last-minute amendments.

While I recognize that at some point Council must make decisions, a decision of this magnitude requires stakeholder support and deserves more than just the constructive input of seven individuals. Again, we're talking about the future of a neighbourhood – why, in heaven's name, is it not the residents of this neighbourhood who are providing constructive input?

The process fails citizens when it restricts their input and when it fails to vet what seven (or maybe even just four!) members of Council consider to be constructive amendments. There is no room in the process to determine what residents think of these amendments or if they adequately address their concerns.

The process can and must be changed. You can start by removing this from the agenda or by rejecting the proposed amendments. While legislation may set the rules surrounding public hearings, it does not prevent Council from rejecting a proposal and starting anew. (Nor does it prevent Council from keeping a public hearing open if there is unfinished business). Legislation does not prevent Council from introducing these amendments to the public for consideration and comment.

The choice lies with Mayor and Council. You can take the easy, expedient way of taking it upon yourselves to decide these amendments are satisfactory and the LAP is "good enough". Or you can go the messier route of rejecting this and re-introducing these amendments to stakeholders to vet.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.

On Jul 22, 2024, at 9:45 AM, Mark Sager, Mayor <mark@westvancouver.ca> wrote:

Hello Melinda,

Thank you for your email and please allow me to explain the process and I trust you will understand there is no secret agenda here. Over the past year our community has been considering a local area plan for Ambleside. This process has been well publicized and well attended. The proposed bylaws were published and circulated many months ago. Council even held its own extra open meeting at the seniors centre which again was well attended. I think most who attended found merit in the work and hoped it

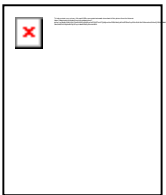
would proceed. We then held a public hearing which again was well attended and while there was concern the majority who spoke were in favour. The public hearing was then closed and no further public input is permitted. We do not set that rule – the provincial legislation sets that rule. It is then up to council to debate and consider the bylaw. Council is at liberty to amend the bylaw in certain ways but not entirely.

Knowing that there was concern by some members of council over some issues I proposed some amendments which fit within the rules for changes. Those amendments were defeated. As the Mayor I am able to ask members of council to reconsider any item within 30 days of a vote. I have done that. As part of the reconsideration members of council are free to meet and discuss the matter – but not allow further public input. This is the proper process.

As a result of what I consider to be outstanding constructive input from every member of council, I am proposing new amendments to the bylaw. This will be considered and debate by council this evening. I realize that there are still some items which concern some members of council. There is nothing in this process which precluded revisions going forward.

Again I must ask you to consider that at some point the elected members of council must make decisions and it the legislation – not the members of council – who set the rules regarding public input. Finally, I believe that when you read and consider the proposed amendments you will see that they are going a long way to address the concerns of those who spoke in opposition to the bylaw.

With best regards
Mark



Mark Sager
Mayor | District of West Vancouver
t: 604-925-7000 | westvancouver.ca

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From: M Slater <melroy1058@gmail.com>
Sent: Monday, July 22, 2024 1:36 AM
To: correspondence <correspondence@westvancouver.ca>
Cc: Mark Sager, Mayor <mark@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>
Subject: Abuse of Process.

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Dear Mayor & Council,

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As some on Council have noted, this LAP is of momentous importance. Surely the "*biggest decision to be made about Ambleside since 1959*" warrants diligence and stakeholder support and is worth taking the time to get right. To push this through with some hastily prepared, unvetted compromises concocted by a handful of individuals at the last minute under the guise of expediency is as wrong as wrong can be.

I implore you to right this aberration and allow residents full participation in shaping their neighbourhood. It is imperative to ensure *stakeholder values* are reflected rather than those of staff or council members.

Yours truly,

Melinda Slater
1058 Keith Road
West Vancouver

P.S. If Council wishes to accomplish something without delay, curtailing closed-door meetings would be a great place to start. This singular action, beneficial to all residents, would go a long way to improving transparency and is precisely the sort of thing citizens wish you *would* expedite.

Please do not redact.

From: Vikram Nair [REDACTED] s. 22(1)
Sent: Saturday, July 13, 2024 9:46 PM
To: nairvikram@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager, Mayor; correspondence
Subject: Disapprove of performance = +

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Vikram Nair
510-1425 Esquimalt Avenue,
West Vancouver
V7T 1L1

14 Jul 2024

Dear Mayor Sager and Councillors
District of West Vancouver

Disapprove of performance

My name is Vikram Nair and I am a resident of West Vancouver.

Performance has been below expectations.

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

Thank you.

Vikram Nair
nairvikram@hotmail.com

Scan this QR code for a PDF version of this document. Get email addresses with the QR code on next page.



Scan Me! - petition

SEAWALK NOT SEAWALL: DEADLINE JULY 22

I OBJECT: wall along the seawalk @ 2368 Bellevue Ave

The wall will be 13 feet high and 160 feet long next to the seawalk - almost the length of the grim, imposing Fresh Street Market wall on Bellevue. The seawalk is a defining feature of West Vancouver.

- **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration.**
- **All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations.** Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE:

[Redacted signature] s. 22(1)

NAME:

[Redacted name] s. 22(1)

ADDRESS:

[Redacted address] s. 22(1)

WEST VAN

[Redacted address] s. 22(1)

July 14 / 21

Council will consider this application on July 22, so please act now!

- Sign above, and print your name and your complete address (including city).
- Scan your signed petition and email it to the Mayor, Councillors and staff (addresses below), or copy the above message into the body of your email.

Here are email addresses for the Mayor, Councillors, and responsible staff members; copy these to your email's 'To' field – you can copy the whole batch using this QR code:



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ccassidy@westvancouver.ca,
ngamboli@westvancouver.ca,
plambur@westvancouver.ca,
ssnider@westvancouver.ca,
sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

Seawalk not Seawall: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

LINKS:

- DWV link to Meetings and Agendas: <https://westvancouver.ca/mayor-council/council-agendas-minutes>
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All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner's wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity.

I support the DWV staff recommendation to: **Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line** to provide additional landscaping and buffering between private-public Realm".

This wall is not in the public's interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

SIGNATURE: s. 22(1)

NAME s. 22(1)

ADDRESS: s. 22(1)

West Vancouver, BC

s. 22(1)

Doc - 14

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SIGNATURE:  s. 22(1) NAME:  s. 22(1) 2nd 14

ADDRESS:  s. 22(1) W. Van.  s. 22(1)

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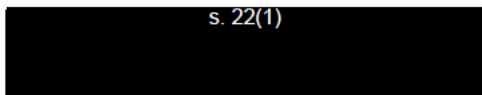
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I support the DWV staff recommendation to: "Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional buffering between private-public Realm".

This wall is a disaster. I ask DWV Mayor and Council to reject this application and any design with setbacks to preserve respectful adjacency to the seawalk.

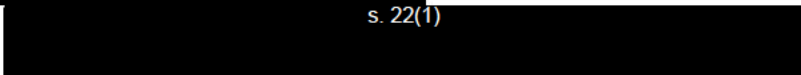
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NAME:



ADDRESS:

s. 22(1)



WEST VANCOUVER

July 19

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I support the DWV staff recommendation to: **"Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm".**

This wall is not in the public's interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

SIGNATURE: [Redacted] s. 22(1)

NAME: [Redacted] s. 22(1)

Handwritten signature

ADDRESS: [Redacted] s. 22(1)

West Vancouver B.C.

[Redacted] s. 22(1)

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SIGNATURE: s. 22(1) NAME: s. 22(1)

ADDRESS: s. 22(1) *W. Van.*

July 18

The wall needs to be a similar esthetic to the Hollingsworth project walls. i.e. cedar plank,

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SIGNATURE: [Redacted] s. 22(1) NAME: [Redacted] s. 22(1)

ADDRESS: [Redacted] s. 22(1) July 17

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SIGNATURE: s. 22(1)

NAME: s. 22(1)

July 27

ADDRESS: s. 22(1)

W. VAN

s. 22(1)

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SIGNATURE: [Redacted] s. 22(1)

NAME: [Redacted] s. 22(1)

July 1st

ADDRESS: [Redacted] s. 22(1)

W.V.

I support a wall the same height & similar to the waterfront Hollingsworth project which is between 24th & 25th Streets W.V.

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SIGNATURE

NAME

ADDRESS

W. VANCOUVER

July 14

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NAME: s. 22(1)

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July 19

WEST VANCOUVER, BC
s. 22(1)

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ADDRESS: s. 22(1) W.V

July 15

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W.V.

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ADDRESS: s. 22(1)

WV
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SIGNATURE: [Redacted] s. 22(1) NAME: [Redacted] s. 22(1)

ADDRESS: [Redacted] s. 22(1)

West Vancouver.

B.C.

July 15/24

[Redacted] s. 22(1)

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SIGNATURE: [Redacted] s. 22(1)

NAME: [Redacted] s. 22(1)

ADDRESS: [Redacted] s. 22(1)

West Van - [Handwritten signature] 15/24

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Scan me!

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ADDRESS: [Redacted] s. 22(1)

WEST VAN, [Redacted] s. 22(1)

July 15/24

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NAME:

[Redacted Name] s. 22(1)

ADDRESS:

[Redacted Address] s. 22(1)

July 15 2024
West Vancouver BC

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①
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West Van July 15/24

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plambur@westvancouver.ca,
ssnider@westvancouver.ca,
sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

Seawalk not Seawall: OBJECTION to Development Permit #23-079 Variance
Application at 2368 Bellevue

LINKS:

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s. 22(1)

ADDRESS:

s. 22(1)

WV!

s. 22(1)

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SIGNATURE:

[Redacted signature] s. 22(1)

NAME:

[Redacted name] s. 22(1)

ADDRESS:

[Redacted address] s. 22(1)

North Van July 15/21

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SIGNATURE: [Redacted] NAME: [Redacted]

ADDRESS: [Redacted]

WEST VANCOUVER BC

[Redacted]

July 25/24

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NAME: s. 22(1)

ADDRESS:
s. 22(1)
West Van s. 22(1)

July 15 / 24

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sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

Seawalk not Seawall: OBJECTION to Development Permit #23-079 Variance
Application at 2368 Bellevue

LINKS:

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If already submitted as a couple in one letter - they thought it wouldn't count so rd signed

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NAME:

s. 22(1)

s. 22(1)

WEST VAN.

s. 22(1)

July 15/24

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SIGNATURE: [Redacted] s. 22(1)

NAME: [Redacted] s. 22(1)

ADDRESS: [Redacted] s. 22(1) W. Vanc .

[Redacted] s. 22(1)

July 15/21

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SEAWALK NOT SEAWALL: DEADLINE JULY 22

OBJECT: wall along the seawalk @ 2368 Bellevue Ave

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SIGNATURE:

[Redacted signature] s. 22(1)

NAME:

[Redacted name] s. 22(1)

ADDRESS:

[Redacted address] s. 22(1)

DATE:

2024/07/15

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SIG

[Redacted signature area] s. 22(1)

NAME:

[Redacted name area] s. 22(1)

DATE: *Franky 15/2029*

ADD

[Redacted address area] s. 22(1)

West Vancouver

[Redacted address area] s. 22(1)

13'

ORANGE



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SEAWALK NOT SEAWALL: DEADLINE JULY 22

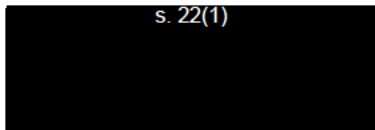
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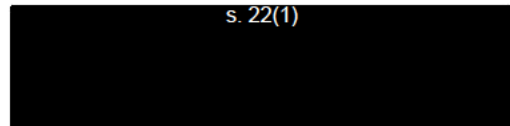
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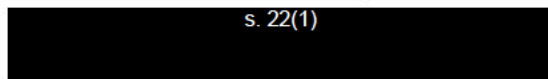
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NAME:



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North Vancouver BC

July 15 2024

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Suggested title:

Seawalk not Seawall: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

LINKS:

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NAME:

[Redacted name] s. 22(1)

ADDRESS:

[Redacted address] s. 22(1)
N. VAN [Redacted]

DATE: July 15/2024

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s. 22(1)

NAME:

s. 22(1)

ADDRESS:

s. 22(1)

DATE:

07/15/24

West Vancouver.

s. 22(1)

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Be wealthy. Enjoy, but don't
take away from the life
enjoyment of the rest of us.
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SIGN

ME:

ADD

[Redacted signature area]

[Redacted name area]

[Redacted address area]

West Vancouver

July 15 2014

[Redacted area]

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July 15/21

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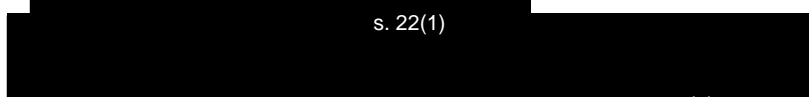
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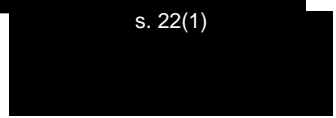
NAME:



ADDRESS:



W. VAN - B.C.



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- **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration.**
- **All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations.** Private interests should not override usual requirements, which protect the nature of our most important public amenity.

July 15/22

This wall is not in the public interest. I urge DWW Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE: [Redacted] s. 22(1)

NAME: [Redacted] s. 22(1)

ADDRESS: [Redacted] s. 22(1)

North Van

Council will consider this application on July 22, so please act now!

- Sign above, and print your name and your complete address (including city).
- Scan your signed petition and email it to the Mayor, Councillors and staff (addresses below), or copy the above message into the body of your email.

Here are email addresses for the Mayor, Councillors, and responsible staff members; copy these to your email's 'To' field – you can copy the whole batch using this QR code:



mark@westvancouver.ca,
ccassidy@westvancouver.ca,
ngamboli@westvancouver.ca,
plambur@westvancouver.ca,
ssnider@westvancouver.ca,
sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

Seawalk not Seawall: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

LINKS:

- DWV link to Meetings and Agendas: <https://westvancouver.ca/mayor-council/council-agendas-minutes>
- Minutes of the June 3 meeting: <https://www.westvancouver.ca/sites/default/files/media/documents/24jun03-Agenda-Web-Final.pdf>
- Staff presentation at the June 3 meeting: <https://westvancouver.ca/media/4343>

From: [Redacted] s. 22(1)
Sent: Wednesday, July 17, 2024 10:54 AM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [Redacted] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue
 The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk – nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market’s Bellevue Ave wall with its grim, imposing character, plantings notwithstanding. To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape. All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner’s wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity. I support the DWV staff recommendation to:” Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”. This wall is not in the public’s interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

Name
[Redacted] s. 22(1)
Address
[Redacted] s. 22(1)
City
West vancouver
Email
[Redacted] s. 22(1)
SIGNATURE
[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 12:05 PM
To: correspondence; Mark Sager, Mayor; Peter Lambur; Nora Gambioli; cassidy@westvancouver.ca; Scott Snider; sthompson@westvancouver.ca; Linda Watt
Subject: Against Proposed Development Permit 23-079 for 2368 Bellevue Av

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 Mayor Sager and Councillors,

I do NOT support Proposed Development Permit 23-079.

The variance requested in this proposal would permit the erection of a substantial retaining wall 13 ft high and 160 ft long, running along their property line directly adjacent to the Seawalk.

While certainly the rising sea level does require additional protection, this goes beyond what is needed. DWV staff have suggested that a retaining wall be built that is stepped back from the property line and tiered to provide a landscaped, more aesthetic, buffer between the public and private spaces here.

I support this staff suggestion which could also apply to the many subsequent retaining walls that will be required to protect properties along the Seawalk as the sea level continues to rise in the future.

Sincerely yours,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 1:17 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

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Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 1:39 PM
To: correspondence
Subject: Fwd: 2368 Variance application: considerations for the wall

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.

I live at [REDACTED] s. 22(1), West Vancouver [REDACTED] s. 22(1)

I am in opposition to the current design of the Flood Protection retaining wall @ 2368 Bellevue Ave.

I walk the seawalk daily as ritual, routine and sanctuary. I invite family and guests at every opportunity. This build does not obstruct my view from my home. I accept the house height and need for the flood protection wall.

In my opinion the vertical wall will be a visual aberration in the middle of a treasured public amenity. This wall will be imposing, impossible not to look at with a 5 feet setback, 14' plus high* and 160 feet long. It has no precedent on the seawalk and the monolithic character of it diminishes the open feel of the seawalk. The owners seem to have forgotten that their most important neighbour is the public of West Vancouver using a treasured public amenity, and have not accounted for that in their design.

The owners state the wall is to protect their property from rising sea levels, but their plans show a swimming pool that obviously requires the variance, so it arguably appears to be for their privacy. In my opinion, this is an overreach at the public's expense.

The staff recommended a revision of the 2368 proposal to push back the wall and add raised retaining walls. I agree. As far as I know, every recent property built with these new bylaws has complied. Why are these owners not required to, especially given where they are situated?

The height, scale and massing of this imposing concrete structure is inappropriate and intrusive on the seawalk and should be redesigned to be respectful of its place within a public amenity. It is not acceptable to me for the vested interests of 2 people to impose themselves on the seawalk at the expense of public view and enjoyment of it. A vertical wall is not the only wall to achieve required flood protection.

I ask Mayor and Council to reject the current wall design and request a redesign that is sensitive to its public setting and the people who use it.

Thank you for reading and listening. It was a pleasure to talk to some of you recently.

Respectfully,

[REDACTED] s. 22(1)

*13', plus property elevation from seawalk elevation, plus plantings = at least 14' above seawalk.

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 1:40 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

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Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 3:11 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

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Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 3:21 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

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Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 3:41 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

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Name	[REDACTED] s. 22(1)
Address	[REDACTED] s. 22(1)
City	West Vancouver
Email	[REDACTED] s. 22(1)
SIGNATURE	[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 4:21 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: Fwd: Petition
Attachments: Jul 17, Doc 2.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 email is suspicious, please report it to IT by marking it as SPAM.

>
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> Sent from my iPhone

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SEAWALK NOT SEAWALL: DEADLINE JULY 22

I OBJECT: wall along the seawalk @ 2368 Bellevue Ave

The wall will be 13 feet high and 160 feet long next to the seawalk - almost the length of the grim, imposing Fresh Street Market wall on Bellevue. The seawalk is a defining feature of West Vancouver.

- The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration.**
- All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations. Private interests should not override usual requirements, which protect the nature of our most important public amenity.**

This wall is not in the public interest. I urge DWW Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE

s. 22(1)

NAME:

s. 22(1)

ADDRESS:

s. 22(1)

s. 22(1)

West Van, BC

From: M Slater <melroy1058@gmail.com>
Sent: Wednesday, July 17, 2024 7:51 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Sea walk retaining wall variance request (2368 Bellevue Ave).

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 am writing with reference to the proposed zoning variance requesting an increase to the allowable height for a retaining wall at 2368 Bellevue Avenue.

The exceptional height of the proposed retaining wall will create a monolithic effect and have a detrimental impact to the Centennial seawall.

I share staff's opinion that the proposed retaining wall should be revised to reduce impact on the public realm.

Yours truly,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 8:50 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: OBJECTION to development permit #23-079 variance application at 2368 Bellevue Avenue West Vancouver
Attachments: CCE_20240717_204646_0001.pdf

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

Please see attached

Scan this QR code for a PDF version of this document with email addresses.



Scan me!

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue

The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk - nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market's Bellevue Ave wall with its grim, imposing character, plantings notwithstanding.

To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape.**

All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner's wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity.

I support the DWV staff recommendation to: "**Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm**".

This wall is not in the public's interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

SIGNATURE: [REDACTED]

s. 22(1)

NAME: [REDACTED]

s. 22(1)

ADDRESS: [REDACTED]

s. 22(1)

, West Vancouver, BC

[REDACTED] s. 22(1)

Council will consider this application on July 22, so please act now!

Please sign above, and print your name and your complete address (including city), and send this to Mayor, Council, and the responsible staff.

Scan your signed petition and email it to the Mayor, councillors and staff below, or copy the above message into the body of your email.

Copy and paste this list of addresses into your email's 'To' field, with the commas, to send this to Mayor, Councillors, and staff:

mark@westvancouver.ca,
ccassidy@westvancouver.ca,
ngamboli@westvancouver.ca,
plambur@westvancouver.ca,
ssnider@westvancouver.ca,
sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

Seawalk not Seawall: OBJECTION to Development Permit #23-079 Variance
Application at 2368 Bellevue

LINKS:

- DWV link to Meetings and Agendas: <https://westvancouver.ca/mayor-council/council-agendas-minutes>
- Minutes of the June 3 meeting: <https://www.westvancouver.ca/sites/default/files/media/documents/24jun03-Agenda-Web-Final.pdf>
- Staff presentation at the June 3 meeting: <https://westvancouver.ca/media/4343>

From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 10:22 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; lwatt@westvancouver.ca; correspondence; Hanna Demyk; lberg@westvancouver.ca
Subject: Seawalk not Seawall: Objection to Development Permit #23-079 Variance
Attachments: [REDACTED] s. 22(1) letter for Council.docx

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

Here is my letter concerning the above subject.

Best regards,

[REDACTED] s. 22(1)

July 17, 2024

To the West Vancouver Council:

Seawalk not Seawall: Objection to Development Permit

#23-079 Variance

I am a resident of [REDACTED] s. 22(1), for more than 20 years and walk the seawall on a regular basis, especially from [REDACTED] s. 22(1). The owners of the residence, 2368 Bellevue Ave., along this portion of the sea wall have requested a variance to the building code to construct a large cement structure along the seawall which in my opinion would completely destroy the atmosphere of the seawalk. This proposed structure would impede the flow of light, interrupt the wildlife and birds that frequent the area, completely change the greenery along the wall, and disrupt the entire ambience of the neighborhood.

The height of 13 feet or more, in a vertical structure, is not necessary to allow for sea level rise. In my opinion it is primarily a measure to protect the owner's privacy. I understand the need for a wall along the seawalk, but such a design should fit with the existing designs that occur in other portions of the seawalk.

Thank you for your attention. I hope that the council will reconsider the design and come to a recommendation that will satisfy all the community.

Respectfully,

[REDACTED] s. 22(1)

Scan this QR code for a PDF version of this document. Get email addresses with the QR code on next page.



SEAWALK NOT SEAWALL: DEADLINE JULY 22

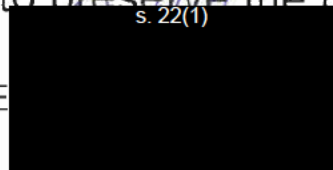
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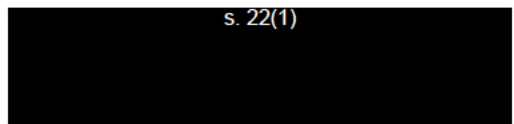
- **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration.**
- **All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations.** Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

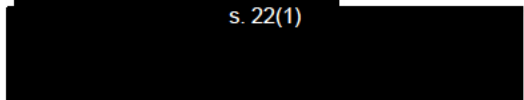
SIGNATURE:



NAME:



ADDRESS:



DATE: July 18 2024

W.V

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 9:42 AM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

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Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 10:09 AM
To: correspondence
Subject: Support for Development Application for 2368 Bellevue

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.

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

I support the proposed Development Application for 2368 Bellevue and the variance for the flood protection wall on the south side of the property.

This wall would be a vast improvement to the condition of the existing seawall. The wall is the most responsible way to build for predicted future weather conditions considering the city has no idea how the district plans to mitigate foreshore protection.

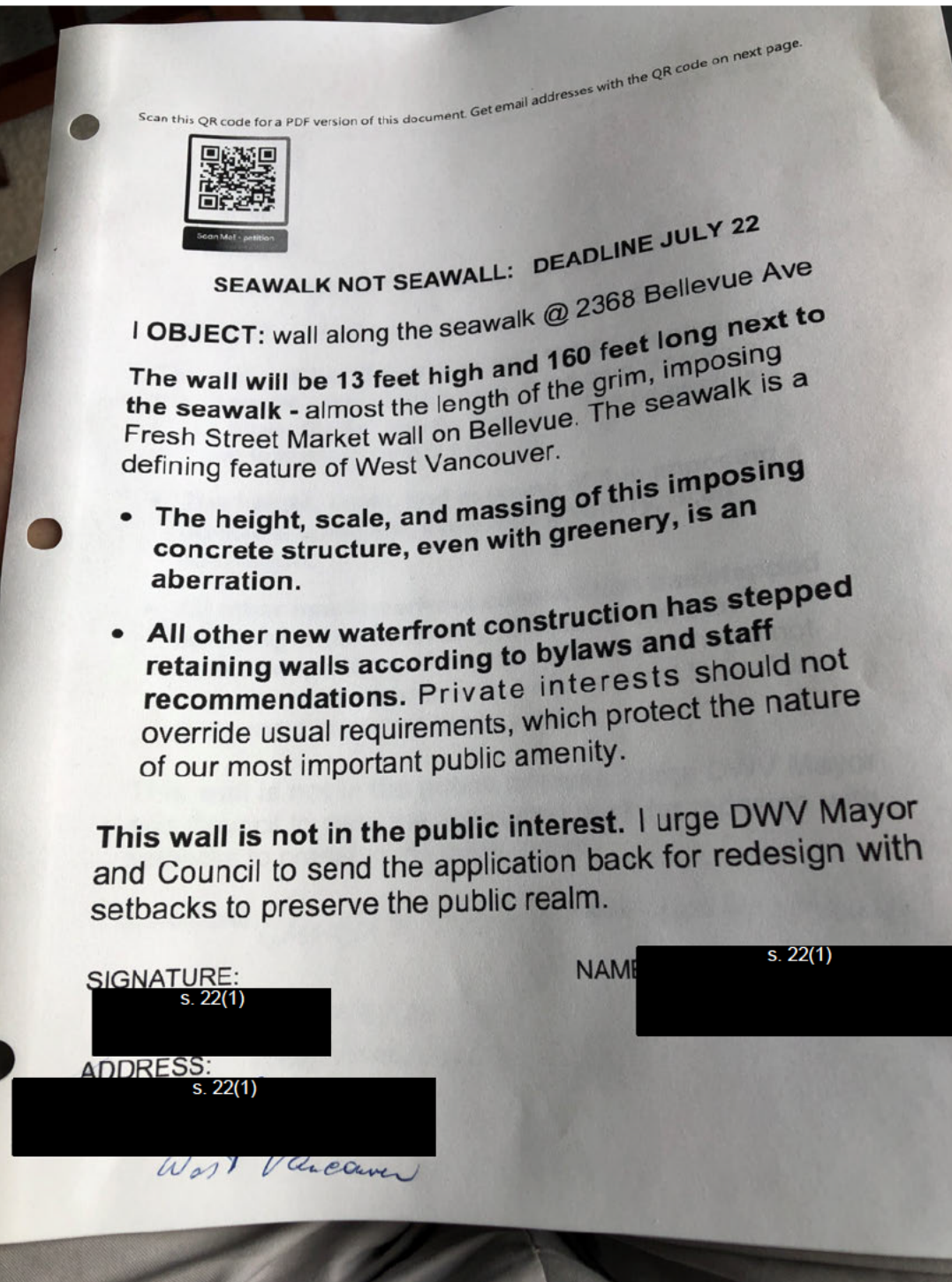
The owners are complying with government regulations with an attractive Flood Construction Wall.

Sincerely,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 10:25 AM
To: Christine Cassidy; correspondence; Hanna Demyk; Lisa Berg; Linda Watt; Mark Sager, Mayor; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Seawall Issue

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Please see attached signed document



s.22(1)



Virus-free www.avg.com is

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 10:48 AM
To: correspondence
Subject: Support for the Development Application for 2368 Bellevue Avenue

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

To Whom it May Concern,

My name is [REDACTED] s. 22(1) and I am a West Vancouver resident living at [REDACTED] s. 22(1). I support the proposed Development Application for 2368 Bellevue Avenue and the variance for the flood protection wall on the south side of the property.

This wall would be a vast improvement to the condition of the existing seawall. The wall is the most responsible way to build for predicted future weather conditions considering the city has no idea how the district plans to mitigate foreshore protection. The owners are complying with government regulations with an attractive Flood Construction Wall.

Sincerely,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 11:23 AM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue
 The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk – nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market’s Bellevue Ave wall with its grim, imposing character, plantings notwithstanding. To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape. All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner’s wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity. I support the DWV staff recommendation to:” Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”. This wall is not in the public’s interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 11:26 AM
To: correspondence; Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Sharon Thompson; Linda Watt; Peter Lambur; Scott Snider
Subject: 2368 Bellevue Dev Variance Application

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Dear Councillors,

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

My husband and I support the proposed Development Application for 2368 Bellevue and the variance for the property's flood protection wall on the south side.

The owners of the property, who are longtime, upstanding WV residents, have shown remarkable dedication to this project. They have not only complied with government regulations but have also designed an attractive Flood Construction Wall that aligns with our community's values. Their commitment to the seawall as a cherished community walking and socializing corridor is evident in the considerable time and money they have invested in designing the best possible wall and landscape plan.

Regards, [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 1:24 PM
To: correspondence; janiceosullivan
Subject: support for the variance of the wall for Janice O Sullivan on the sea wall

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Hi there,
My name is [REDACTED] s. 22(1), I am a long time West Vancouver resident living at [REDACTED] s. 22(1).
[REDACTED].

I support the proposed Development Application for 2368 Bellevue and the variance for the flood protection wall on the south side of the property.

Some add:

This wall would be a vast improvement to the condition of the existing seawall.
The wall is the most responsible way to build for predicted future weather conditions considering the city has no idea how the district plans to mitigate foreshore protection.
The owners are complying with government regulations with an attractive Flood Construction
.

Sincerely,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 1:47 PM
To: correspondence
Subject: Development Application for 2368 Bellevue

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.

Good Afternoon,

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

I am writing to you to advise, that I support the proposed development application for 2368 Bellevue and the variance for the flood protection wall on the south side of the property.

This wall is the most responsible way to build for predicted future weather conditions considering the city has no idea how the district plans to mitigate foreshore protection.

The owners are complying with government regulations with an attractive Flood Construction Wall that looks attractive to our community and will only enhance our beautiful Seawall.

Thank you for your consideration.

Warmly,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 2:24 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Hanna Demyk; Lisa Berg
Cc: [REDACTED] s. 22(1)
Subject: 2368 wall issue: harassment [REDACTED] s. 22(1)

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 Mayor and Council,

A man I do not know approached [REDACTED] s. 22(1) [REDACTED] a petition notice on a notice pole as our neighbourhood group has done over the last few days.

He seemed on a mission and knew me by name. He was arrogant and accusatory. He identified himself as a good friend of the O'Sullivan's. He asked repeatedly why I hate Janice O'Sullivan which I do not, never have, never will, and stated such. He was vaguely threatening: 'you don't know what you're getting into', 'you don't know who you're dealing with', 'you're wasting your time, this will never fly. etc. He left and unfortunately returned to make several personally derogatory statements.

I want to make something absolutely clear on behalf of myself and the neighbourhood group I am part of:

We do not 'hate' the owners or the architect. We respect the people involved and accept the house height and design, the FCL, the need for a wall and disagree about only one thing, the design of the wall. Disagreeing with one part of the owners plan is not personal and does not constitute a hate campaign. Whenever I have spoken about the issue, I say the same thing; The owners are great people, the house design is beautiful, it has to be high up and needs a wall etc it's just the wall design. . .

This was harassment and intimidation and it is completely unacceptable behaviour. Using menace and vague threats to intimidate West Van citizens who are respectfully voicing their opinion and informing the public in a legal way, is a disturbing strategy. To that end, I am informing you and I have made a police report.

Respectfully yours,

s. 22(1)

All the best, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 3:11 PM
To: Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Sharon Thompson; Linda Watt; Peter Lambur; Scott Snider; correspondence
Subject: Full support for the development application at 2368 Bellevue

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

To the members of the West Van city council,

I'm writing this to lend my full support of the variance required to build the landscaped flood prevention wall along the southern property line at 2368 Bellevue. [REDACTED] s.22(1)

[REDACTED] s.22(1) I see the evidence for the need to move the flood protection wall closer to the sea wall every time we have a storm with tidal surge.



This photo was taken on [REDACTED] s. 22(1) on January 13th 2021. You can see the tide line all the way up onto the lawn. This was not even the worst of it. [REDACTED] s. 22(1) the parking lot was completely broken from its base in one section and logs were right up on the lawn. The whole landscaped area on the other side of the fence shown was ripped out to sea. In recent weeks, city crews replanted the entire area in new soil and with supposedly heartier well rooted plants. I have my fingers crossed that they will survive our winter storms that will test them for sure!

The owners [REDACTED] s.22(1) have been such a welcomed addition to the neighbourhood and I have full confidence that they will provide a landscaped and aesthetically pleasing wall to hold back the ocean tides as they have shown in the renderings I've seen.

The people opposing this seem to have started a rumour mill of misinformation as to what the owners have planned and like any good rumour in West Van, it's got people all worked up over a very practical and well thought out solution to problem many along the water and seawall will be facing.

The reality is, that many locations along the seawall will require new retaining walls in the future to meet updated building codes. The city has to be aware of the costs incurred due to the storm surges each year based on the amount of money spent on repairs to the rock walls and landscaped areas.

These repairs will continue undoubtedly until modifications are done on the ocean side of the sea wall, but that could be ages away. I think owners taking the initiative to provide a well manicured and landscaped wall like the one they've submitted, will only add to the experience for those who use the seawall and will mitigate major damage and insurance claims for property owners and the city alike.

Best regards,

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Thursday, July 18, 2024 3:42 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [Redacted] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue
 The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk – nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market’s Bellevue Ave wall with its grim, imposing character, plantings notwithstanding. To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape. All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner’s wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity. I support the DWV staff recommendation to:” Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”. This wall is not in the public’s interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

Name	[Redacted] s. 22(1)
Address	[Redacted] s. 22(1)
City	West Vancouver
Email	[Redacted] s. 22(1)
SIGNATURE	[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 4:13 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue
The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk – nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market’s Bellevue Ave wall with its grim, imposing character, plantings notwithstanding. To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape. All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner’s wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity. I support the DWV staff recommendation to:” Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”. This wall is not in the public’s interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 4:15 PM
To: correspondence
Subject: Proposed Development permit 23-079

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Hello;

I am writing to express my strong opposition to this development proposal. The height to which the proponent must raise the building to comply with high tide regulations means the building will be at an elevation that becomes an obstruction to the views of residents of Bellevue Avenue looking toward the Burrard Inlet and the westside Vancouver shoreline. We already have one home-owner (2350 Bellevue) who I believe stretched the bylaw provisions for roof heights during their construction process and we now look at what I would describe as a "ski slope" just to the east of the Sea Strand building.

I would ask that Council reject this proposal and direct staff to undertake a review of the residential building height bylaw. I believe the bylaw was originally written to address the height of a building peak from a time when homes had one peak to the roof, not an extended rooftop peak that spans the entire building.

Thank you for your consideration,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Thursday, July 18, 2024 4:42 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [Redacted] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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.

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue
 The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk – nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market’s Bellevue Ave wall with its grim, imposing character, plantings notwithstanding. To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape. All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner’s wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity. I support the DWV staff recommendation to:” Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”. This wall is not in the public’s interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

Name
[Redacted] s. 22(1)
Address
[Redacted] s. 22(1)
City
West Vancouver
Email
[Redacted] s. 22(1)
SIGNATURE
[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 5:01 PM
To: correspondence; Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Sharon Thompson; Linda Watt; Peter Lambur; Scott Snider
Subject: 2368 Bellevue Avenue Development Permit

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.

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver, living at [REDACTED] s. 22(1). I am writing to express my strong support for the proposed Development Application for 2368 Bellevue and the variance for the flood protection wall on the south side of the property.

The construction of this wall represents a significant and much-needed improvement over the current seawall. It is an essential step towards ensuring the safety and resilience of our community in the face of increasingly unpredictable weather conditions and rising sea levels.

By proactively addressing these environmental challenges with an attractive and well-designed Flood Construction Wall, the owners are setting a commendable example of responsible and forward-thinking development. This wall is not just a protective measure; it is a critical infrastructure improvement that aligns with government regulations and serves the long-term interests of our district.

Moreover, this development highlights a proactive approach to foreshore protection, an area where the district currently lacks a comprehensive mitigation plan. The proposed wall offers a tangible solution that not only enhances the aesthetic appeal of the area but also provides robust protection against future weather-related impacts.

In conclusion, the proposed flood protection wall at 2368 Bellevue is an important and necessary development that will significantly enhance the safety, attractiveness, and resilience of our community. I fully support this application and urge you to approve it for the benefit of all residents of West Vancouver.

Thank you for your attention and consideration.

Sincerely,

[REDACTED] s. 22(1)

--

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Thursday, July 18, 2024 9:50 PM
To: correspondence
Subject: 2368 Bellevue Avenue Flood Protection Wall Variance

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To Whom It May Concern,

I am a West Vancouver Resident living at [Redacted] s. 22(1), West Vancouver, B.C. [Redacted] s. 22(1).

I support the proposed Development Application for 2368 Bellevue and the variance for the flood protection wall on the south side of the property. The owners are complying with government regulations with an attractive flood construction wall. The wall, as rendered, is the most responsible way to build for predicted future conditions considering the city has no idea how the district plans to mitigate foreshore protection.

I see that there has been a campaign to reject the wall that doesn't seem to reflect on accurate information.

In my opinion, this wall would be a vast improvement to the condition of the existing seawall and I hope you will allow it through.

Thank you for your attention to this matter.

Best wishes,

[Redacted] s. 22(1)

[Redacted] s.22(1)

[Redacted] s. 22(1)

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RECEIVED

JUL 22 2024

FINANCE

SEAWALK NOT SEAWALL: DEADLINE JULY 22

OBJECT: wall along the seawalk @ 2368 Bellevue Ave

The wall will be 13 feet high and 160 feet long next to the seawalk - almost the length of the grim, imposing Fresh Street Market wall on Bellevue. The seawalk is a defining feature of West Vancouver.

- **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration.**
- **All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations.** Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE:

[Redacted signature] s. 22(1)

NAME:

[Redacted name] s. 22(1)

ADDRESS:

[Redacted address] s.22(1)

West Vancouver BC

DATE:

July 18/2024

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 9:22 AM
To: correspondence; Hanna Demyk; Mark Sager, Mayor; ccassidy@westvancouver.ca; Nora Gambioli; Sharon Thompson; Linda Watt; Peter Lambur; Scott Snider
Subject: DEVELOPMENT APPLICATION FOR 2368 BELLEVUE AND VARIANCE FOR FLOOD PROTECTION WALL

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 Council:

I am writing in support of the proposed Development Application for 2368 Bellevue Avenue, and the variance for a flood protection wall on the south side of the property.

I don't know that Council members are aware that many years ago, during the era of Mayor Don Lanskaill, the property owners of 2368 Bellevue ceded the property foreshore rights to the Municipality so that the Seawalk could be extended to 24th Street, for the enjoyment of all. There was one single proviso, that the Municipality would provide, and maintain, vegetation screening that would shelter the residence from folks peering in while walking the Seawalk and discourage potential invasion into the property from the Seawalk.

This arrangement was successful until some years ago when the whole strip of waterfront land, from 24th to the dog walk became totally invaded with bamboo. This caused the property along this line, including the Seastrand Apartment building, to be dug up and dug down by 3 feet, in an effort to eradicate the bamboo, eliminating all the well established screening that had been in place at 2368 Bellevue.

Replanting afterwards was never successful. The first replacement hedge died due to lack of water. It was replaced with a second planting, along with the installation of an irrigation system. However, due to some long standing dispute between the Municipality and CN Railway, CN never allowed the irrigation to be turned on, and the second hedge died as well. To my knowledge this dispute between the Municipality and CN has not been resolved.

Then followed the flooding from king tides and storm surges which caused all the vegetation from the dog walk to 24th Street to either be stripped away or destroyed by salt water

The most recent planting is full of horsetail weed, likely from contaminated topsoil, and still does not provide the agreed protection for 2368 Bellevue. Horsetail is as invasive as was bamboo and thus continues the cycle of endless replacement and excessive maintenance.

The proposed attractively landscaped wall would bring a close to the Municipal cost of

endless maintenance and replanting to adhere to the privacy obligations to the owners of 2368 Bellevue Avenue, and to keep the area looking somewhat presentable. It would end the cycle of throwing good money after bad!

Thanking you,

s. 22(1)

West Vancouver

From: [Redacted] s. 22(1)
Sent: Friday, July 19, 2024 9:48 AM
To: correspondence; Hanna Demyk; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager, Mayor
Subject: Support of Development Application: 2368 Bellevue Avenue

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.

RE: Support of the development application at 2368 Bellevue Avenue

My name is [Redacted] s. 22(1) and I am a West Vancouver resident living at [Redacted] s. 22(1).

I support the proposed development application for 2368 Bellevue Avenue and the variance for the flood protection wall on the south side of the property.

This wall would be a vast improvement to the condition of the existing seawall. The wall is the most responsible way to build for predicted future weather conditions considering the City has no idea how the district plans to mitigate foreshore protection.

The owners are complying with government regulations with an attractive flood construction wall.

Sincerely,

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 11:22 AM
To: correspondence; Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Sharon Thompson; Linda Watt; Peter Lambur; Scott Snider
Subject: 2368 Bellevue - Development Permit Application

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 Mayor and Council,

My name is [REDACTED] s. 22(1) and my wife [REDACTED] s. 22(1) and I have resided in West Vancouver for over 40 years. We reside at [REDACTED] s. 22(1)

I read the letter by Lisa Cooper in the North Shore News a few days ago expressing opposition to the 2368 Bellevue Ave development permit application. The tone of the letter was off-putting so decided to do some research on what was being proposed.

After reviewing the material on the District website I cannot understand why there is opposition to the proposal. It is so logical from a safety standpoint reflecting on the serious flooding issues we have seen from winter storms. Further, the design of the wall is aesthetically beautiful and would be a nice addition to the seawall.

While we do not reside close to this location, we do frequent the seawall and would be delighted to see this proposal approved.

Respectfully,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 12:37 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Development Permit #23-079 Variance Application at 2368 Bellevue

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 Mayor and Councillors,

I have been made aware that a petition has been circulated regarding:

Development Permit #23-079 Variance Application at 2368 Bellevue.

I have not yet added my name to this petition. I asked myself...is this petition necessary? It is for awareness and for those who feel so strongly about the possibility of a 13' x 160' retaining wall at the above address.

As I thought about it, I thought that each of you would not agree to the variance for the WV seawall, and that each of you would agree with Planning Dept's recommendation to work with the applicant for a solution that is in keeping with what our seawall walk is all about. I have complete faith and confidence that Mayor and Council will make the correct decision.

Many thanks for all that you do,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 1:51 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Hanna Demyk
Cc: [REDACTED] s. 22(1)
Subject: 2368 Bellevue - development application
Attachments: July 19 2024 2368 Bellevue development application.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.

Hello:

Attached please find a letter from [REDACTED] s. 22(1) regarding the development application for 2368 Bellevue.

Thank you,

[REDACTED] s.22(1)

s. 22(1)

s. 22(1)

July 19, 2024

District of West Vancouver
West Vancouver Council and Stakeholders
750 17th Street
West Vancouver, BC V7V 3T3

Dear West Vancouver Council and Stakeholders:

Please accept the following with respect to the variance and development application for 2368 Bellevue.

As a long time resident of West Vancouver, my wife and I fully support the development and variance application for 2368 Bellevue.

The current structure is no longer functional nor compliant with current code and in order to make it compliant the owners are required to also comply with the flood zone protection guidelines. The design for the flood zone protection wall to the south east of the property is the most sensible and logical approach to the situation and frankly is more aesthetically pleasing than what currently exists.

The quantity of plant materials and overall landscape plan is such that it provides an enhanced environmental aspect to the area and does a very good job in creating an aesthetically pleasing way of diverting pedestrians' view of the structure.

Further, we have come to understand a small yet vocal group of neighbors are lobbying against the flood wall design in an effort to prevent the project from moving forward. We would encourage the West Vancouver council to look beyond these few self-serving individuals and look to the long term benefit to the thousands of pedestrians who use the seawall and the property owner.

Sincerely,

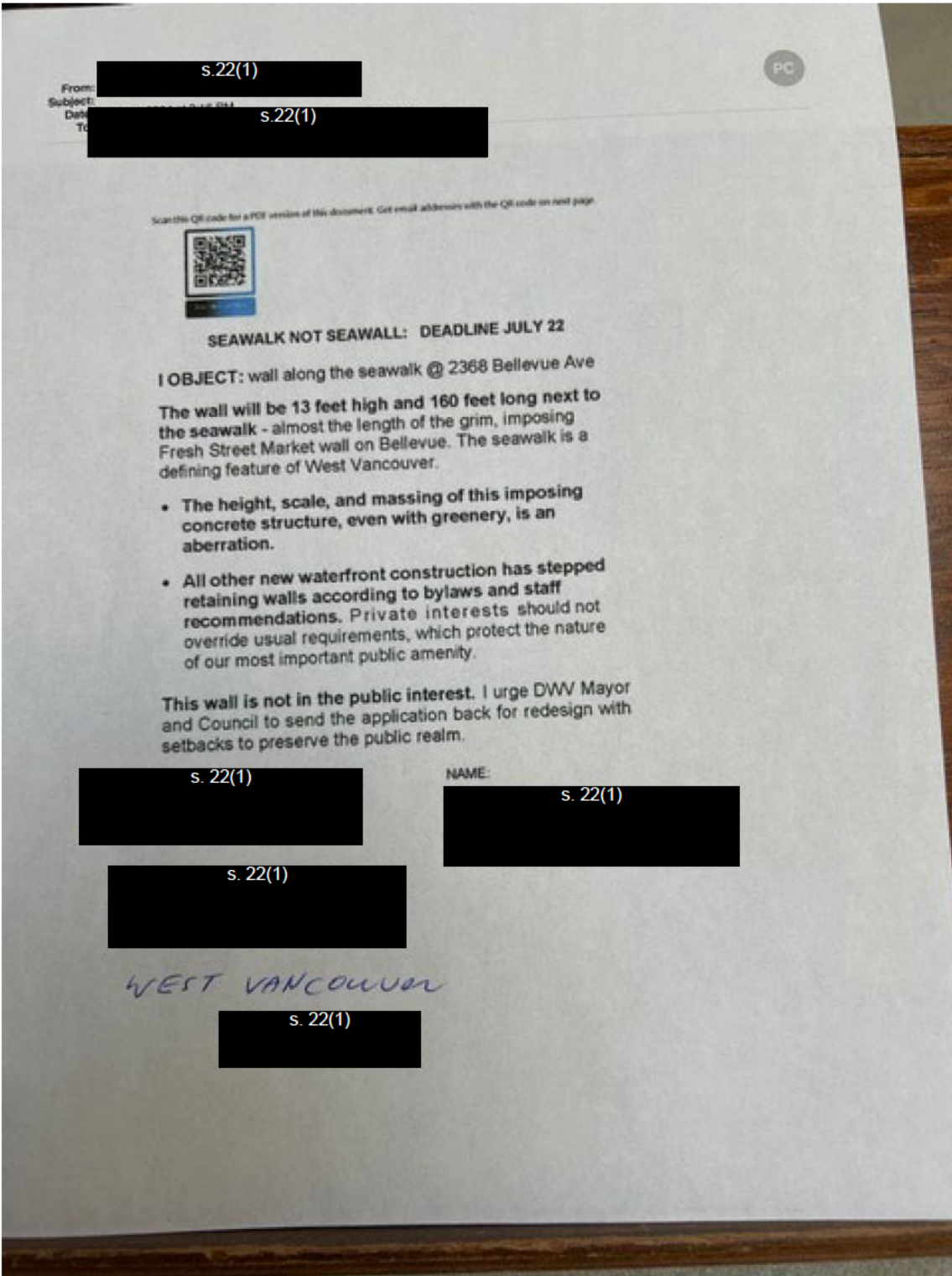
s. 22(1)

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 7:28 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: seawalk development

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From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 7:29 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue

The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk – nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market’s Bellevue Ave wall with its grim, imposing character, plantings notwithstanding. To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape. All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner’s wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity. I support the DWV staff recommendation to:” Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”. This wall is not in the public’s interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 11:34 PM
To: Mark Sager, Mayor; ccassiday@westvancouver.ca; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: Re: PROPOSED REDEVELOPMENT OF 2368 BELLEVUE

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I am born and raised and worked in West Vancouver and lived here for [REDACTED] s. 22(1). I am very concerned that this large 14 ft high concrete wall is proposed adjacent to the Sea Walk. I have walked and jogged on the Sea Walk for the last 47 years and don't believe this concrete wall should be permitted and be such a blight on the Sea Walk Promenade.

The DWV has a standard for maximum wall heights at property lines, and I think this is for a very sound reason and a major variant such as proposed should not be accepted.

[REDACTED] s.22(1) will not be available to attend the July 22 nd meeting.

Please do not allow this Wall to be blot on our Magical Sea Walk!

Regards

[REDACTED] s. 22(1)
Sent from my iPhone

On Jul 10, 2024, at 8:31 PM, [REDACTED] s. 22(1) wrote:

PROPOSED REDEVELOPMENT OF 2368 BELLEVUE
INCLUDING A REQUEST FOR MAJOR VARIANCE

The Variance includes construction of a 200 ft long and 14.1 ft high concrete wall directly beside the Municipal Sea Walk.

- Present DWV BYLAWS require this wall to be a maximum 4 ft high at the property line, and increasing in 4 to 6 ft high steps that are spaced so the grade line does not exceed 26.6 degrees slope.

- This Variance Request is a major building variance that will have an extreme impact on adjacent residential properties, as well as on all users of the West Van Seawalk.

- The existing 3 unit development on this property could be re-developed by retaining the existing footprint and the existing building heights, as has already been done with other homeowners in the area. Building a 4 ft high concrete wall inside their south propertyline would be sufficient to protect them from current extreme high tide events. The highest tide

event recorded at this location is 18.4 ft tide (2.46 m GD) in Dec, 1982, over 42 yrs ago. The existing Seawalk is GD Elev 2.3 m (17.5 ft tide).

- In addition to the Requested Variance for the retaining wall, the required 15 m setback from the building to the high-high water mark is not being met.

I DO NOT ACCEPT THESE VARIANCES. THE DWV SHOULD NOT APPROVE THEM.

Regards

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 9:30 AM
To: correspondence; Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Sharon Thompson; Linda Watt; Peter Lambur; Scott Snider
Cc: [REDACTED] s. 22(1)
Subject: Development Application for 2368 Bellevue

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Hello,

My name is [REDACTED] s. 22(1). I am a resident of West Vancouver living at [REDACTED] s. 22(1). I am writing to provide a note of support for a proposed Development Application for 2368 Bellevue. The proposal involves a request for variance for the flood protection wall on the south side of this property. From what I have seen, the owners are complying with governmental regulations with an attractive Flood Construction Wall. Therefore this proposal gets my full support and vote of confidence.

Thank you

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 2:33 PM
To: correspondence; Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Sharon Thompson; Linda Watt; Peter Lambur; Scott Snider
Subject: Letter of Support for Development Application for 2368 Bellevue.
Attachments: Letter of Support.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.

07/19/24

To Whom It May Concern :

Our names are [REDACTED] s. 22(1) and we are long time residents [REDACTED] s. 22(1) of West Vancouver at [REDACTED] s. 22(1) [REDACTED] s. 22(1) .

I am writing in support the proposed Development Application for 2368 Bellevue and the variance for the flood protection wall on the south side of the property. I enjoy the seawall daily , and feel this wall would be both aesthetically pleasing for others who enjoy the seawall as well as highly functional. It would be a vast improvement to the condition of the existing seawall, while complying with the government regulations for a flood wall . To me it seems the applicants are actually supporting the municipality by offering such a beautiful solution to the seawalls flooding problem .

The proposed flood protection wall is the most responsible way to build for predicted future weather conditions .

The applicants are long time West Vancouver residents who have raised families here ,supported the community ,and truly appreciate the value of living in our beautiful municipality . Their consideration and compliance show the commitment they have to our community , and when their application is approved it will be for the betterment of all.

Yours most sincerely ,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Saturday, July 20, 2024 3:23 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: Seawalk Wall

Scan this QR code for a PDF version of this document. Get email addresses with the QR code on next page.



SEAWALK NOT SEAWALL: DEADLINE JULY 22

OBJECT: wall along the seawalk @ 2368 Bellevue Ave

The wall will be 13 feet high and 160 feet long next to the seawalk - almost the length of the grim, imposing Fresh Street Market wall on Bellevue. The seawalk is a defining feature of West Vancouver.

- The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration.
- All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations. Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE

s. 22(1)

NAME:

s. 22(1)

ADDRESS:

s.22(1)

West Van

s.22(1)

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From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 3:46 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; lwatt@westvancouver.ca; correspondence; lberg@westvancouver.ca; Hanna Demyk
Subject: Seawalk not Concrete Walls: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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Dear West Vancouver Mayor & Council Members:

As a frequent and long-term walker on the West Vancouver Seawalk, I fear we will soon be losing our beautiful open space along the sea by catering to a few selfish people who wish to have the by-laws and rules changed for their selfish needs.

Interestingly, almost every other property along the seawalk was built in compliance with these rules.

A month ago, a huge Eagle soared just over our heads and swooped down onto the shore to take a flatfish from a sea otter....it was an amazing!

Our West Vancouver seawalk is one of the most iconic and well used open spaces we have!!

Approving this application would not only ruin that part of our seawalk but would be a dangerous precedent.

These builders/owners knew the rules when they considered this development. I respectfully request that you maintain & enforce the current Rules and zoning regulations.

Sent from resident, [REDACTED] s. 22(1)
[REDACTED] s. 22(1)

West Vancouver
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 4:01 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: Seawalk Wall Petition
Attachments: Seawalk Wall Petition KS.pdf

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SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue

The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk - nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market's Bellevue Ave wall with its grim, imposing character, plantings notwithstanding.

To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape.**

All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner's wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity.

I support the DWW staff recommendation to:” **Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”.**

This wall is not in the public's interest. I ask DWW Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

SIGNATURE: [REDACTED] s. 22(1)

NAME: [REDACTED] s. 22(1)

ADDRESS:

[REDACTED] s. 22(1)

West Van

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 4:17 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: Fwd: Seawalk not Seawall : OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue
Attachments: Scan_20240718 PETITION.png

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Date: Sat, Jul 20, 2024 at 4:05 PM
Subject: Seawalk not Seawall : OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

Please see Attached.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue

The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk - nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market's Bellevue Ave wall with its grim, imposing character, plantings notwithstanding.

To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape.**

All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner's wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity.

I support the DWV staff recommendation to: **"Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm".**

This wall is not in the public's interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

SIGNATURE:

s. 22(1)

NAME:

s. 22(1)

ADDRESS:

s.22(1)

, West Van

From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 4:41 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; lwatt@westvancouver.ca; correspondence; lberg@westvancouver.ca; Hanna Demyk
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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Dear West Vancouver Mayor & Council Members:

I am writing to express my opposition to this variance application as this wall will detract from the overall character of our Seawalk.

The extreme height of this Wall would reflect heat on hot summer days right back onto the walkway & on windy days it may create a wind tunnel effect.

Currently the least enjoyable part of the entire Seawalk is the walled section in front of the development just east of the Beach House Restaurant which is under 5' high!

The precedent created to vary the step/set back rules would likely be copied all along the open air seawalk....Thereby blocking the flow-through of breezes & light.

Sent from my iPhone

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Saturday, July 20, 2024 5:51 PM
To: correspondence
Subject: Objection to Development Permit #23-079 Variance Application at 2368 Bellevue

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Dear Mayor Sager and Councillors Watt, Cassidy, Gambioli, Lambur, Snider and Thompson,

I am concerned about the proposed size of the retaining wall slated for 2368 Bellevue and how it could adversely affect the public experience at the adjacent West Van Seawall. I'm also concerned it could set a negative precedent.

Please follow staff recommendations that the applicant work with staff to revise the retaining wall, as written in the staff report:

- Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or
- Push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public realm.

Please do not accept this proposal until the applicant has made adequate revisions to meet District staff and public concerns.

Thank you for your consideration, s. 22(1)

s. 22(1), West Vancouver, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 9:32 PM
To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Mark Sager, Mayor
Subject: Seawalk not Seawall : OBJECTION to development application at 2368 Bellevue
Attachments: petition file tmc.jpg

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Please find attached a signed petition to be considered for Monday's discussion. Thank you.

Scan this QR code for a PDF version of this document. Get email addresses with the QR code on next page.



Scan Me! - petition

SEAWALK NOT SEAWALL: DEADLINE JULY 22

I OBJECT: wall along the seawalk @ 2368 Bellevue Ave

The wall will be 13 feet high and 160 feet long next to the seawalk - almost the length of the grim, imposing Fresh Street Market wall on Bellevue. The seawalk is a defining feature of West Vancouver.

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- All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations. Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE: [Redacted] s. 22(1)

NAME: [Redacted] s. 22(1)

ADDRESS: [Redacted] s. 22(1)

West Vancouver BC

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 20, 2024 9:33 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [REDACTED] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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SEAWALK NOT SEAWALL

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Name
[REDACTED] s. 22(1)
Address
[REDACTED] s. 22(1)
City
West Vancouver
Email
[REDACTED] s. 22(1)
SIGNATURE
[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Sunday, July 21, 2024 11:54 AM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk; [Redacted] s. 22(1)
Subject: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

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SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue
 The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk – nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market’s Bellevue Ave wall with its grim, imposing character, plantings notwithstanding. To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape. All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner’s wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity. I support the DWV staff recommendation to:” Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm”. This wall is not in the public’s interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

Name	[Redacted] s. 22(1)
Address	[Redacted] s. 22(1)
City	West Vancouver
Email	[Redacted] s. 22(1)
SIGNATURE	[Redacted] s. 22(1)

From: s. 22(1)
Sent: Sunday, July 21, 2024 1:18 PM
To: correspondence
Subject: 2368 Bellevue Variance

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s. 22(1)
West Vancouver, s. 22(1)

Dear Mayor Sager and Council,

My comments regarding 2368 Bellevue Variance application for a structural wall alongside our Seawalk.

1. Aesthetics: the current design lacks creativity and eye appeal. Its garrison-like design looks foreboding in comparison to the world class view the Seawalk provides.

2. How does this design fit in with the future redevelopment of the Seawalk? Some of the literature seems to suggest that District decisions have been made about rising sea levels and that this initiative is in compliance, and yet there does not seem to be any decisions about Seawalk anywhere to be found. Could the engineers and landscape experts please give the sources for their decision?

3. How do other residents along the Seawalk feel about this? I'm confident that they aren't very supportive as well.

I respectfully request this variance be denied and more thought and creativity that gives pleasure to the locals and visitors that come to our community for this bucolic famous stroll along the West Vancouver waterfront.

Thank you for your attention to this matter.

Yours respectfully,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, July 21, 2024 6:32 PM
To: correspondence
Subject: 2368 Bellevue

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.

Mr, Mayor and Council,

I have walked the Seawalk from Ambleside to Dundarave off and on for the past 34 years and find the proposition to build a 13 foot high concrete wall along our Seawalk as part of this development a absolutely outrages proposition that would establish a very dangerous precedent.

Respectfully,

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Sunday, July 21, 2024 11:50 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: Seawalk Wall Petition
Attachments: Seawalk Wall Petition AS.pdf

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Hello all -

Thank you for considering this petition.

I've worked around the globe for over 40 years as [Redacted] s.22(1). As such, I've seen my share of corporate baffle-gab and doublespeak. "Flood Construction Level" and "flood protection wall" are right down there with the worst of them. This is so clearly a thinly-disguised attempt to build a large wall for privacy it boggles the mind someone would seriously try to position it as "flood protection." Why isn't the Seastrand, right next door, asking to do the same thing?

I must note as well I was dismayed the notice posted by the District failed to mention the height of the wall, and included renderings, presumably provided by the architect, from a perspective intended to minimise the height.

NOTICE

PROJECT DESCRIPTION

APPLICANT Feenstra Architecture Inc.
LOCATION 2368 Bellevue Avenue
PROPOSAL Development Permit application to construct a single family house on this site with living level above Flood Construction Level. Garage and non-habitable space located on lower level. New flood protection wall next to seawalk requires retaining wall variance.

PROPOSED DEVELOPMENT INFORMATION MEETING


DATE April 18, 2024 6 pm - 8 pm
OPEN HOUSE Cedar Room
LOCATION West Vancouver Community Centre
ADDRESS 2121 Marine Drive

CONSIDERATION OF PERMIT

DATE to be confirmed July 22, 2024
TIME to be confirmed 7:00 pm - 8:00 pm
LOCATION to be confirmed Municipal Hall Council Chamber
ADDRESS to be confirmed 450-19th Street West Vancouver BC

FOR MORE INFORMATION

APPLICANT Feenstra Architecture Inc (Ted Feenstra) / 604 739-8888 / ted@feenstra.ca
DISTRICT CONTACT Hanna Demyk / 604 913-2750 / hdemyk@westvancouver.ca
ONLINE https://drive.google.com/file/d/1WexFpaho-QQhV19FC355c_xByQ0m3k7/view?usp=sharing


westvancouver

The request for variance must be rejected, both on its lack of merit, and the dangerous precedent it would set.

Best regards,

s. 22(1)

s. 22(1)

s. 22(1)

, West Vancouver, BC, Canada

s. 22(1)

s. 22(1)

Scan this QR code for a PDF version of this document with email addresses.



Scan me!

SEAWALK NOT SEAWALL

I OBJECT: property wall along the seawalk @ 2368 Bellevue Avenue

The architect has said the wall will be 13 feet high and 160 feet long adjacent to the seawalk - nearly as long as a 787 jet airplane, and almost the length of Fresh Street Market's Bellevue Ave wall with its grim, imposing character, plantings notwithstanding.

To locals and others, the heart of West Vancouver is defined by Ambleside and Dundarave beaches and the seawalk that connects them. **The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration in the seaside landscape.**

All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner's wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity.

I support the DWV staff recommendation to:” **Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm**”.

This wall is not in the public's interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

SIGNATURE:

NAME:

Alec Sharp

ADDRESS:

2478 Nelson Avenue West Van V7V 2R4

From: [Redacted] s. 22(1)
Sent: Monday, July 22, 2024 7:27 AM
To: correspondence
Subject: Seawalk not Seawall

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.

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Scan Me! - petition

SEAWALK NOT SEAWALL: DEADLINE JULY 22

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[Redacted] s. 22(1)
 NAME: [Redacted] s. 22(1)
 [Redacted] s. 22(1)
 7/22/24
 ADDRESS: [Redacted] s. 22(1) W VANCOUVER [Redacted] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Monday, July 22, 2024 9:43 AM
To: correspondence
Subject: Re: Video Links - Development Permit - 2368 Bellevue

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.

My name is [Redacted] s. 22(1) and I live at [Redacted] s. 22(1), West Vancouver, BC [Redacted] s.22(1)
Regarding - Development Permit Variance 2368 Bellevue, West Vancouver, BC

Please see attached video links showing the flooding associated with the West Van Waterfront

I did these videos as I have been watching the waterfront flooding on a regular basis but when we had the King tide I was horrified that the water levels rose so high that the home at 2368 was completely flooded and they had recently moved in. I then watched them trying to fix the roof as it was at the end of its life and was causing a lot of water damage.

I also witnessed about a week ago people in the neighbourhood with signs and petitions asking people to sign against the wall height. When I asked what it looked like or why it was being built so high they said they didn't know it was just going to be a big concrete wall and they were against it. I asked if they had photos or info to show me and they didn't. They had random people signing a petition with no information.

I am also on Nextdoor and saw the petition on there and people again were signing with not a lot information. [Redacted] s. 22(1) posted the link to the development permit so people could see why it was being requested.

I had not even looked at the development permit so when I got home I looked it up and went through the drawings online. That is when I decided to share some of the videos I had and do a video to see if it would help.

I work in [Redacted] s. 22(1) and I sat on the [Redacted] s. 22(1) [Redacted] s. 22(1) and I also sat on the [Redacted] s. 22(1) for a few years and these people have hardships and with the flooding and leaking of the roof this home may not be habitable in the near future.

Video SHowing flooding of the property and surrounding areas and explanation of development proposal

[Redacted] s. 22(1)

Short Video of the flooding along the waterfront

[Redacted] s. 22(1)

Same Video's but saved in you tube

You tube link
[Redacted] s. 22(1)

Short version

On Mon, 22 Jul 2024 at 09:03, correspondence <correspondence@westvancouver.ca> wrote:

Thank you for your correspondence.

The District's Correspondence Policy requires the correspondent's name and civic address in order to be included in a correspondence package. Your civic address may be provided in a reply to this email, or you may wish to re-send the correspondence with your civic address included.

Please do not hesitate to contact Legislative Services at 604-925-7004 if you have any questions.

With regards,

Neetu Shokar

Legislative Services | District of West Vancouver

t: 604-921-3569 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral and unceded territory of the Squamish Nation, Tsleil-Waututh Nation and 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.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: s.22(1)

Sent: Sunday, July 21, 2024 1:13 PM

To: Mark Sager, Mayor <mark@westvancouver.ca>; Christine Cassidy <ccassidy@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Sharon Thompson

<sthompson@westvancouver.ca>; correspondence <correspondence@westvancouver.ca>

Subject: Video Links - Development Permit - 2368 Bellevue

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.

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Video SHowing flooding of the property and surrounding areas and explanation of development proposal

[REDACTED] s. 22(1)

Short Video of the flooding along the waterfront

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 22, 2024 11:57 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Re. Concerns about Proposed Development Permit 23-079 for 2368 Bellevue Avenue

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 Mayor and Council,

I would like to express my concerns about the proposed development permit for 2368 Bellevue Avenue.

Regardless of the applicants' standing in the community, I feel that the height of the retaining wall and the visual impact on the surrounding area (i.e. the Centennial Seawalk) are too great to justify approval of this development as submitted. I am also concerned that, if approved, this type of development (with associated variances and relaxations) will set a dangerous precedent in the District. We need sustainable development that is sensitive to the environment, not another massive estate/compound, and more concrete. I think that a better, more sustainable design, with less visible impact, needs to be further pursued.

Also, owners need to do their due diligence before buying a property, especially when it involves covenants, right-of-ways, the need for a series of variances, and the relaxation of other rules. Anticipating that these regulations and rules can be waived or adjusted should not be taken for granted.

Thank you for your time and consideration.

Regards,

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Monday, July 22, 2024 12:00 PM
To: correspondence
Subject: Proposed Development Permit 23-079 for 2368 Bellevue Avenue, WVan.

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

To those involved in the consideration for approval of the proposed Development Permit 23-079:

To date, my understanding of the maturing outlook of this district and many others, not only in the Lower Mainland but across the world, is that beautiful places that could be shared by many, are at risk of being swallowed up by the wealthy.

To prevent the exclusion of many whilst benefiting few, the way forward as I have experienced, that creates the irreplaceable sense of a generous and accessible world is through sharing and inclusiveness, for precious locations such as waterfront to at least house 20 or so people, or an amenity such as another inter-connected public art studio.

Thank you for your consideration of this outlook.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 22, 2024 12:04 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: Seawall
Attachments: Seawall.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.

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SEAWALK NOT SEAWALL: DEADLINE JULY 22

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- **All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations.** Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE

s. 22(1)

NAME:

s. 22(1)

ADDRESS

s. 22(1)

W. VANCOUVER - BC.

s. 22(1)

From: [Redacted] s. 22(1)
Sent: Monday, July 22, 2024 1:13 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: SEAWALK NOT SEAWALL

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All other new waterfront construction has included stepped retaining walls according to related bylaws and staff recommendations. The owner's wish to increase their usable raised land area should not override usual step/setback requirements, which protect the nature of our most important public amenity.

I support the DWV staff recommendation to: **"Revise proposal to include additional stepped retaining walls in compliance with zoning bylaw regulations; or push raised retaining wall further behind property line to provide additional landscaping and buffering between private-public Realm".**

This wall is not in the public's interest. I ask DWV Mayor and Council to reject this application and send it back for redesign with setbacks to preserve respectful adjacency to the open space of the seawalk.

SIGNATURE: [Redacted] s. 22(1)

NAME: [Redacted] s. 22(1)

ADDRESS: [Redacted] s. 22(1)

West Van. [Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 22, 2024 1:28 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Peter Lambur; Sharon Thompson; Linda Watt; Scott Snider; Nora Gambioli; Hanna Demyk; Lisa Berg
Subject: Proposed Development Permit #23-079 Variance Application at 2368 Bellevue

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 Mayor and Council,

Please add my name to the vast majority of citizens who have submitted their opposition to this variance.

The owner/developer of this site bought the 3 strata properties at 2368 Bellevue in April 2021. Preliminary discussions of their single family redevelopment plans commenced in 2022 with District staff. Certainly, these astute applicants would have known full well about the retaining wall restrictions before they bought the property and they definitely would have in 2022. Regardless, they nonetheless single-mindedly plowed ahead with their intent to develop a new single family dwelling on the property with a non-conforming 13' retaining wall and alterations to the grade line angle. They even then proceeded to wind up the strata corporation (which was approved by Council in December in 2023).

Here we are before council two years later with their fortress-like proposal that demands a variance for this 13' wall, not to accommodate any hard-ship mind, but to accommodate their proposed large covered patio, pool, and hot tub and, in doing so, also demanding a variance build up of the south-side grade to be level with the new 13' wall. Hidden within the NHC report, there will also be a glass railing on top of the 13' wall!

Per the May 2, 2024, staff report from Hanna Demyk, Planning Technician (red highlights are mine):

However, since preliminary discussions with the applicant in 2022, staff have raised concern regarding the impact of the proposed raised retaining walls on the public realm, particularly the public view of the large wall faces from the seawalk. Given staff concerns, the applicant has previously been provided with the following alternative options:

- 1. Revise the proposal to include additional stepped retaining walls in compliance with retaining wall and grade line requirements of the Zoning Bylaw, moving site protection away from the seawalk/public realm; or*
- 2. push the proposed raised retaining wall further behind the property line to provide additional landscaping and buffering between the private and public realm.*

*Staff acknowledge that both scenarios would need to be reviewed by the applicant's coastal engineer and would lead to a reduction in useable front yard area on the subject site. However, it is our understanding that **these options have not been fully considered to date** (i.e. review and design development by the applicant's coastal engineer). **Instead, the applicant has chosen to proceed with the current proposal** which would minimize impact of future flood events on the private property.*

I support staff's stated concern that "*However, staff are concerned with the proposed zoning variances to allow raised retaining walls adjacent to the seawalk/public realm. It is in staff's opinion that the proposed retaining wall design should be revised to reduce impact on the public realm prior to consideration of the development permit by Council.*" Staff's proposed stepped retaining walls will equally minimize impact of possible future flood events.

This applicant has made no attempt to rework their design to bring it under compliance and instead chose to disregard staff's concerns and, in doing so, attempt to ride roughshod over council and citizens. If the owner/developer are unable to bring their design into compliance then they can always sell on their property to someone who will.

Hence I support staff's very reasonable recommendations and implore our Mayor and Council to do the same tonight:

6.1 Recommended

1. a) THAT Council defer the proposed development permit back to staff and direct the applicant to work with staff to revise the retaining wall design as per alternative options outlined in Section 5.3 of this report; and
2. b) THAT staff be directed to bring the proposed development permit back to Council once revisions have been made addressing staff concerns.

In summary, I do not accept these non-hardship self-serving variances. Mayor and Council should respect staff's recommended option to not approve this development permit as submitted.

My signed petition follows. Thank you.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

SEAWALK NOT SEAWALL: DEADLINE JULY 22

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- **All other new waterfront construction has stepped retaining walls according to bylaws and staff**

recommendations. Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor and Council to send the application back for redesign with setbacks to preserve the public realm.

Signed

s. 22(1)

From: s. 22(1)
Sent: Monday, July 22, 2024 4:16 PM
To: correspondence; Mark Sager, Mayor
Subject: imposing wall on the Seawall and seating at John Lawson

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 Council members,

Had a beautiful walk home the other night along the seawall with so many families out enjoying themselves.

My suggestion is to add more types of fun and interesting seating so that people can gather together. For instance, I saw a large family take over the private seating deck (the wheelchair accessible deck) that overlooks the beach for a family gathering. They looked like they were having a great time.

Then we walked further along the seawall home.

I am really not sure about having such an imposing wall on the seawall. To me it will seem very out of place and certainly not welcoming. Similar to that home that was built on Nelson (or in that area) that built a huge modern home with the imposing wall that stretched hundreds of feet (no windows). Looked completely out of place.

Wanted to let you know my thoughts, doesn't seem like it is a good fit.

Cheers,

s. 22(1)

West Van, s. 22(1)

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SIGNATURE:

s. 22(1)
[Redacted signature]

NAME

s. 22(1)
[Redacted name]

ADDRESS:

s.22(1)
[Redacted address]

West Vancouver BC

Council will consider this application on July 22, so please act now!

- Sign above, and print your name and your complete address (including city).
- Scan your signed petition and email it to the Mayor, Councillors and staff (addresses below), or copy the above message into the body of your email.

Here are email addresses for the Mayor, Councillors, and responsible staff members; copy these to your email's 'To' field - you can copy the whole batch using this QR code:



Scan - email addresses!

mark@westvancouver.ca,
ccassidy@westvancouver.ca,
ngamboli@westvancouver.ca,
plambur@westvancouver.ca,
ssnider@westvancouver.ca,
sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

Seawalk not Seawall: OBJECTION to Development Permit #23-079 Variance Application at 2368 Bellevue

LINKS:

- DWV link to Meetings and Agendas: <https://westvancouver.ca/mayor-council/council-agendas-minutes>
- Minutes of the June 3 meeting: <https://www.westvancouver.ca/sites/default/files/media/documents/24jun03- Agenda-Web-Final.pdf>
- Staff presentation at the June 3 meeting: <https://westvancouver.ca/media/4343>

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SIGNATURE: [REDACTED] s. 22(1)

NAME: [REDACTED] s. 22(1)

ADDRESS: [REDACTED] s. 22(1)

WEST VANCOUVER BC

[REDACTED] s. 22(1)

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ngamboli@westvancouver.ca,
plambur@westvancouver.ca,
ssnider@westvancouver.ca,
sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

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NAME: s. 22(1)

ADDRESS: s. 22(1)

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Scan your signed petition and email it to the Mayor, councillors and staff below, or copy the above message into the body of your email.

Copy and paste this list of addresses into your email's 'To' field, with the commas, to send this to Mayor, Councillors, and staff:

mark@westvancouver.ca,
ccassidy@westvancouver.ca,
ngamboli@westvancouver.ca,
plambur@westvancouver.ca,
ssnider@westvancouver.ca,
sthompson@westvancouver.ca,
lwatt@westvancouver.ca,
correspondence@westvancouver.ca,
lberg@westvancouver.ca,
hdemyk@westvancouver.ca

Suggested title:

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Application at 2368 Bellevue

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SEAWALK NOT SEAWALL: DEADLINE JULY 22

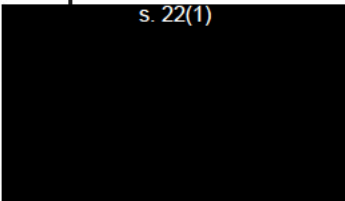
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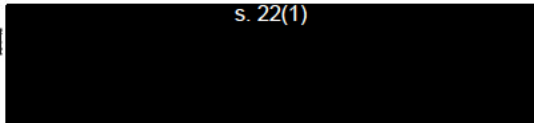
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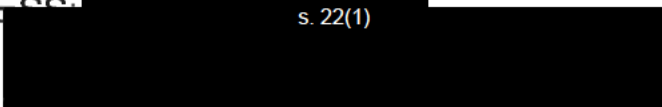
SIGNATURE



NAME



ADDRESS



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Suggested title:

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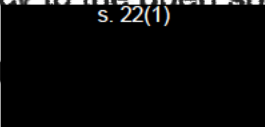
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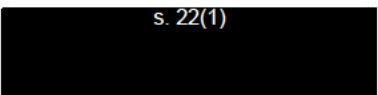
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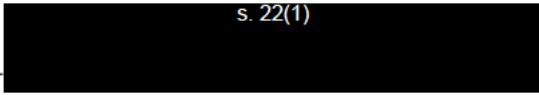
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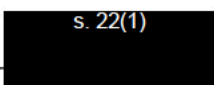
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WEST VANCOUVER, B.C.
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ADDRESS: [Redacted] s. 22(1) West Down.

I am opposing the "WALL" [Redacted] s. 22(1)

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West VANCOUVER

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From: [Redacted] s. 22(1)
Sent: Wednesday, July 17, 2024 11:33 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Enhancing Community Safety: Installing Early Wildfire Detection in West Vancouver

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 Mayor Sager and members of the West Vancouver Council:

I believe you have seen yesterday's Globe and Mail Article highlighting Sensenet's technology:
[AI wildfire early detection system is like a fire alarm in the forest, says chief.](#)

I also recently read a news item regarding the installation and use of Sensenet technology in communities like Predator Ridge, the City of Vernon, Harrison Hot Springs, and a few other locations. I was also made aware that your environment committee was considering a recommendation for a similar solution in West Vancouver.

As a resident of West Vancouver and someone deeply concerned about our community's safety, I believe it's crucial for Council to expedite the installation of such a system. It's concerning to live in one of North America's most valuable real estate areas and realize our wildfire measures are primarily reactive rather than proactive. Meanwhile, progressive municipalities like Vernon, Harrison Hot Springs, and others are proactively implementing these technologies. Chief Lind of Fire Rescue Services for the City of Vernon recently emphasized, "In today's environment local governments need to be proactive to effectively protect our communities from the devastating effects of forest fires."

I am genuinely advocating for this technology because I believe it's essential for mitigating wildfire risks in our community. While I am involved with Sensenet, it's important to clarify that they are not a Firetech startup; they are operational and providing solutions now, as evidenced in the links provided. I am advocating strongly for this technology as a concerned resident who wants to see our municipality take proactive steps toward community safety.

I respectfully request that Council consider placing this item on the agenda for your next meeting, or convening a special meeting to address it promptly. With the current heatwave and heightened wildfire risk, I believe there is a pressing need for action that will alleviate residents' anxieties. Thank you for considering this important matter.

Thank you!

Kind regards,
 [Redacted] s. 22(1)

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

[Redacted] s. 22(1)

From: ADRA Ambleside Dundarave Residents Association <adrawestvan@gmail.com>
Sent: Thursday, July 18, 2024 1:15 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Cc: Graham McIsaac; sandi leidl; Barbara Shard; judy c; Trudy Adair; Nigel Malkin
Subject: North Shore Waste Water Treatment Plant

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Dear Mayor and Council,

We are writing to ask you to support the call for a full public inquiry to be conducted by the Inspector of Municipalities pursuant to the Local Government Act (section 764), given the circumstances as serious as in the case of the North Shore Waste Water Treatment Plant. North Shore taxpayers, who will be footing the bill for this extraordinary increase in costs, which will be added on to current and future property tax and utility fees, deserve such an inquiry. There has been no transparency for cost overruns and no accountability for the failure to control these expenses.

You are well aware that the cost of this project has gone from \$700 million to \$4 Billion and counting, with a completion date 10 years delayed. At the May 31st meeting, Metro Vancouver board imposed a \$590 per year additional assessment for the next three decades on North Shore taxpayers. The current cost estimate does not include the cost of decommissioning the existing Lions Gate Treatment PLant, nor any soil remediation, which will likely be required at the site.

There is also the issue of deferrability of the additional tax assessment from the NSWWTP overruns. Will you please clarify if this assessment can be deferred as there are currently conflicting views. Is it a local government decision? Can all or part of the costs be deferred? Again, taxpayers are entitled to have this information.

ADRA directors respectfully request our WV elected officials join and support the request of Premier Eby for a public inquiry through the appointment of the Inspector of Municipalities. We also look forward to the clarification of tax deferral on the NSWWTP assessment.

Yours sincerely,

ADRA Directors

Heather Mersey Graham McIsaac Sandi Leidl Barb Shard
Trudy Adair Elaine Fonseca Judy Chalmers Nigel Malkin

s. 22(1)

West Vancouver BC

s. 22(1)

--

Visit our website: ADRAwestvan.ca

From: Neil Jensen [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 2:39 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Linda Watt; correspondence
Cc: [REDACTED] s. 22(1)
Subject: NSWWTP

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Dear Mayor and Council Members,

On behalf of area residents, we are reaching out to urge your backing for a comprehensive public inquiry to be carried out by the Inspector of Municipalities in accordance with the Local Government Act (section 764), especially in light of the gravity of the situation surrounding the North Shore Waste Water Treatment Plant. The residents of North Shore, who will ultimately bear the burden of this significant cost escalation, which will be reflected in both current and future property taxes and utility charges, deserve the transparency and accountability that such an inquiry would provide.

It is common knowledge that the initial projected cost of the project has skyrocketed from what was once as low as \$500 million to now nearly \$4 billion and costs are still rising, with a completion date that is now a decade overdue. During the meeting on May 31st, the Metro Vancouver board imposed an additional annual levy of \$590 for the next thirty years on North Shore residents which as I understand will vary depending on home assessment values. The current cost estimates do not even include the expenses related to decommissioning the existing Lions Gate Treatment Plant or any necessary soil remediation at the site.

The directors of BPAHA respectfully urge our elected officials in West Vancouver to unite in supporting Premier Eby's call for a public inquiry by appointing the Inspector of Municipalities.

Yours faithfully,
Neil Jensen
Board of Directors for the British Properties Area Homeowners Association

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

From: Neil Jensen [REDACTED] s. 22(1)
Sent: Thursday, July 18, 2024 2:53 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Linda Watt; correspondence
Cc: [REDACTED] s. 22(1)
Subject: NSWWTTP

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Dear Mayor and Council Members,

On behalf of area residents, we are reaching out to urge your backing for a comprehensive public inquiry to be carried out by the Inspector of Municipalities in accordance with the Local Government Act (section 764), especially in light of the gravity of the situation surrounding the North Shore Waste Water Treatment Plant. The residents of North Shore, who will ultimately bear the burden of this significant cost escalation, which will be reflected in both current and future property taxes and utility charges, deserve the transparency and accountability that such an inquiry would provide.

It is common knowledge that the initial projected cost of the project has skyrocketed from what was once as low as \$500 million to now nearly \$4 billion and costs are still rising, with a completion date that is now a decade overdue. During the meeting on May 31st, the Metro Vancouver board imposed an additional annual levy of an average of \$590 for the next thirty years on North Shore residents which as I understand will vary cost depending on home assessment values. The current cost estimates do not even include the expenses related to decommissioning the existing Lions Gate Treatment Plant or any necessary soil remediation at the site.

We kindly request our elected officials in West Vancouver to communicate with Premier Eby and propose that his government appoint an Inspector of Municipalities to conduct a public inquiry. This will help ensure transparency and build trust among all stakeholders.

Yours faithfully,
Neil Jensen
Board of Directors for the British Properties Area Homeowners Association
[REDACTED] s. 22(1)
West Vancouver
[REDACTED] s. 22(1)

Sent from my iPhone

From: [Redacted] s. 22(1)
Sent: Friday, July 19, 2024 12:12 AM
To: correspondence; Nelson Cavanough
Cc: Bear Aware, [Redacted] s.22(1); WVPD Block Watch & Operational Support Coordinator, Cst Jeff Palmer
Subject: FW: How might West Vancouver obtain designation as a 'Bear Smart Community', that was set up in 2002?

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I haven't read thru all this yet, but wanted to ensure you all had access to the contents of this Microsoft document to learn about the 6 criteria, for which the Municipal District of West Vancouver might gain the "Bear Smart Community" status too, like the 13th BC community did: the District of North Vancouver in June.
 [Redacted] s. 22(1)

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

From: Schumacher, Tim D ENV:EX [mailto:Tim.Schumacher@gov.bc.ca]
Sent: July 18, 2024 4:03 PM
To: [Redacted] s. 22(1)
Subject: FW: How might West Vancouver obtain designation as a 'Bear Smart Community', that was set up in 2002?

Hi [Redacted] s. 22(1),

Thank you for reaching out to the Conservation Officer Service.

The answers you are looking for can be found published at this website. [Bear Smart Community Program - Province of British Columbia \(gov.bc.ca\)](#)

I believe these are the six criteria that you are referring to which are outlined in this document. [Microsoft Word - human mac.doc \(gov.bc.ca\)](#)

- Preliminary Hazard
- Assessment Education Program
- Bear-Proof Waste Management System
- Bylaws
- Green Space Management
- Community Planning Documents

Further information on what people can do to protect bears is found here: Black Bear – WildsafeBC

Thank you,

C.O. Tim Schumacher
 Sea To Sky Zone | Conservation Officer Service | Ministry of Environment and Climate Change Strategy
 Whistler, BC
 Phone: 778-947-0293
 Email: Tim.schumacher@gov.bc.ca

From: [REDACTED] s.22(1)
Sent: Friday, July 12, 2024 10:42 AM
To: Conservation Officer Service ENV:EX <Conservation.Officer.Service@gov.bc.ca>
Cc: [REDACTED] s.22(1) Cst Jeff Palmer WVPD Block Watch & Operational Support Co-ordinator <jeffpalmer@wvpd.ca>; Jordan Sturdy MLA - WestVancouver SeaToSky <jordan.sturdy@leg.bc.ca>; Patrick Weiler MP - WV SunshineCoast SeaToSkyCountry <Patrick.Weiler@parl.gc.ca>
Subject: How might West Vancouver obtain designation as a 'Bear Smart Community', that was set up in 2002?

You don't often get email from [REDACTED] s. 22(1) . [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I noticed the article in the Jul 10 North Shore News on page A7, about the District of North Vancouver acquiring this designation from the province (being the 13th such community in BC - including Lions Bay, Squamish, & Whistler). There are 6 criteria, so I'd like to ensure all in West Vancouver know what they are.

I am a long-time [REDACTED] s. 22(1), with about 90 neighbours on my 2 distribution lists; & I forward warnings to my neighbours of nearby bear sightings too! (with a cc to [REDACTED] s. 22(1) (who sometimes has a warning sign set up at Marine & Kew after a recent sighting), & sometimes to our municipal staff rep as well)

I want to ensure that all in West Vancouver know how we could do what's required to protect bears AND our neighbours! And that West Vancouver acquire recognition for same as well!

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 2:16 PM
To: correspondence
Subject: Closing of beach access on Park Ave

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Dear Mayor and Council

I am writing regarding the proposal to close the beach access at the bottom of 30th St and Park/Procter (3000 Park Lane) to allow for the sale of the adjacent land and property.

Although I understand why this would be in the interest of the District, it is yet another beach access closure within a few years on this stretch of waterfront. As you remember, the beach access at 29th Street was closed a few years ago. All this does, is give more privacy to the very expensive homes along that stretch and less access for the public.

Furthermore, although you say there is beach access just to the east and at 31st St, the access to the beach from 31st St is not really accessible because there is a creek which is hard to cross just near the steps.

If you are going to close this access, you should consider opening up 29th St access opened up again.

Kind regards

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, July 21, 2024 8:18 PM
To: correspondence
Subject: NOTICE OF ROAD CLOSURE - beside PARK LANE - Removal of Highway Dedication Bylaw # 5432 2024

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To the District of West Vancouver,

s.22(1) from the beach access nature path beside 3000 Park Lane.

Having lived here for s. 22(1), it would impact my life significantly to lose this valuable piece of parkland that is available for all to enjoy.

I am s.22(1) and I use this beach for s. 22(1).

In my opinion, it is critically important to protect the culture of West Vancouver's waterfront community and precious areas of nature such as this one.

Continuing to make real estate a priority over what remains of our beautiful landscape in West Vancouver is something that saddens me deeply.

I strongly oppose, in no uncertain terms, your proposal to add this precious parcel of public beach access land to the property that is currently for sale at 3000 Park Lane.

Sincerely,

s. 22(1)

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s. 22(1)
West Vancouver s. 22(1)
s. 22(1)

To: District of West Vancouver Mayor and Council c/o Legislative Services
Date: July 21, 2024

I moved to West Vancouver s. 22(1) when my family bought a home in the s. 22(1) s.22(1) I often enjoyed (carefully) crossing the street and walking down the paths through the north and south sections of Altamont Beach; this included scrambling down the bank on the north side of the railroad, and on down to the beach.

The following year the District announced a plan to sell off the northern section of the park. Horrors! Rupert Harrison, then Municipal Clerk for WV District, whose family moved to a home in the vicinity of 30th and Marine when he was a boy, pointed me to a promotional brochure published in 1918 which mentioned Altamont Park as one of the highlights; this, concern expressed by others, and the presence of a yew tree saved the park; now there are well maintained steps into and out of the northern section of Altamont Park. Whew! All's well that ends well, at least in that case.

At that time a beach access existed at the bottom of 29th St. At some point it was removed (because of some deterioration, and finally serious storm damage?). A small terrace is there now, with benches and a lovely, accessible view for those no longer able to travel down to the beach. I understand one Councillor suggested this access could be re-established; I'm not sure this is a good use of park funds. The current configuration works well; further deterioration of the cliff and beach at that point may make access there no longer viable. At least in this case the District still owns the land.

Though I now live in Ambleside I continue to enjoy the beach between 29th St and 31st Street on a regular basis, hence my concern when I read the Notice of Road Closure in the North Shore News on July 10. At that time no indication of the closure was posted at the property to be attached to DL 556; only a big sign just to the east advertising the sale of DL556, therefore I and another concerned citizen posted our own notices regarding the possible elimination of the public beach access at that point. Sometime during the last week our notices were removed and the District posted a large sign with information about the closure.

Earlier in the week I had contacted District staff and was told that disposition of the roadway, and attaching that land to DL 556 is "the best use of municipal assets" In my opinion this is a limited definition of "best use" - one based on financial considerations only. This beach access is well used; the beach it accesses is beloved by many; the numerous and varied beaches in West Vancouver are one of the reasons we who live here pay the taxes we do. Once this land is attached to DL556, only the owner of that lot benefits, and public access is lost forever.

I was also told that the actual path down to the beach is on DL556 and it would have to be reconstructed on the dedicated highway land. However, when I reviewed the properties on WestMap it appears that only two small sections of the path are on DL556 and would need to be reconstructed on the dedicated highway land.

The sign posted by the District noted "two alternate access points to Altamont Beach Park, via a pathway 170 metres east and west at the foot of 31st St."

The 31st St. access was not available for more than a year due to infrastructure work; the stairway to the east was of course not accessible prior to and during its construction in 2021. Another access was blocked by logs in a severe winter storm a few years ago and from time to time trees fall from the forest onto the beach, or logs floating onto the beach are pushed perpendicular to the water line, making it difficult if not impossible to walk the beach at high tide.

As to the 2021 stairs; it is my understanding that originally it was intended to only rebuild the top half of the former steps but later it was decided to extend the new stairs to the beach. As a consequence of this late decision to add two more flights the steps on the lower half are c. 5 cm / 2 inches higher than the top half of the stairs, which makes those stairs very painful [REDACTED] s.22(1), so I currently avoid using that access.

As we all know, beachfront geography is constantly changing; other public beach access currently in this area may disappear in the future, therefore it is imperative we preserve all current access as public property.

I urge you not to remove the highway dedication to attach it to DL556 as this would enhance the value of DL556 for its owner while ending the use and enjoyment of that land for all other West Vancouver residents (and many others) FOREVER.

[REDACTED] s. 22(1)

ps: DL 556 appears to be the same land indicated as Procter Park on the District of West Vancouver Map & Guide (updated Mar./18) which begs the questions when did the District of WV acquire DL 556; how, and for what purpose? At the date of writing this submission I have not yet received an answer from staff.

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

2/2

From: [REDACTED] s. 22(1)
Sent: Monday, July 22, 2024 11:07 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; John T. Wong; Jim Bailey; Jill Lawlor
Subject: Concerns about Item 8: Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024.
Attachments: 31st St Beach Access-Pipe Creek-2.jpg; Proctor Park - Realtor Overhead.png; Proctor Park Beach Access-2.png; 31st Street Beach Access-1.jpg; Proctor Park Beach Access-1.png; Proctor Park Beach Access-3.png

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Dear Mayor Sager, Councillors, and Staff,

I have a few comments and questions regarding Item 8 on the July 22 Council agenda: *Road Closure and Removal of Highway Dedication Bylaw No. 5342, 2024*.

This item and the accompanying staff report propose the closure of a beach access pathway (Park Trail: 458) through Proctor Park in lower Altamont. The trail is currently listed by the District as being in "Good Condition"; composed of "Native Material"; and has been given the trail classification: "2-Woodland".

I am quite familiar with this trail as I have used it to access the beach below many times. During 2019, 2020, and 2021 when the public was denied beach access at the foot of 31st Street, it became my regular access route to the beach. While the trail's maintenance could be better, the same might be said about many trails in the District.

While the staff report describes the proposed closure of this trail as supporting Council's Strategic Objective 3.2 "Leverage District assets to generate new revenue streams through new initiatives", this proposed *revenue initiative* does come at a cost to the public; the forfeiture of a beach access pathway as well as the loss of tree canopy, shade, and green space during a declared Climate Emergency. (There are many trees that line the trail on both sides down to the water, perhaps as many as 70-plus on the east side, although a few are dead or are in poor condition.)

With every development that occurs on the waterfront, fewer and fewer trees remain. It is vital that these public green spaces remain intact and that we preserve biodiversity.

I am a little confused about the stated location of the existing beach access pathway. WestMap shows that, except for a very small section at the top, the trail is located in the road allowance beside 3000 Park Lane (or, as WestMap refers to the area, Procter Park).

When the North Shore News reported on the 3000 Park Lane listing last August (presumably with information provided by the District), it was written that the beach access path is "not technically" part of the listed property and that "According to the district the path will likely remain after the lot is sold, but might be adjusted slightly."

As well, the overhead/drone photo frequently posted by the realtor for 3000 Park Lane (the listing is currently showing as "Concluded" so the property has either sold, or the listing has been removed, or has expired), suggests that the beach access pathway is currently located off of the property in the road allowance/Procter Park (photo attached).

However, the staff report states that the existing path is located on 3000 Park Lane. Further, it suggests that, if the trail is to be retained, it would "need to be reinstated to the adjacent road allowance that is proposed to be closed by this bylaw" and that the associated cost of this work would be \$150,000. Of course, if the pathway is already located in the

road allowance, why would it cost \$150,000 to “re-instate” it there? I hope that this isn’t a phantom or an exaggerated cost being used to justify the closure of Procter Park so that it can be consolidated with 3000 Park Lane.

The report also mentions the potential costs of maintaining the road allowance. Beyond, seasonal path-clearing by the temporary summer park rangers, what regular maintenance was undertaken at Procter Park?

I suspect that many Community assets could be decommissioned or shuttered to avoid maintenance costs and be sold to “generate new revenue streams”, so maybe this proposed closure represents the thin edge of the wedge.

Presumably, even after an architect was hired (by the District?) to calculate, consult and formulate preliminary plans for 3000 Park Lane, it appears that something less than a large house was not attractive to those interested in developing on West Vancouver’s “Exclusive Golden Mile”. However, it should be noted that consolidating the road allowance with 3000 Park Lane would increase the lot size by over 25%. It would make the lot bigger than most nearby properties to the west (on Procter) and considerably larger than the Park Lane properties to the east.

The report also suggests that the foot of 31st Street can be used as an “alternative pathway” to the beach. However, once on the beach at this location, it can be difficult and dangerous to cross Pipe Creek, which is located immediately to the east. Even when the flow is down, the rocks in the creek can be very slimy and slippery.

Perhaps the most intriguing and telling part of the staff report can be found under the heading, *Climate Change & Sustainability*. In this section, it is stated that “The adoption of the proposed bylaw, subsequent consolidation with 3000 Park Lane, and eventual sale as a consolidated lot with 3000 Park Lane will generate revenue in the form of the sale price and future property taxes for the District. The sale revenue and property taxes will contribute to the District’s financial sustainability.”

Of course, it appears that the report’s author has mistakenly inserted a “financial sustainability” justification into a space intended for remarks on Climate Action, sustainable development and impacts on the environment. Then again, maybe this isn’t a mistake, maybe this is just the lens that is frequently used when considering development in the District. Maintaining property values is seen as a high priority while the environment and natural assets are still relegated to a near zero value.

Thank you for your time and consideration.

Regards,

s. 22(1)

West Vancouver, BC





Henry Gudenwood REB has an open house

Posted 3 weeks ago



\$6,998,000

3000 Park Lane
 Altamont • West Vancouver
 4 bd • 5 ba • 3700 sf • 52 × 187 ft

CONCLUDED

Layers

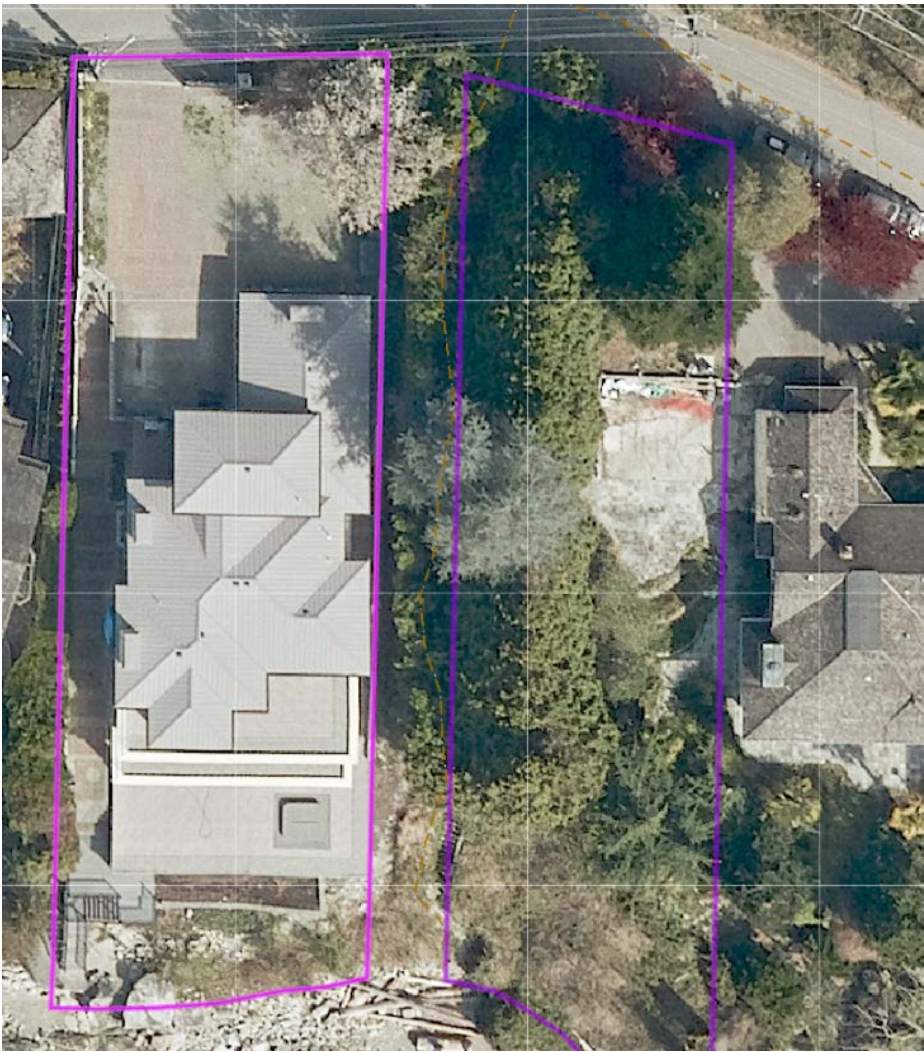
Filter Layers... Filter

- Garbage Zones
- Cadastral
- Parks
 - Sports Courts
 - Cabins
 - Outbuildings
 - Washrooms
 - Trails
 - Parks
- Environmental
- Planning
 - Heritage Status
 - Heritage Landscape Resources
 - Foreshore DPA
 - Wildfire Hazard DPA
 - New Residential Units (Beyond Existing Zoning)
 - Active Blasting Permits
 - Secondary Suites
 - Site Interpretations
- Zoning and Land Use

PARKS TRAIL: 458

TRAIL NAME:	
PARK NAME:	Procter Park
CONDITION:	3 - Good
MATERIAL:	1 - Native
TRAIL CLASS:	2 - Woodland
DIFFICULTY:	Blue
COMMENTS:	

[Add to Results](#)



From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 3:08 PM
To: correspondence; Hanna Demyk; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; latt@westvancouver.ca
Subject: Zoning By-law Change and Side Yard Variances Application 1010-20-23-055 for 2550Queens Ave

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Dear Sir/Madam,

We disagree with the sentiment on council that this being a "gentle densification" of the area. Doubling the number of buildings on a street is the opposite of gentle.

Queens Avenue is already fairly congested and super-dense housing is not appropriate for this area.

Any drastic changes to a neighborhood without the ascent of the people living there just doesn't make any sense.

Please note that we oppose the above application for a proposed rezoning amendment and development variance permit to allow for the subdivision of 2550 Queen's Road in West Vancouver.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 3:57 PM
To: correspondence
Subject: Installation of reflectors on major roadways in west Van

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Dear Mayor and Council Members,

I had the below correspondence with the engineering department last November and again today. I wanted to include you in these conversations so please see the below emails.

Dear West Vancouver Engineering Department,

We communicated last winter about the installation of reflectors on local streets including Marine Drive. (See email below) At that time you said you had to wait until the spring for this installation.

I have noted that it is now mid summer and there is still no sign of reflectors being installed anywhere but especially on Marine Drive so I am wondering if this will be happening anytime soon?

I am very aware that in the winter when it gets dark at 4:30 in the afternoon and is often pouring rain, it is very difficult to see the lines on the roads, particularly Marine Drive in Ambelside.

Please let me know if this important safety feature is going to be installed soon.

Thank you

[REDACTED] s. 22(1)

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

On Nov 16, 2023, at 12:12 PM, Engineering Department
<engineeringdept@westvancouver.ca> wrote:

Hello,

Thank you for your email, unfortunately due to the drop in temperatures we cannot install reflectors as the glue will not adhere in these colder conditions. However, the Engineering department will be adding this area to the list that we are complying for reflector installation in the spring.

Regards,

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

From: [REDACTED] s. 22(1)
Sent: Friday, July 19, 2024 5:02 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Excessive Noise Disturbances

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Good afternoon:

I live in the Ambleside area. I am surrounded by high rise buildings. I mention this because like everyone else in this area, I am are being disturbed several times a day/evening by a motorcyclist who lives in a neighboring building.

It is no exaggeration that I have heard jet planes that don't sound as loud as this bike. I'm sure if it was measured, the decibel level would be off the charts. We suffered all last summer and in the spring, the owner again started the disturbances. Thank God for small mercies in that his bike is stored from Fall to Spring.

Today I contacted the West Vancouver Bylaw office to inquire what, if anything could be done. I spoke to a very helpful Officer who explained that unfortunately, they do not have the authority to attend and ask the owner to turn on the bike in order for them to hear the noise. He also mentioned that it's probably the same situation with the Police.

There is currently no Bylaw that prevents this antisocial behavior.

Similarly as of late, West Vancouver appears to have a problem with "boy racers" flying along Marine Drive in their extremely loud vehicles. This happened a couple of evenings ago and is unfortunately happening more frequently.

I do recall Councillor Cassidy mentioning a similar incident a few weeks ago at a Council Meeting.

As I am sure that there are many other residents affected by these disturbances, I am appealing to Council to investigate and see what can be done to stop it.

The owners of these motorcycles and vehicles should not be allowed to cause such disturbances to so many people.

Thank you

[REDACTED] s. 22(1)

West Vancouver B. C.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, July 21, 2024 11:10 AM
To: Mark Sager, Mayor; correspondence; Peter Lambur; Sharon Thompson; Christine Cassidy; Nora Gambioli; Linda Watt; Scott Snider
Subject: RE: 2024-2028 Five-year Financial Plan and 2024 Budget Book (ver. of June 26, 2024)

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To Mayor and Council Members:

RE: 2024-2028 Five-year Financial Plan and 2024 Budget Book (ver. of June 26, 2024)

A Google search was conducted to find instances of the term "Provisional Reserve Expenditures". The search turned up two results. Both results referred to the District of West Vancouver five-year financial plans. No other municipality or city uses this term, and it appears that the practice is unique to the District of West Vancouver Financial Services Department.

This finding raises the question of the validity of the use of this provision in the development of the District's five-year financial planning process and the purpose to which this provision is directed. No explanation of a satisfactory standing has been advanced by the various budget managers to whom the question has been directed in the past. One explanation offered soon after the method was first adopted stated that it was a strategem to avoid having to pass amendments to the five-year financial plan when expenditures exceeded budget approved levels in the course of a given fiscal year. But, it was observed that despite the budget line item "Provisional Reserve Expenditures" in the then-current year of the five-year plan, bylaw amendments to the adopted five-year financial plan were nevertheless proposed, read three times and adopted at interim points during the fiscal year. And, this practice continues.

It is clear that this innovation is not a generally accepted budgeting practice, despite assurances made by various personnel from the Financial Services Department.

The typical budget format adopted has the following structure:

- Revenue (receipts)
 - Taxation
 - Fees & Charges
 - Grants
 - Due from governments
 - Transfers from reserves
 - Provisional reserve transfers
- Total revenue

- Expense (expenditures)

Operating expenses
Capital expenditures
Prior appropriations for capital
 not expended in prior periods
Debt service
Interest on funded debt
Principal & sinking fund payments
Transfers to reserve funds
Provisional Reserve Expenditures
Total expense and expenditures

Net revenue
 Operating surplus/(deficit)

Examination of the 2024 'Budget Book' tells the story. The revenue line item "Provisional reserve transfers" equals, exactly to the penny, the expense (expenditure) line item "Provisional Reserve Expenditures". It is easy to conclude that the two line item entries are dummy variables, that those entries serve no practical budget purpose, and, that both line item entries can be expunged from the budget and financial plans without adverse consequence to the either the financial plan or the budget of the departments (General Fund) and operating subsidiaries (Water, Sewer & Drainage, Golf, or Cemetery).

Redundancy that has no practical purpose does not serve either Council or the community at large. And, in this case it is misleading because in virtually all cases, if not in all cases, the reserve transfers cannot be legally or practicably undertaken because such reserve transfers would be either ultra vires or contrary to the purposes for which the monies held to the credit of the reserve(s), including but not limited to Development Cost Charge reserves and the Endowment Fund Reserve sub-threshold balance. The Director of Financial Services is charged with fiducial management of such reserves pursuant to the Community Charter's Part 6, Financial Management.

Members of Council are also fiduciaries and have specific duties to ensure that the provisions relating to reserve funds and monies credited to reserve funds are not diverted to purposes other than to purposes for which those monies were raised for. So, we see that what at first blush may be taken for an innocent purpose due to administrative convenience takes on a more significant and likely adverse characteristic because Part 6 of the Community Charter permits Council (in the guise of Staff) to expend monies provided those expenditures are authorised by the then-current Five-year Financial Plan Bylaw. No further authorization is necessary, even if a local bylaw governing a statutory reserve fund established under Part 6 of the Community Charter requires a Council resolution before making the expenditure. The requirement for a Council resolution, found in some bylaws establishing a statutory reserve, serves only as a means to register an objection to the proposed expenditure(s). In the case of a council that is dominated by a voting block, majority rule ensures that such objections are seldom sustained, if raised at all.

In the interest of attaining a greater measure of fiduciary control, it is highly

recommended that the practice of inserting "Provisional Reserve Expenditures" and the contra entry "Provisional Reserve Transfers" be discontinued for fiscal years 2025 and onward.

Sincerely,

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

[Redacted] s. 22(1)

[Redacted] s.22(1)

From: [Redacted] s. 22(1)
Sent: Sunday, July 21, 2024 4:27 PM
To: Mark Sager, Mayor; Linda Watt; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider; correspondence
Subject: Re: Creation of a Parking Area at Pilot House Road Park and St. Francis-in-the-Wood-Church

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

To: Mayor & Council,

The report from the Deputy Director of Engineering & Transportation Services identifies the preliminary estimates of capital cost for converting the existing parking area and roadway from gravel surface to all asphalt macadam surface or concrete pavers or combination of asphalt macadam surface (roadway) and concrete pavers (parking stalls).

Assuming that for each option, the least-cost proposal is likely to be accepted if that option is selected for implementation, we have the following ranking by proposed capital cost estimate from lowest to highest estimated expenditure:

- Option 3 Contractor 1 \$57,875
- Option 2 Contractor 3 \$68,250
- Option 1 Contractor 3 \$90,125

Presuming that each of the contractors, 1, 2, and 3, are equally proficient and reliable, then Option 3 provides the desired utility for visitors to the park and the church and burdens the municipal ratepayers the least. Based on the performance of pavers installed in earlier projects here in Horseshoe Bay Village and in the Ambleside Town Centre, an all asphalt macadam surface will provide the least cost maintenance parking and travel surface of the three options.

Selecting Option 3 reduces the commitment to be borne by the Community Amenity Contribution reserve fund monies, thereby making available more of the current reserve balance for other worthy community programs and projects.

The decision, presuming that Council decides to pave the road and parking area in that locate, is straight-forward. Choose Option 3.

Sincerely,

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

[Redacted] s.22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 23, 2024 9:42 AM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence; Lisa Berg; Hanna Demyk
Subject: 2368 Bellevue redesign proposal

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.

Hello,

While I am copying this note for convenience as in general I agree with it, I have a couple of personal comments:

- Obviously retaining walls should take climate change into account, including sea level rises.
- It appears that this application goes far beyond that to include changes that are purely for the benefit of the owners of the property.
- This wall, landscaping or not, will have a horrible impact on that block of the seawall given the proximity of the wall to the seawalk.
- Other people should not have to put up with what changes are purely for the benefit of private owners.
- So I agree with sending the application back for redesign that adequately protects from rising sea levels while minimizing the impacts on public property and users thereof.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

I OBJECT: wall along the seawalk @ 2368 Bellevue Ave
The wall will be 13 feet high and 160 feet long next to the seawalk - almost the length of the grim, imposing Fresh Street Market wall on Bellevue. The seawalk is a defining feature of West Vancouver.

- The height, scale, and massing of this imposing concrete structure, even with greenery, is an aberration.
- All other new waterfront construction has stepped retaining walls according to bylaws and staff recommendations. Private interests should not override usual requirements, which protect the nature of our most important public amenity.

This wall is not in the public interest. I urge DWV Mayor

and Council to send the application back for redesign with setbacks to preserve the public realm.

SIGNATURE: NAME:

ADDRESS: Council will consider this application on July 22, so please act now!

- Sign above, and print your name and your complete address (including city).
- Scan your signed petition and email it to the Mayor, Councillors and staff (addresses below), or copy the above message into the body of your email.

Here are email addresses for the Mayor, Councillors, and responsible staff members



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

May 15, 2024, 7:00 p.m.

Welsh Hall

Present: T. Wachmann [Chair], A. Krawczyk, B. Hafizi, A. Nimmons, S. Sanajou,

Absent: S. Hall, S. Thompson, L. Yu

Staff: S. Felkar, S. Gill, S. Barton-Bridges, S. Dale

1. Call to Order

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

2. Approval of Agenda

Moved by: A. Nimmons

Seconded by: B. Hafizi

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: B. Hafizi

Seconded by: A. Krawczyk

THAT the Consent Agenda be approved.

CARRIED

In response to a question from the Board, S. Felkar advised that the increase in virtual circulation stats may be a result of collecting better data as well as the Library User survey directing patrons to the library's website. The Board congratulated S. Felkar and the Communications team for the success of the survey.

4. Business Arising from Minutes

None.

5. Director

a) Update

Please see report attached report from the Director.

b) Survey Update

S. Felkar provided an overview noting that over 2,700 surveys have been received and highlighted some of the key findings as follows:

On average, how often to you visit the library?

- 25% two or three times a month
- 24% about once a week
- 16% more than once a week
- 16% about once a month

How do you learn about programs and activities at the library?

- 51% Library website
- 49% Posters in the library
- 46% Library's monthly e-newsletter

What age group are you in?

- 24% 55-69
- 24% 35-54
- 23% 70-79

What's Next:

- Analysing the responses to questions more deeply
- Coding write-in responses to questions.
- Creating user profiles

c) Coop Data Breach

S. Felkar advised that on April 19, the BC Libraries Coop suffered a cyber-attack on an email server. The hackers obtained logs showing email addresses and a log of which addresses communicated with which no passwords or email content were obtained. The impact on the WVML appears to be nothing, but if any it would be limited to a few staff emails, as we do not use the Coop services that would have involved patron emails on the server. Staff were notified.

d) Witness Blanket Report

S. Barton-Bridges spoke to the success of the Witness Blanket.

The Board commented on the Witness Blanket and the incredible learning opportunity that this provided the community. They thanked staff for all their hard work coordinating this event.

e) 2023 Impact Report

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.

6. Governance

a) Board Training – Len Pierre Session

T. Wachmann encouraged the Board to watch the Len Pierre video which was included in the package. This item will be added to the June agenda for discussion.

7. Strategy

None.

Finance

a) 2024 LawMatters Grant

Moved by: A. Nimmons

Seconded by: B. Hafizi

To approve the expenditure of the 2024 LawMatters grant of \$1,500 to enhance the Library's legal collection.

CARRIED

b) 2024 Budget Adoption

The Board congratulated S. Gill on the budget approval process and thanked him for continuing to build strong relationships with the District.

Moved by: A. Nimmons

Seconded by: S. Sanajou

To adopt the Library's 2024 operating and capital budgets and to approve the submission of the revised 2024 one-time initiatives to the District.

CARRIED

c) 2024 Q1 Report

A. Nimmons advised that the Finance Committee has reviewed the 2024 Q1 report and no concerns were noted.

Moved by: A. Nimmons

Seconded by: B. Hafizi

To accept the 2024 Q1 operating and capital results as presented.

CARRIED

8. Infrastructure Committee

B. Hafizi reported on the following projects:

- We have signed a contract with Modern Niagara to provide design services for the heating upgrade. A kick-off meeting occurred on May 8th. We will also be negotiating future construction services with them. We anticipate the design work to be completed over the next several months with construction negotiations to commence in September.
- Flynn Canada has been hired to upgrade the North and South roofs, which will involve removing the existing metal roof panels and installing plywood sheathing underneath on top of the existing decking. This upgrade work will improve the seismic performance of the building and was recommended in a recent seismic assessment performed by a structural engineering firm. We anticipate this work to be completed over this summer.
- The Elevator to the Rooftop parking project tender closed and we are in negotiations with one of the bidders. We anticipate the work to be completed over this summer.
- The Circulation area renovation is almost complete with just a few outstanding items. Work should be completed by the end of May.
- We continue preparing for the Mezzanine renovation. We have received the cost estimate and have completed our work with the architect. We have now engaged a structural engineer, designer, and lighting consultant to prepare the details for the permit package and to oversee the construction. We have also purchased a storage container located in the upper West parking lot, which will help store materials while the renovation is underway. We are in the process of relocating materials. We anticipate commencing the renovation work in late summer or early fall.

9. Engagement Committee

T. Wachmann advised that the Engagement Committee has not met since the last Board meeting.

[5]

T. Wachmann noted that the Friends of the Library's SHRED-IT event was held on May 11, 2024. She thanked the Friends, staff, and trustees for their help in making this event a huge success.

10. Council Update

None.

11. New Business

None.

12. Date of Next Meeting

Wednesday, June 19, 2024, 7 p.m. – Virtual

13. Adjournment

The meeting was adjourned at 7:43p.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

June 19, 2024, 7:00 p.m.

Via Zoom

Present: T. Wachmann [Chair], A. Krawczyk, B. Hafizi, A. Nimmons, S. Sanajou, L. Yu

Absent: S. Thompson, S. Hall

Staff: S. Felkar, S. Barton-Bridges, S. Gill, S. Dale

1. Call to Order

The meeting was called to order at 7:05 p.m.

2. Approval of Agenda

Moved by: A. Nimmons

Seconded by: B. Hafizi

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: L. Yu

Seconded by: B. Hafizi

THAT the Consent Agenda be approved.

CARRIED

The Board commented on the increase in Youth program attendance.

T. Wachmann congratulated staff on the success of these programs.

The Board spoke to the Adult Bingo card and commented that it is exceptional and an innovative idea.

4. Business Arising from Minutes

None.

5. Director

a) Update

Please see report attached report from the Acting Director.

T. Wachmann thanked the Senior Team for all their hard work during S. Hall's absence.

6. Governance

a) Board Training – Len Pierre Session

S. Felkar provided an overview of the Len Pierre Indigenous Allyship and Anti-Racism video and highlighted the following:

- Territory Acknowledgement over Land Acknowledgment
- Intention setting
- What does it mean to be an ally
- 10 things you need to know about Indigenous allyship
- The teaching of listening
- Allyship vs. solidarity
- Allyship vs. saviourism
- Misconceptions about racism in Canada
- Trigger words that might make people feel uncomfortable talking about racism
- Privilege
- Prejudice
- Decolonization
- Steps to becoming anti-racist
- Strategies to talk about racism

S. Felkar encouraged the Board to watch the Len Pierre video which was included in the package.

T. Wachmann advised that a facilitated Indigenous workshop will be scheduled for the fall. Discussion ensued and A. Krawczyk suggested that it would be helpful to have real-life case study scenarios.

7. Strategy

None.

Finance

a) 2024 Library Amended Funding Distribution Request to the Foundation

The Foundation has expressed support to help improve the Welsh concert series and as a result the major change contained in this amendment includes:

- \$60,000 to enhance the sound system, stage, and equipment in the new concert area in the Main Hall.

Moved by: A. Nimmons

Seconded by: B. Hafizi

1. To approve the submission of the Library's 2024 amended funding distribution request for a total of \$365,500, subject to the consent of the Foundation.

CARRIED

Moved by: A. Nimmons

Seconded by: B. Hafizi

2. To approve the receipt and expenditure of the amended funding from the Library Foundation in the amount of \$365,500 provided that the Library Foundation consents to the distribution.

CARRIED

b) 2025 Funding Request to the Friends

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

Moved by: A. Nimmons

Seconded by: L. Yu

To approve the submission of the Library's 2025 funding distribution request to the Friends for a total of \$16,600 as follows:

1. \$7,000 for collections
2. \$9,000 for programming
3. \$600 for promotion

CARRIED

c) Board Policy Manual Update – S. 3.6 Cash Control

A. Nimmons advised that the Library no longer maintains a petty cash fund to cover expenditures of \$25 or less and has adopted the District's online submission and approval process for such expenditures.

Moved by: A. Nimmons

Seconded by: B. Hafizi

To accept the removal of section 3.6 (b) from the Board Policy Manual.

CARRIED

8. Infrastructure Committee

A. Krawczyk reported on the following projects:

- Modern Niagara has done a walkthrough of the library and are working on a design for the heating system upgrade. We anticipate the design work to be fully completed by the end of August with construction negotiations to commence in September.
- Flynn Canada started their work on performing a seismic upgrade of the North and South roofs on Monday, June 10th and it is expected it will take 6-8 weeks to complete. The rooftop parking and community garden has been closed while this work is being completed.
- The tenders for the elevator to the rooftop parking project were higher than anticipated. We have identified another lift that will fit within our budget that has its own enclosure, which should reduce cost. We have asked the lowest bidder on the project to review the redesign and provide an adjusted price. We anticipate the work to still be completed over this summer.
- The Circulation area renovation is largely complete. The one outstanding item is the privacy frosting on the glass.
- We continue preparing for the Mezzanine renovation. We have been working with the designer and lighting consultant and should have the permit package ready in late June or early July. We will also issue the tender for construction at around the same time. We are now starting to relocate.

In response to a question from the Board, staff advised that it is anticipated that the full completion of the Mezzanine renovation will likely be Summer 2025.

The Board thanked S. Gill for all his work on these projects.

9. Engagement Committee

T. Wachmann mentioned that S. Thompson thought it may not be necessary to organize two Council coffee meetings per year if there are no urgent issues; however, it was suggested that it may be helpful if the Board connect with the new Councillors in the fall.

S. Felkar noted that she met with new Deputy Municipal Manager S. Ketler and provided a tour of the Library. S. Hall will meet with S. Ketler later this summer for an orientation of the library.

T. Wachmann reported on her attendance at the information meeting regarding "Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge". A. Krawczyk will provide the Board an update at the July meeting.

A. Krawczyk encouraged Trustees to attend the Public Hearing for Cypress Village on Tuesday, July 25, 2024, and commented that as it is on Library land, it will be important to be aware of what these changes may look like. T. Wachmann will provide the Board with an update at the July meeting.

The Board HR Committee has met with the qualified applicants and recommended four candidates to Council. This will be presented to Council on Monday, June 24, 2024, for approval. We hope to have a full Board for the July meeting.

T. Wachmann invited Trustees to attend the Foundation Donor Appreciation event on Friday, June 21, 2024.

10. Council Update

On behalf of S. Thompson, T. Wachmann reported on the following:

- Proud to dedicate approximately 2000 acres of the Upper Lands to Parkland. The District has partnered with B.C. Parks Foundation who have provided a \$3 million fund for maintenance and management of park.
- The Cypress Village Public Hearing is scheduled for Tuesday, June 25, 2024.
- The Ambleside Local Area Plan (LAP) is scheduled for Monday, June 24, 2024.

11. New Business

None.

12. Date of Next Meeting

Wednesday, July 17, 2024, 7 p.m.

13. Adjournment

The meeting was adjourned at 7:46 p.m.

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

s. 22(1)

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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, JUNE 19, 2024**

BOARD MEMBERS: Chair L. Radage and Members J. Elwick, D. Simmons, and R. Yaworsky attended the hearing via electronic communication facilities.
Absent: Member S. Abri.

STAFF: P. Cuk, Board Secretary; and N. Karimabadi, Supervisor, Residential Plans Examiners, 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 June 19, 2024 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the May 15, 2024 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on May 15, 2024.

It was Moved and Seconded:

THAT the May 15, 2024 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 24-024 (836 Esquimalt Avenue)

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

- a) 5.30 m to Front Yard Setback
- b) 1.79 m to Accessory Structure 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.

H. and E. Boroomand-Tehrani (836 Esquimalt Avenue) described the variance application for a proposed private power pole (accessory structure).

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.

Board members commented and staff responded to a Board member’s question.

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 May 21, 2024, 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 H. and E. Boroomand-Tehrani:

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 24-024 regarding a proposed private power pole (accessory structure) at 836 Esquimalt Avenue with variances of:

- 5.30 m to Front Yard Setback
- 1.79 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated May 1, 2024 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

7. Application 24-025 (2264 Inglewood Avenue)

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

- a) 7.10 m to Front Yard Setback
- b) 1.36 m to Minimum Side Yard Setback
- c) 2.40 m to Accessory Building Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 11, 2024	1

Staff provided permit history of the subject property.

R. Karamyar (representing the owner of 2264 Inglewood Avenue) described the variance application for a proposed private power pole (accessory structure) 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 May 21, 2024, 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 R. Karamyar:

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 24-025 regarding a proposed private power pole (accessory structure) at 2264 Inglewood Avenue with variances of:

- 7.10 m to Front Yard Setback
- 1.36 m to Minimum Side Yard Setback
- 2.40 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated April 25, 2024 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 24-026 (2484 Ottawa Avenue)

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

- a) 7.27 m to Front Yard Setback
- b) 1.29 m to Minimum Side Yard Setback
- c) 3.01 m to Accessory Structure 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.

A. Soodbakhsh (representing the owner of 2484 Ottawa Avenue) described the variance application for a proposed private power pole (accessory structure).

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 May 21, 2024, 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 A. Soodbakhsh:

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 24-026 regarding a proposed private power pole (accessory structure) at 2484 Ottawa Avenue with variances of:

- 7.27 m to Front Yard Setback
- 1.29 m to Minimum Side Yard Setback
- 3.01 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated April 19, 2024 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

9. Application 24-027 (2460 Ottawa Avenue)

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

- a) 6.96 m to Front Yard Setback
- b) 1.56 m to Minimum Side Yard Setback
- c) 1.79 m to Accessory Building Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 6, 2024	1

Staff provided permit history of the subject property.

O. Hoekstra (representing the owner of 2460 Ottawa Avenue) described the variance application for a proposed private power pole (accessory structure). Staff and O. Hoekstra responded to Board members' 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 May 22, 2024, 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 O. Hoekstra:

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 24-027 regarding a proposed private power pole (accessory structure) at 2460 Ottawa Avenue with variances of:

- 6.96 m to Front Yard Setback
- 1.56 m to Minimum Side Yard Setback
- 1.79 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated April 29, 2024 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. 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 24-024 (836 Esquimalt Avenue);
- Application 24-025 (2264 Inglewood Avenue);
- Application 24-026 (2484 Ottawa Avenue);
- Application 24-027 (2460 Ottawa Avenue);

up to and including June 19, 2024, be received.

CARRIED

11. Public Question Period

There were no questions.

12. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for July 17, 2024 at 5 p.m.

13. Adjournment

It was Moved and Seconded:

THAT the June 19, 2024 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:28 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary

From: Rob Schweitzer <rob.schweitzer@bcwildfire.gov.bc.ca>

Sent: Tuesday, July 16, 2024 11:00 AM

To: Info <info@westvancouver.ca>

Subject: ATTN: Mayor and Council, Chair and Board, CAOs | Provincial Wildfire Update - July 16, 2024

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.

Hello Mayor and Council, Chair and Board, and CAOs,

As we enter the core months of wildfire season, I am committing to providing regular updates on the wildfire situation in British Columbia. As a valued partner in wildfire management, it is critical for you to remain engaged and up-to-date on wildfire activity in your area.

I would encourage you to take advantage of the wildfire situation resources that are available. There is a large amount of information available on the BCWS Map and Dashboard, which is available on desktop, on mobile browsers, and as a mobile app. Automatic updates to this page occur in near real-time from our wildfire dispatch system, and fire information officers usually update wildfire incident pages that have increased levels of response twice a day. There are several links throughout this email that will assist in navigating this information.

In addition to the wildfire information presented below, I can advise that B.C. has reached out to our external wildfire partners for increased wildfire personnel to supplement our own BCWS and contract crew resources. BCWS has requested the following resources:

- One 25-pack unit crew and one AREP from Nova Scotia arrived at the Prince George Fire Centre on July 12.
- Five additional 25-pack unit crews are requested through CIFFC.
- Incident Management Teams are requested from Australia.
- Two CL415s (water-scooping aircraft) and a birddog (scouting aircraft) have arrived from Ontario. Additional aircraft are requested through CIFFC.
- Additional requests for out-of-province resources are underway with international partners.

These resource requests have been submitted early in anticipation of increased activity later in July and August. Both CIFFC and U.S. are at prep 4 (out of 5), with B.C. and Alberta currently at the highest prep levels nationally. With heightened wildfire activity across Canada and in the US, resource sharing becomes challenging and early requests are essential to ensure that B.C. is supported through our resource-sharing agreements.

Out-of-province resources do not replace the vast wildfire community we rely on in BC. We currently have active standing arrangements with 55 private companies to provide wildfire suppression services and additionally rely on privately held heavy equipment contractors to support suppression. There are many additional contract opportunities that can be offered through contacting a local fire centre.

As mentioned, I will provide further updates as we head into core fire season. Your support and amplification of official messaging is greatly appreciated.

Thank you,

Rob Schweitzer

A/ Assistant Deputy Minister

Ministry of Forests, BC Wildfire Service

Provincial Summary

The hot and dry weather trend continues through the province today. We will continue to see a steady temperature build from high 20s to mid 30s throughout the southern half of B.C..

We can expect to see thunderstorms over eastern portions of B.C. through the middle of the week, over the Columbias and North Rockies. Later this week, a pickup in winds is forecasted across the province, which has potential for an increase in fire activity.

Over the weekend, we welcomed partners from Nova Scotia; one 20-person unit crew and an agency representative. With hot, dry weather anticipated to continue through many areas of the province, these firefighters will support our staff and contractors to meet objectives on new and existing fires for the next two weeks. Additional out-of-province resources include two CL415 aircraft and one birddog aircraft from Ontario, stationed in Williams Lake.

Forest fuels remain dry and susceptible to new starts. To reduce the risk of human-caused wildfires, a province-wide Category 1 (campfire) ban is in effect. Please stay up to date on current fire conditions and adhere to all fire bans and restrictions in your area, including those enforced by your regional district or local authority.

Provincial Information Officer | FIREINFO@gov.bc.ca | (250) 312-3051

WILDFIRE MAP

The wildfire map has information on every active wildfire in B.C. Detailed information for large incidents can be found under the Response tab of the incident webpage.

WILDFIRE DASHBOARD

The wildfire dashboard has a provincial summary, wildfire statistics, assigned resources, fire prohibition information, and other relevant resources.

Web and Mobile App Reference Guide

Statistics

Visit the BC Wildfire Service Dashboard for the most up-to-date wildfire statistics available.

CURRENT STATISTICS

Resources

Connect with your local Fire Centre, stay current on the latest Wildfire news, and learn more about how we can work together to build resilience and keep your community safe.

CONNECT

Access contact channels for general inquiries, Fire Information and feedback

COLLABORATE

Access the Wildfire Collaborative Partnership Guide for local governments

STAY CURRENT

Visit the BC Wildfire Service blog to read the latest information bulletins

This message was sent to you by [BC Wildfire Service](#)

4000 Airport Rd
Kamloops, BC, V2B 7X2
Canada

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From: Maureen Trainor <Maureen.Trainor@metrovancover.org>
Sent: Monday, July 22, 2024 8:09 AM
To: Mark Sager, Mayor; correspondence
Cc: Chair Hurley; Jerry Dobrovlny; Heather McNell
Subject: BC Utilities Commission Decisions and Local Government Interests in the Energy Transition
Attachments: BC Utilities Commission Decisions and Local Government Interests in the Energy Transition - Outgoing to District of West Vancouver.pdf

CAUTION: This email originated from outside the organization from email address Maureen.Trainor@metrovancover.org. 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 Mark Sager and Council:

On behalf of Chair Hurley, please find attached correspondence regarding BC Utilities Commission Decisions and Local Government Interests in the Energy Transition. Original letter to arrive by Canada Post.

Regards,

Maureen Trainor
Office Manager and Executive Assistant
CAO Executive Office
t. 604-436-6919
c. 604-218-3130



July 22, 2024

File: CR-12-01
Ref: RD 2024 05 31

Mayor Mark Sager and Council
District of West Vancouver
750 - 17th Street
West Vancouver, BC V7V 3T3
VIA EMAIL: mark@westvancover.ca; correspondence@westvancover.ca

Dear Mayor Mark Sager and Council:

BC Utilities Commission Decisions and Local Government Interests in the Energy Transition

At its May 31, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) receive for information the report dated April 15, 2024, titled "BC Utilities Commission Decisions and Local Government Interests in the Energy Transition"; and*
- b) direct staff to forward a copy of the report dated April 15, 2024, titled "BC Utilities Commission Decisions and Local Government Interests in the Energy Transition" to the Mayors and Council Members of each Metro Vancouver member jurisdiction.*

In accordance with the MVRD Board's direction, for your information, please find enclosed a copy of the staff report summarizing the outcomes of three BC Utilities Commission (BCUC) proceedings in which Metro Vancouver participated as an intervener, in collaboration with several other local governments. The BCUC decisions were generally aligned with the positions taken by these local governments.

If you have any questions, please contact Conor Reynolds, Director, Air Quality and Climate Action Services, by phone at 604-456-8811, or by email at conor.reynolds@metrovancover.org.

Yours sincerely,

s.22(1)

Mike Hurley
Chair, Metro Vancouver Board

MH/CR/lt
68518774

cc: Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: Report dated April 15, 2024, titled "BC Utilities Commission Decisions and Local Government Interests in the Energy Transition".

To: Climate Action Committee

From: Lise Townsend, Division Manager, Air Quality and Climate Action Policy,
Air Quality and Climate Action Services

Date: April 15, 2024 Meeting Date: May 9, 2024

Subject: **BC Utilities Commission Decisions and Local Government Interests in the Energy Transition**

RECOMMENDATION

That the MVRD Board:

- a) Receive for information the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”; and
 - b) Direct staff to forward a copy of the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition” to the Mayors and Council Members of each Metro Vancouver member jurisdiction.
-

EXECUTIVE SUMMARY

Decisions recently issued by the BC Utilities Commission (BCUC) for three proceedings in which Metro Vancouver participated were generally aligned with the positions taken by the Local Government Interveners. Metro Vancouver, together with several other local governments, participated as an Intervener in three BCUC proceedings: (1) FortisBC’s long-term resource plan; (2) BC Hydro’s long-term resource plan; and (3) FortisBC’s renewable natural gas (RNG) program. In these proceedings, the Local Government Interveners (LGI) advocated for fairness in energy rates and coordinated long-term planning. Both the utilities’ long-term plans were accepted, but the BCUC did not resolve the need for coordinated energy planning between BC Hydro and FortisBC. The BC Government has communicated, in responses to letters from the MVRD Board, that a forthcoming Climate Aligned Energy Framework for BC is expected to address this concern. In the RNG proceeding, the BCUC denied a RNG Connections Service for new construction due to an unfair rate subsidized by existing ratepayers.

Metro Vancouver’s participation in this proceeding highlighted the value of local government input to provincial energy planning. Staff will continue to seek opportunities for provincial input and advocacy to encourage alignment with regional policies.

PURPOSE

To inform the MVRD Board of the outcomes of three BC Utilities Commission Proceedings that Metro Vancouver participated in as an Intervener, and potential implications for local government policy goals and interests in the energy transition.

BACKGROUND

With approval of the MVRD Board, Metro Vancouver collaborated with several municipalities from Metro Vancouver and the Capital Regional District to participate as an intervener in three BC Utilities Commission (BCUC) proceedings.

- *FortisBC Energy Inc. (“FortisBC”) 2022 Long-Term Gas Resource Plan (“LTGRP”)* (Reference 1);
- *British Columbia Hydro and Power Authority (“BC Hydro”) 2021 Integrated Resource Plan (“IRP”)* (Reference 2); and
- *FortisBC Energy Inc. Biomethane Energy Recovery Charge Rate Methodology and Comprehensive Review of a Revised Renewable Gas Program (“RNG Rate Case”)* (Reference 3).

In March 2024, the BCUC issued decisions for the above-noted proceedings. As directed by the Board, the purpose of this report is to summarize these decisions and provide high-level analysis of their implications for Metro Vancouver and related local government policy interests in the energy transition.

Metro Vancouver’s board-endorsed *Climate 2050 Energy Roadmap* includes targets and key strategies to plan for the region’s transition to clean, renewable, and resilient energy. Actions include working with member jurisdictions to provide input to relevant utility and regulatory processes, and advocating to the provincial government, the BCUC, and utilities for coordinated long-term planning for the energy transition.

OVERVIEW: BCUC AND INTERVENERS

Role of BCUC

The British Columbia Utilities Commission (BCUC), governed primarily by the *Utilities Commission Act*, is an independent agency of the Government of BC (the Province), charged with regulating BC’s energy utilities, automobile insurance rates, common carrier pipelines, and the reliability of the electrical transmission grid. The BCUC’s stated mandate is to ensure that customers have access to safe, reliable energy service rates, while allowing utilities the opportunity to earn a fair return on their investments. The Province, in addition to enacting enabling legislation governing the BCUC’s mandate, can provide direction to the BCUC through an Order in Council.

The BCUC reviews applications from regulated entities through open, transparent, public proceedings, which include opportunities for the public to participate and provide feedback. Only registered interveners can file evidence, ask questions of other participants, and file final arguments in a proceeding, however other interested parties can submit letters of comment.

In October, 2023, a new Chair was appointed for the BCUC, and the Province issued a letter to the Chair emphasizing a need to prioritize GHG emissions reduction in the clean energy transition (Reference 4).

Local Government Interveners

In all three proceedings described in this report, Metro Vancouver collaborated with several other local governments. This enabled information sharing and more efficient use of resources among the parties, including procuring the services of experts. The Local Government Interveners (LGI) consisted of the following for all three proceedings: Metro Vancouver Regional District, District of North Vancouver, City of Vancouver, City of Richmond and Lulu Island Energy Company, and the District of Saanich. In addition, the City of Victoria participated in the FortisBC RNG Rates Case proceeding.

BCUC PROCEEDINGS – SUMMARY AND DECISIONS

FortisBC Long-Term Gas Resource Plan

FortisBC's Long-Term Gas Resource Plan (LTGRP) represents the utility's broad plan for transitioning to a low-carbon energy future in response to the Province's CleanBC Plan and CleanBC Roadmap to 2030. The LTGRP sets out how FortisBC expects to shift from distributing fossil natural gas to distributing various forms of renewable and low-carbon gases.

The Local Government Interveners (LGI) did not submit evidence in this proceeding, but individual members submitted information requests and the group jointly submitted a final argument. In their final argument, the LGI expressed concern that, given the lack of clarity about how the energy transition will unfold in BC, the LTGRP is narrowly focused on renewable gases, with uncertainties regarding their performance, pricing, and availability in BC. They advocated for further study to address RNG and hydrogen availability, proper accounting of the environmental benefits of RNG procured from outside the province, and how hydrogen will be deployed in FortisBC's system. The LGI stressed the importance of coordinated planning for the energy transition in BC that integrates both gas and electrical utilities' long-term plans and considers a wider array of decarbonization pathways. Recognizing the need for FortisBC to progress towards solutions, the LGI did not recommend whether the BCUC accept or reject the LTGRP; rather, they emphasized the limited contextual value of the LTGRP to inform future applications, and asked that BCUC direct FortisBC to urgently address the gaps revealed through the proceeding.

The LGI did not directly comment on the two components of the LTGRP that were rejected by the BCUC, as noted below.

The BCUC's decision included the following findings:

- The BCUC broadly accepted the LTGRP, finding that the public interest would be best served to allow FortisBC to advance its planning.
- The BCUC rejected planned investments in liquefied natural gas (LNG) for marine fueling (bunkering) and global markets due to insufficient evidence of demand for the product.
- The BCUC rejected the Resiliency Plan¹ which is intended to respond to and recover from disruptions to the gas system, but noted that FortisBC has committed to providing an updated Resiliency Plan in its next LTGRP submission to the BCUC.
- FortisBC was directed to file its next LTGRP by March 31, 2026.

¹ In the FortisBC Tilbury LNG Storage Expansion Project proceeding (BCUC Decision and Order G-62-23), the BCUC identified a number of shortcomings with the Resiliency Plan. This BCUC panel agreed with those shortcomings.

As discussed in the following section of this report, the BCUC agreed with the LGI and other interveners that collaboration between the major utilities would be beneficial, but did not take any action beyond encouraging such an approach.

Noteworthy BCUC Comments: Notwithstanding the overall acceptance of the LTGRP, the BCUC noted many uncertainties that it directed FortisBC to address in its next LTGRP. In particular, the BCUC emphasized the need for more sophisticated modeling of demand changes due to the energy transition, including scenarios that contemplate “demand destruction” (reduced gas throughput) and more details about planned actions to reduce GHG emissions.

BC Hydro Integrated Resource Plan

BC Hydro’s Integrated Resource Plan (IRP) is a 20-year plan for the electrical system. It includes a Base Resource Plan and several Contingency Resource Plans that forecast anticipated demand and how that would be met with existing and new supply and capacity under various scenarios. BC Hydro’s initial 2021 IRP application was significantly modified with a “Signpost Update” filed by the utility in spring 2023. This signaled a major shift in planning, from decades of flat energy demand to rapidly rising projected demand in response to population growth, market trends and multi-level government policy driving increased electrification. This was the stage at which Metro Vancouver registered as an intervener.

The Local Government Interveners (LGI) did not submit information requests or evidence in this proceeding, but submitted a final argument in which they cited evidence filed by other interveners.

In their argument the LGI stated that, while they generally support the IRP given the increasingly critical role of electricity in the energy transition, there is an urgent need for coordination in long-term resource planning between BC Hydro and FortisBC, pointing to the fact that each long-term resource plan envisions a different energy future. They also recommended more detailed regional scale distribution system analysis and planning, to ensure that sufficient electricity is provided in a timely manner to meet expected growth and climate targets.

The BCUC’s decision included the following findings:

- On the whole, the IRP, inclusive of the Signpost Update, was accepted and determined to be in the public interest.
- The need for BC Hydro to acquire an additional 3,700 GWh of clean or renewable energy, as announced by the Province while the IRP was in process, was “conclusively determined”, meaning it is not subject to need for further review.
- BC Hydro was directed to submit its next IRP by October 31, 2025.

As discussed in the following section of this report, the BCUC agreed with the LGI and other interveners that collaboration between the major utilities would be beneficial, but did not take any action beyond encouraging such an approach.

Noteworthy BCUC Comments: In response to rapidly shifting policies, technology, and external factors, the BCUC directed BC Hydro to submit IRPs more frequently and clarify uncertainties. This includes more detailed analysis of potential resource options to better inform the market. Agreeing

with FortisBC, the BCUC directed BC Hydro to further analyze the impact of electrification on their load forecast, including at the regional scale. BC Hydro should also undertake regional load forecasts and planning for non-bulk transmission and distribution infrastructure. Regional demand-side measures and resources should also be included in the next IRP, to reduce the need for investments, and BC Hydro should consider further resource diversification and energy storage to mitigate variability in hydro-electric supply due to climate impacts.

FortisBC RNG Rates Case

On December 17, 2021, FortisBC applied to the Commission for approval of a Revised Renewable Gas Program². The program consisted of three primary elements, of which the third was the focus of the LGI input.

1. Voluntary RNG Service, providing an option for customers to purchase RNG at a subsidized price relative to the conventional gas service and programmatic changes³.
2. RNG Blend Service, in which all sales customers will receive and pay for a blend of RNG as part of their regular gas service, designed to comply with FortisBC's obligations under the Greenhouse Gas Reduction Regulation.
3. RNG Connection Service, in which 100 per cent notional RNG would be provided to all customers as a mandatory service in newly constructed residential buildings, with rolled-in pricing, meaning that RNG Connections service customers would pay the same price as existing customers receiving a lower blend of RNG.

The Voluntary RNG Service and RNG Blend Service are conventional rate products, following established practices for introducing higher-cost energy into a utility's supply mix system for policy reasons. As such, the LGI did not submit comments concerning these aspects of the proceeding. In response to the RNG Connection Service component of the FortisBC submission, the LGI participated in this proceeding by submitting and responding to information requests, submitting expert evidence⁴, and submitting a final argument.

In their evidence and final argument, the LGI, among other interveners, opposed the RNG Connection Service, arguing – based on established rate-making principles – that the proposed rates are unjust, unreasonable, discriminatory, and not in the public interest. Central to this argument was economic analysis commissioned by the LGI that estimated the proposed rate would impose a \$750 million subsidy over eight years, paid by existing ratepayers to cover the increased cost to deliver 100% notional RNG to new customers. The LGI further asserted that FortisBC's application relied on flawed assumptions about the permanence of the rate, the availability of RNG, and that the proposed rate could undermine local government policies and lead to inefficient investments that could hinder long-term climate goals.

² Renewable gas was originally defined in the submission as renewable natural gas (RNG), synthesis gas, and lignin. The BCUC subsequently determined that for the purpose of this proceeding, renewable gas would only include RNG. RNG is typically more expensive to produce than conventional (fossil) natural gas, but is a lower carbon alternative.

³ The Voluntary RNG Service included expanding the program to larger volume businesses, increasing the price of RNG for natural gas vehicle and transportation service customers, and eliminating a discount for long-term contracts.

⁴ The expert evidence filed by the LGI collectively was prepared by Kurt G. Strunk, Managing Director, National Economic Research Associates, Inc. (NERA). Expert evidence was also individually filed by the following LGI members: City of Vancouver, City of Richmond, District of North Vancouver, District of Saanich, and City of Victoria.

The BCUC's decision included the following findings:

- The BCUC accepted the Voluntary RNG Service, finding that the subsidy, although in principle discriminatory, was not “unduly” so, and directed FortisBC to report by January 31, 2026 whether the rate subsidy continues to be appropriate.
- The BCUC accepted the RNG Blend Service, finding that it was reasonable in light of increased penetration of RNG into the system.
- The BCUC denied the RNG Connections Service on the basis that it is “unreasonable and unduly discriminatory.” In its decision, the BCUC states:

“The incremental cost of RNG based on FEI’s 2024 forecast is four times the cost of natural gas, whereas the RNG Connections service customers would receive (notionally) 100 percent RNG, which is far more than the amount existing customers, who would be paying the same price, would receive. In the Panel’s view, this describes a clear case of price discrimination with RNG Connections service customers being subsidized by existing customers. The evidence in this proceeding shows that the level of subsidization from existing customers would be very significant, estimated at \$750 million over the period 2024 to 2032. As such, the Panel determines the RNG Connections service, as proposed by FEI, is unreasonable and unduly discriminatory and rejects FEI’s RNG Connections service.”

METRO VANCOUVER AND LOCAL GOVERNMENT POLICY INTERESTS AND OPPORTUNITIES

Role of Local Governments in Energy Transition Planning

Local governments have long played an important role in provincial and regional planning for the energy transition through advocacy, policy-making, and directly through providing energy and related infrastructure. This has included advocacy and input to green building policies such as the Zero Carbon Step Code, policies to encourage low-carbon energy systems and electric vehicles, producing RNG (e.g., Surrey’s biofuel facility and Metro Vancouver’s wastewater treatment plants); operating district energy systems, and, in the case of Metro Vancouver, providing waste heat from the sewer system and waste-to-energy facility.

Elevating Local Government Policy Interests

These BCUC proceedings represent the first time Metro Vancouver has coordinated with other local governments to advance its interests through in-depth input to utility proceedings. In these proceedings, the LGI advocated for a fair and evidence-based approach to the energy transition that aligns local government climate commitments, and protects their policy role and regulatory authority. While recognizing a role for renewable gases, the LGI also sought to ensure that these gases are verifiably zero-emission, safely deployed, affordable, reliably available, and deployed to their highest and best use.

The influence of the LGI evidence and argument were particularly strong in the BCUC’s decision for the RNG Connection Service in the RNG Rates Case. Although the decision hinged on rate-making principles, finding the proposal to be “unduly discriminatory”, it also resulted in preserving local government authority regarding acceptable pathways to meet the Zero Carbon Step Code, a key municipal policy tool to ensure new construction is zero emissions and resilient to climate impacts.

In both long-term resource plans the LGI influence was more uncertain, since the plans were largely accepted by the BCUC, a direction that itself presents challenges as noted below. Yet the BCUC in its comments directed both utilities to address uncertainties and include regional considerations in their future long-term resource plans, which may present opportunities for Metro Vancouver.

Need for Coordinated and Climate-Aligned Energy Planning

In both the FortisBC LTGRP and the BC Hydro IRP proceedings, the BCUC agreed with the LGI and most other interveners on the importance of a more coordinated approach to the energy transition to protect the interest of ratepayers. However, while the BCUC "strongly encouraged" BC Hydro and FortisBC to communicate closely and adopt a common set of assumptions for the next BCUC filing, it refrained from providing specific direction regarding collaboration between or imposing agreement "upon any given view of the future" among the two utilities, which it noted would be "resource intensive", and the domain of the provincial government.

This matter was also outlined in a letter to the Province dated February 1, 2024, in which the MVRD Board requested that the Province improve coordination between FortisBC's and BC Hydro's long-term planning processes (Attachment 1). In their response, dated February 28, 2024 (Attachment 2), the Province emphasized that the pending Climate Aligned Energy Framework is anticipated to play a key role in developing "joint approaches for optimizing the combined electricity and gas infrastructure to achieve emissions reductions in the most cost-effective way". This letter built upon a prior letter that the MVRD Board sent to the Province (dated September 24, 2023), regarding the Climate Aligned Energy Framework, as well as a request to reform the BCUC to ensure GHG emission reduction from gas utilities (Attachment 3), and the Province's response (Attachment 4).

Currently, the timing, scope, and specific opportunity for local governments to be involved in the Climate Aligned Energy Framework is still unknown. In the meantime, the lack of clarity about how the energy transition will unfold creates a highly uncertain context for local government policy-making and planning for growth, amid significant and growing affordability challenges. Staff will continue to seek to provide input to the Province on this Framework and other opportunities for coordinated, publicly transparent energy planning, including a focus on regional scale opportunities aligned with *Climate 2050*, as outlined below.

Need for Regional Energy Demand Analysis and Planning

The BCUC decisions for both long-term resource plans highlighted a need for more detailed and regionally-focused analysis and planning in future plan iterations. In addition to undertaking more regional scale (bottom-up) energy demand analysis for both gas and electricity, the BCUC directed both utilities to pursue demand-side measures that could defer infrastructure investments. This could include strategic planning at the neighbourhood scale to right-size the gas and electrical grid for efficiency and GHG reduction, and deploying various combinations of low-carbon energy such as waste heat, electrification, and RNG, including via thermal energy networks (i.e., district energy). Local governments may be able to build on existing programs and policies to play a key role, in the context of the pending provincial Climate-Aligned Energy Framework.

Collecting building-scale energy data, such as with energy benchmarking and reporting, could also help to better characterize regional energy demand from existing buildings. This opportunity is described in more detail in a separate report on this Climate Action Committee agenda.

ALTERNATIVES

1. That the MVRD Board:
 - a) Receive for information the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”; and
 - b) Direct staff to forward a copy of the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition” to the Mayors and Council Members of each Metro Vancouver member jurisdiction.

2. That the MVRD Board receive for information the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”, and provide alternative direction to staff.

FINANCIAL IMPLICATIONS

This report is for information and does not have any direct financial implications. Costs to hire experts to support the LGI participation were provided for in the departmental operating budget, and are being shared among the parties. A grant for refund of a portion of consultant costs is being sought through the BCUC Participant Assistance/ Cost Award program. The LGI played a significant role in highlighting the financial implications of utility rate decisions, in which a discriminatory cross-subsidy from ratepayers to pay for higher-cost RNG to new customers was a key factor in the BCUC decision. Financial implications of the energy transition more broadly are significant and of critical importance, but are beyond the scope of this report.

CONCLUSION

Metro Vancouver participated with several other jurisdictions as Local Government Interveners (LGI) in three BC Utilities Commission (BCUC) proceedings. Through their participation the LGI elevated the interests of local governments at a pivotal time in the energy transition in the province, with significant implications for their objectives related to affordability, energy security, and climate action. Staff will continue to seek opportunities to contribute constructively to provincial policy for the energy transition, and are exploring opportunities for regional energy planning.

ATTACHMENTS

1. Correspondence from the MVRD Board to the Government of BC, dated February 1, 2024 re: "Coordination Between FortisBC's 2022 Long Term Gas Resource Plan and BC Hydro's 2021 Integrated Resource Plan".
2. Correspondence from the Government of BC, to the MVRD Board, dated February 28, 2024 (Response to Attachment 1 letter).
3. Correspondence from the MVRD Board to the Government of BC, dated September 25, 2023 re: "Changes in Provincial Legislation Needed to Address Gas Utilities in BC".
4. Correspondence from the Government of BC to the MVRD Board, dated January 22, 2024 (Response to Attachment 3 letter).
5. Presentation re: BC Utilities Commission Decisions & Local Government Interests.

REFERENCES

1. BC Utilities Commission Proceedings: [FortisBC Energy Inc. 2022 Long-term Gas Resource Plan](#)
2. BC Utilities Commission Proceedings: [BC Hydro 2021 Integrated Resource Plan](#)
3. BC Utilities Commission Proceedings: [FortisBC Energy Inc. Biomethane Energy Recovery Charge Rate Methodology and Comprehensive Review of a Revised Renewable Gas Program](#)
4. [Letter from Ministry of Energy, Mines and Low Carbon Innovation to Mark Jaccard, new Chair and CEO of BCUC, October 3, 2023.](#)



Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

February 1, 2024

File: CR-12-01
Ref: RDCL 2023 Nov 24

The Honourable David Eby, K.C., M.L.A.
Premier of British Columbia
PO Box 9041 Stn Prov Govt
Victoria, BC V8W 9E1
VIA EMAIL: premier@gov.bc.ca

The Honourable George Heyman, M.L.A.
Minister of Environment and Climate Change Strategy
PO Box 9047 Stn Prov Govt
Victoria, BC V8W 9E2
VIA EMAIL: ENV.Minister@gov.bc.ca

The Honourable Anne Kang, M.L.A.
Minister of Municipal Affairs
PO Box 9056 Stn Prov Govt
Victoria, BC V8W 9E2
VIA EMAIL: MUNI.minister@gov.bc.ca

The Honourable Josie Osborne, M.L.A.
Minister of Energy, Mines, and Low Carbon Innovation
PO Box 9060 Stn Prov Govt
Victoria, BC V8W 9E2
VIA EMAIL: EMLI.Minister@gov.bc.ca

Dear Premier Eby, Minister Heyman, Minister Kang, and Minister Osborne:

**Coordination Between FortisBC's 2022 Long Term Gas Resource Plan
and BC Hydro's 2021 Integrated Resource Plan**

Metro Vancouver and the BC Government are well-aligned in the pursuit of strong climate action needed to meet our respective climate targets. In the interest of ensuring alignment of provincial energy infrastructure planning with the strategies and actions in Metro Vancouver's *Climate 2050 Energy Roadmap*, Metro Vancouver registered as an intervener and submitted final arguments for the British Columbia Utilities Commission (BCUC) proceedings related to FortisBC's *2022 Long Term Gas Resource Plan* and BC Hydro's *2021 Integrated Resource Plan*, in coordination with the City of Richmond, District of North Vancouver, District of Saanich, and the City of Vancouver. The joint final arguments for both proceedings are enclosed in this letter.

Arising from discussion of the BCUC proceedings, the MVRD Board directed staff to write a letter to the Province to emphasize the need for better coordination between the two utilities. To meet the Province's greenhouse gas emission reduction targets, FortisBC has proposed a gas-centric pathway, whereas BC Hydro's plan emphasizes growing the supply of clean, renewable electricity. Having the two main utilities in BC proposing competing solutions for the energy transition is inefficient and risky. Uncoordinated planning presents risks to securing the necessary supply of low carbon energy and ensuring peak demand can be met, and could result in higher overall energy rates. Coordinated planning that is aligned with science-based climate targets and internationally recognized best practices for the energy transition would provide a clearer and more efficient pathway towards the Province's emission reduction targets, and provide a more robust platform for Metro Vancouver's and member jurisdictions' policymaking.

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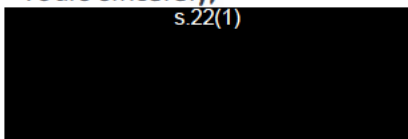
Therefore, on behalf of the Metro Vancouver Board of Directors, I am writing to ask that the Province accelerate action on the provincial Climate-Aligned Energy Framework (CAEF), including a goal to improve the coordination between FortisBC's and BC Hydro's long-term planning processes. If properly designed to address the barriers noted above, the CAEF can play a critical role in guiding effective coordination between the utilities and ensuring a clean, inclusive, and competitive energy future for BC. This request builds upon Metro Vancouver's previous request to the Province to reform the British Columbia Utilities Commission in the context of a changing climate, urgently enact legislation that reduces greenhouse gas emissions from gas utilities, and meaningfully engage Metro Vancouver on key provincial energy policies.

Climate 2050 guides Metro Vancouver's policies and actions to transition our region to a resilient, low carbon future, and establishes a regional greenhouse gas reduction target of 45% by 2030, compared to 2010 levels, and carbon neutrality by 2050. These targets were formalized in *Metro 2050*, the regional growth strategy. *Climate 2050* is implemented through ten issue-based roadmaps including the *Energy Roadmap*, which sets out goals, strategies, and actions to transition the region to 100% clean, renewable energy. Similarly, the Province has committed to strong climate action within *CleanBC*, including a target to reduce greenhouse gas emissions by 40% by 2030, from 2007 levels, building on its leadership to date.

As home to over half of BC's population, Metro Vancouver is ready to work with the BC Government to craft a clean energy future at both a regional and provincial level, in furtherance of our shared goals to achieve deep greenhouse gas emission reductions.

If you have any questions, please contact Conor Reynolds, Director, Air Quality and Climate Action Services, by phone at 604-456-8811 or by email at conor.reynolds@metrovancover.org.

Yours sincerely,
s.22(1)



George V. Harvie
Chair, Metro Vancouver Board

GVH/HM/nc

cc: Metro Vancouver Board Directors

Encl:

1. Filing from Metro Vancouver Regional District, City of Vancouver, District of Saanich, City of Richmond, District of North Vancouver to the BCUC Proceeding Related to the BC Hydro 2021 Integrated Resource Plan titled "Final Argument of Local Government Interveners", dated December 20, 2023
2. Filing from Metro Vancouver Regional District, City of Vancouver, District of Saanich, City of Richmond, District of North Vancouver to the BCUC Proceeding Related to the FortisBC Energy Inc. 2022 Long Term Gas Resource Plan titled "Final Argument of Local Government Interveners", dated December 20, 2023



Metro Vancouver
CAO Executive Offices

APR 03 2024

RECEIVED

February 28, 2024

Ref: 120224

George V. Harvie
Chair, Metro Vancouver Board

Email: CAOAdministration@metrovancover.org

Dear George V. Harvie:

Thank you for your letter dated February 1, 2024, regarding the role of the gas and electric utilities in meeting our provincial climate objectives. The Premier has asked me to respond on his behalf.

The Province is committed to building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family-supporting jobs. As outlined in my Mandate Letter, we are working with the British Columbia Utilities Commission (BCUC) to determine how they can better support British Columbia's clean energy transition. This is done in alignment with the Province's climate goal to achieve net-zero by 2050, while also considering affordability and the impacts to ratepayers. We are encouraged to see local governments actively participating in the utilities' long-term planning proceedings.

Climate change is already making extreme weather events more frequent across the country and around the world. To achieve BC's climate objectives, a shift in how the electric and natural gas systems meet customer needs is required, particularly regarding the management of peak demand. Currently, natural gas distribution utilities meet about two-thirds of the Province's peak winter energy demand. In developing our approach to facilitate BC's transition to cleaner energy systems, close coordination in planning for the future of the electricity and natural gas systems will be required.

As my Ministry develops a Climate Aligned Energy Framework (the Framework), we will need to consider key energy system transition challenges and opportunities, including energy resiliency, affordability, and leveraging utility strengths such as existing infrastructure and low cost of capital. The Province is currently working to bring the two utilities together, to develop joint approaches for optimizing the combined electricity and gas infrastructure to achieve emissions reductions in the most cost-effective way. BC Hydro and FortisBC have significant expertise that will contribute greatly to the development of the Framework.

... /2

Ministry of
Energy, Mines and
Low Carbon Innovation

Office of the Minister

Mailing Address:
PO Box 9060, Stn Prov Govt
Victoria, BC V8W 9E2

Telephone: 250 953-0900
Facsimile: 250 356-2965

The Framework will be a key step to securing our ongoing economic prosperity, enabled by an energy system that is powered by our world-leading low carbon resources. It will set the stage for future work and inform a more detailed energy plan. As my staff continues to build out priority actions through the Framework, we will continue to engage all stakeholders.

I deeply appreciate Metro Vancouver's interest in working with the Province on our mutual climate objectives, and welcome the input provided by the Board of Directors. We look forward to further discussions on how we can work together to achieve our shared objective of a clean, competitive and inclusive energy system.

Thank you again for writing.

Sincerely,

s.22(1)



Josie Osborne
Minister

CC: Anne Kang, Minister
Ministry of Municipal Affairs
MUNI.Minister@gov.bc.ca

George Heyman, Minister
Ministry of Environment and Climate Change Strategy
ENV.Minister@gov.bc.ca

Office of the Chair
 Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

September 25, 2023

File: CR-12-01
 Ref: RD 2023 Jul 28

The Honourable David Eby, K.C., M.L.A.
 Premier of British Columbia
 PO Box 9041 Stn Prov Govt
 Victoria, BC V8W 9E1
 VIA EMAIL: premier@gov.bc.ca

The Honourable George Heyman, M.L.A.
 Minister of Environment and Climate Change Strategy
 PO Box 9047 Stn Prov Govt
 Victoria, BC V8W 9E2
 VIA EMAIL: ENV.Minister@gov.bc.ca

The Honourable Anne Kang, M.L.A.
 Minister of Municipal Affairs
 PO Box 9056 Stn Prov Govt
 Victoria, BC V8W 9E2
 VIA EMAIL: MUNI.minister@gov.bc.ca

The Honourable Josie Osborne, M.L.A.
 Minister of Energy, Mines, and Low Carbon Innovation
 PO Box 9060 Stn Prov Govt
 Victoria, BC V8W 9E2
 VIA EMAIL: EMLI.Minister@gov.bc.ca

Dear Premier Eby, Minister Heyman, Minister Kang, and Minister Osborne:

Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia

At its July 28, 2023 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) *send letters to the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, and the Minister of Energy, Mines and Low Carbon Innovation, in response to Richmond City Council's request for support, asking the Government of British Columbia to reform the British Columbia Utilities Commission in the context of a changing climate and urgently enact legislation that regulates greenhouse gas emissions from gas utilities, in alignment with the strategies and actions in the Climate 2050 Energy Roadmap; and*
- b) *request meetings between Metro Vancouver staff and the appropriate provincial ministries, to discuss the issues raised in the letters.*

Climate 2050 guides Metro Vancouver's policies and actions to transition our region to a resilient, low carbon future. *Climate 2050* establishes a regional greenhouse gas reduction target of 45% by 2030, compared to 2010 levels, and carbon neutrality by 2050. These targets were formalized in *Metro 2050*, the regional growth strategy. *Climate 2050* is implemented through ten issue based roadmaps, and of these, the *Energy Roadmap* sets out goals, strategies, and actions to transition the region to 100% clean, renewable energy. Similarly, the Province has committed to strong

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climate action within *CleanBC*, including a target to reduce greenhouse gas emissions by 40% by 2030, from 2007 levels, building on its leadership to date. Our governments are strongly aligned in the pursuit of strong climate action to meet our respective climate targets.

In May 2023, Metro Vancouver received a request from the City of Richmond asking for Metro Vancouver's support on seven energy policy recommendations to the Province. That request is Attachment 1 to this letter. The City of Richmond's recommendations are aligned with the following actions in the *Climate 2050 Energy Roadmap*, two of which are designated as Big Moves, and are foundational actions to achieving the 2030 and 2050 targets:

- Action 1.1, "Align British Columbia's Energy Objectives with Strong Climate Action", to ensure that the BC's energy objectives outlined in the *Clean Energy Act* reflect strong action on climate change.
- Action 1.2, "Strong Climate Mandate for Energy Utilities", to ensure that the BCUC regulates public utilities in a manner that ensures their appropriate contribution to achieving BC's energy objectives, which include BC's legislated greenhouse gas reduction targets.
- Action 1.4, "Long-term Planning Scenarios for the Transition to 100% Clean, Renewable Energy", to ensure that the utilities are coordinating their long-term resource plans, using common planning scenarios.
- Action 1.6, "Implement Tracking, Verification, and Reporting Requirements for Renewable Natural Gas Supply", to guarantee the integrity of emission reductions from renewable natural gas (RNG) supply, and mitigate risks of double-counting.

Therefore, on behalf of the MVRD Board, I am writing to ask that the Province reform the British Columbia Utilities Commission in the context of a changing climate and urgently enact legislation that regulates greenhouse gas emissions from gas utilities. These reforms will be essential to protect the affordability of energy services through the clean energy transition.

The Province is a leader on climate action, implementing the first carbon tax in North America, establishing the *BC Low Carbon Fuel Standard*, developing *CleanBC*, and now, considering progressive policies such as an emissions cap for the oil and gas industry. It is clear that the Province is taking action to address the above topics. However, given that provincial energy policy has a significant impact on Metro Vancouver residents, Metro Vancouver is writing to request deeper engagement from the Province on policies related to the *Energy Roadmap* actions. Specifically, Metro Vancouver would like to be meaningfully engaged on critical pieces of provincial energy policy, such as development of the natural gas emissions cap, as well as tracking, verification, and reporting requirements for RNG supply. Local governments have a unique perspective related to the energy transition, which should be reflected within provincial policy deliberations.

Metro Vancouver staff would like to meet with ministry staff to discuss the issues raised in this letter and how to work more closely together on energy policy. Staff will be in touch with your offices to request meetings. If you have any questions in the meantime, please contact Conor Reynolds, Director, Air Quality and Climate Action Services, by email at conor.reynolds@metrovancover.org or by phone at 604-456-8811.

Metro Vancouver looks forward to continuing to work with the BC Government on advancing climate action at both a regional and provincial level, in furtherance of our shared goals to achieve deep greenhouse gas emission reductions and ensure affordability.

Yours sincerely,

s.22(1)



George V. Harvie
Chair, Metro Vancouver Board

GVH/HM/nc

Encl: Report from staff to Climate Action Committee titled “Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia”, dated June 19, 2023



Metro Vancouver
CAO Executive Office

JAN 23 2024

RECEIVED

January 22, 2024

George Harvie
Office of the Chair
Metro Vancouver Board
Sent via email: chair@metrovancover.org

Dear Chair George Harvie:

Thank you for your letter received on September 25, 2023, regarding changes in provincial legislation needed to address gas utilities in British Columbia.

The Province is committed to building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating sustainable, family-supporting jobs. As outlined in the Mandate Letter to the Minister of Energy, Mines and Low Carbon Innovation, Minister Osborne and her staff are working with the BC Utilities Commission (BCUC) to determine how they can better support BC's clean energy transition. This is done in alignment with the Province's climate goal to achieve net-zero by 2050, while also considering impacts to ratepayers and affordability. We value the input of local governments on the role of the BCUC.

Through the CleanBC Roadmap to 2030, the Province committed to phasing out utility gas equipment incentives and establishing an emissions cap for natural gas utilities. In June 2023, amendments were made to the Demand-Side Measures Regulation under the *Utilities Commission Act* so that gas utilities can no longer provide incentives for conventional gas-fired equipment that is less than 100 percent efficient.

Work is underway to thoroughly consider how we undertake energy supply and demand planning for a low carbon future that meets the needs of people and communities. One of our priorities is to create a Climate-Aligned Energy Framework for BC with an overall goal of maximizing our province's production of clean energy to use at home and for export.

.../2

As Minister Osborne and her staff work to develop that framework, the views expressed in your letter will be considered, and we welcome staff-to-staff discussions as this work continues to achieve our mutual climate goals.

Thank you, again, for writing.

Sincerely,

s.22(1)

David Eby, KC
Premier

cc: Honourable Josie Osborne
Minister of Energy, Mines and Low Carbon Innovation

Honourable George Heyman
Minister of Environment and Climate Change Strategy

Honourable Anne Kang
Minister of Municipal Affairs



BC Utilities Commission Decisions & LOCAL GOVERNMENT INTERESTS

Lise Townsend

Division Manager, Air Quality and Climate Action Services

metrovancouver

Climate Action Committee | May 9, 2024
67556644

BC UTILITIES COMMISSION (BCUC) PROCEEDINGS

Background

- What is the BCUC?
- What is a Proceeding?
- What is the role of Interveners?
- Where is the information posted?

3 BCUC PROCEEDINGS



FortisBC Long-Term Gas Resource Plan (LTGRP)

20-year plan to preserve gas system load and shift from fossil natural gas to renewable gases

- MVRD
- City of Vancouver
- City of Richmond & LI Energy Co.
- District of North Vancouver
- District of Saanich



BC Hydro Integrated Resource Plan (IRP)

20-year plan to meet anticipated demand for electricity, including for accelerated electrification

- MVRD
- City of Vancouver
- City of Richmond & LI Energy Co.
- District of North Vancouver
- District of Saanich



FortisBC RNG Rates

Included proposal to provide mandatory 100% RNG to new buildings with rolled-in pricing

- MVRD
- City of Vancouver
- City of Richmond & LI Energy Co.
- District of North Vancouver
- District of Saanich
- City of Victoria

LOCAL GOVERNMENT INTERVENERS FINAL ARGUMENT: FORTIS BC LONG-TERM GAS PLAN

Local Government Interveners recommended that the LTGRP not be used as the basis for decision-making and planning



Uncertain supply of RNG and hydrogen; reliance on unknown technologies



Uncertain infrastructure impacts, including hydrogen blending and separate "backbone" pipelines



Integration and compatibility with BC Hydro long-term planning lacking - direction needed from Province

LOCAL GOVERNMENT INTERVENERS FINAL ARGUMENT: BC HYDRO RESOURCE PLAN

Local Government Interveners recommended that the BCUC accept the IRP and direct BC Hydro to update the plan within 18 months with attention to local demand for electrification.



Planning for accelerated electrification needed to support local government climate targets



Transmission and distribution to meet local electrification needs should be included in a near-term update



Integration and compatibility with FortisBC long-term planning lacking - direction needed from Province

LOCAL GOVERNMENT INTERVENERS FINAL ARGUMENT - FORTISBC RNG RATES

Local Government Interveners recommended that the BCUC reject the application.



FortisBC's proposal is discriminatory and violates rate-making principles. It amounts to a \$750 million subsidy over the next 8 years, from existing customers to new customers.



Long-term supply of RNG in question; risk of double-counting GHG reduction from RNG procured from outside the province



Proposal would **undermine LG policy-making authority** for new construction, and skew investments toward gas systems

BCUC DECISIONS



FortisBC Long-Term Gas Resource Plan (LTGRP)

- ✓ **Broadly accepted** LTGRP
- x **Rejected** planned investments in LNG and Resiliency Plan
- ? **Did not address** lack of coordination between utilities



BC Hydro Integrated Resource Plan (IRP)

- ✓ **Accepted** the IRP including Signposts Update and 3,700 GWh new power
- ? **Did not address** lack of coordination between utilities



FortisBC RNG Rates

- ✓ **Accepted** the Voluntary RNG Service and the RNG Blend Service
- x **Denied** the RNG Connections Service; “unreasonable and unduly discriminatory”

UNCERTAINTIES

FortisBC and BC Hydro Long-Term Plans

- Alignment with provincial and local government GHG targets
- Green gases: availability, infrastructure, cost
- Electrical system build-out – timeline and costs
- Lack of coordinated planning remains a concern

KEY FINDINGS

- Value to participating; elevated interests and profile, protected local government policy-making authority
- Need to continue to advocate for provincial climate-aligned energy policy
- Potential role for local planning and distributed energy



QUESTIONS?

metrovancover

From: Maureen Trainor <Maureen.Trainor@metrovancover.org>
Sent: Monday, July 22, 2024 10:18 AM
To: Mark Sager, Mayor; correspondence
Cc: Chair Hurley; 'sarah.kirby-yung@vancouver.ca'
Subject: Idea Generation Engagement: Metro Vancouver's Solid Waste Management Plan Update
Attachments: Idea Generation Engagement Metro Vancouver's Solid Waste Management Plan Update - Outgoing to District of West Vancouver.pdf

CAUTION: This email originated from outside the organization from email address Maureen.Trainor@metrovancover.org. 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 Mark Sager:

On behalf of Mike Hurley, Chair, Metro Vancouver Board and Sarah Kirby-Yung, Chair, Zero Waste Committee, please find attached correspondence regarding Idea Generation Engagement: Metro Vancouver's Solid Waste Management Plan Update.

Regards,

Maureen Trainor

Office Manager and Executive Assistant

CAO Executive Office

t. 604-436-6919

c. 604-218-3130



July 22, 2024

File: PE-13-01

Mayor Mark Sager and Council
District of West Vancouver
750 - 17th Street
West Vancouver, BC V7V 3T3
VIA EMAIL: mark@westvancover.ca

Dear Mayor Mark Sager and Council:

**Idea Generation Engagement:
Metro Vancouver's Solid Waste Management Plan Update**

Metro Vancouver is updating its solid waste management plan, a long-term strategic plan that guides our region's policies and collective actions over the next decade and beyond. At this time, Metro Vancouver is launching engagement on idea generation – developing a set of potential actions and strategies for inclusion in an updated plan. As a Metro Vancouver member jurisdiction, District of West Vancouver is invited to provide input during all phases of the plan's development.

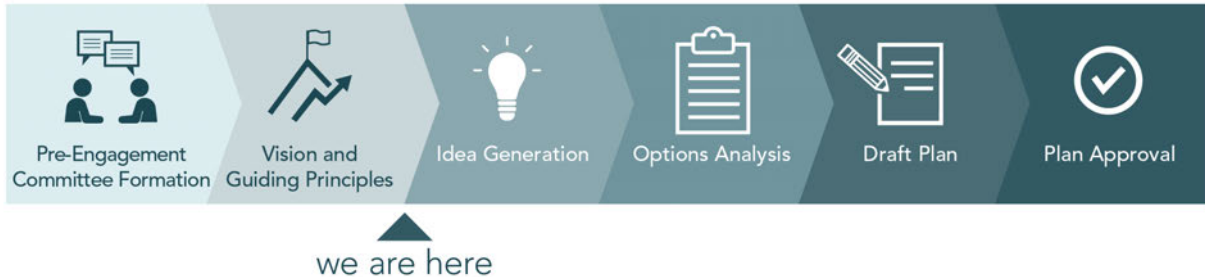
Metro Vancouver is a North American leader in waste reduction and recycling, with a 65% recycling rate that is approximately double the Canadian average. However, much work remains to be done. The potential actions and strategies discussed at this phase of developing an updated plan will foster innovative and collaborative solutions and combine the strengths and resources of multiple parties across the region. These ideas will be fundamental to developing a plan that enables our region to advance its zero waste and climate goals.

Background and Timeline

Regional districts are required by the Province to develop, and submit for approval, plans for the management of municipal solid waste and recyclable materials. Building on the strengths of the current *Integrated Solid Waste and Resource Management Plan*, Metro Vancouver will develop an updated plan that identifies opportunities to accelerate waste reduction and recycling, reduce greenhouse gas emissions, and promote a circular economy.

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A vision statement and guiding principles for the plan update (Attachment 1) were developed as a result of engagement in 2023, and will serve as a foundation for work in upcoming phases, including informing criteria that will be used to assess potential strategies and actions.



While the plan is being updated, work to advance waste reduction and recycling in the region will continue to progress.

Metro Vancouver is committed to actively engaging with governments – including First Nations and member jurisdictions – government agencies, waste and recycling industry, waste producers, businesses, communities of interest, and Metro Vancouver residents to guide updates to the plan over the next 2-3 years. An [Independent Consultation and Engagement Panel](#) supports the development and implementation of the engagement program. Two key advisory committees, the [Solid Waste Management Plan Public/Technical Advisory Committee](#) and the [Solid Waste and Recycling Industry Advisory Committee](#), provide ongoing advice and support.

The [engagement webpage](#) contains information on previous and current phases of engagement (visit metrovancover.org and search 'swmp').

Seeking Your Feedback – Idea Generation

The objective of the idea generation phase is to develop a set of potential actions and strategies and to identify priority goals for the updated solid waste management plan. These ideas will be analyzed in the next phase of engagement: options analysis. Metro Vancouver has developed a set of discussion questions to serve as a framework for gathering and analyzing feedback collected during this phase (Attachment 2).

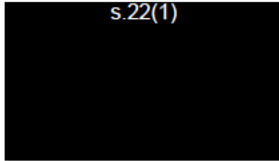
Metro Vancouver will be creating opportunities to engage with member jurisdiction representatives on idea generation in the fall of 2024. In addition to receiving feedback through these organized channels, Metro Vancouver is happy to engage with District of West Vancouver at its preference. Please submit any feedback on the idea generation phase by **December 13, 2024**.

If you have questions or comments about the review and update of Metro Vancouver's solid waste management plan, require additional information, or wish to schedule a meeting or presentation, please contact Paul Henderson, General Manager, Solid Waste Services, by phone at 604-432-6400 or by email at paul.henderson@metrovancover.org.

Thank you in advance for your consideration.

Yours sincerely,

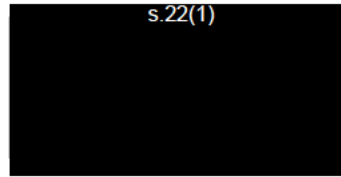
s.22(1)



Mike Hurley
Chair, Metro Vancouver Board

Sincerely,

s.22(1)



Sarah Kirby-Yung
Chair, Zero Waste Committee
Metro Vancouver

MH/SK/PH/sl

Attachments:

1. Solid Waste Management Plan Vision and Guiding Principles
2. Idea Generation Issue/Opportunity Discussion Questions

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Solid Waste Management Plan Vision and Guiding Principles

Vision:

A thriving region where nothing is wasted and resources are valued.

Guiding Principles:

1. Accountability from residents, businesses, and governments to prevent waste.
2. A solid waste and recycling system that is affordable, convenient, and consistent across the region.
3. A solid waste system that is resilient to climate change and future challenges.
4. Environmental stewardship and climate action.
5. Inclusive solid waste services and programs.
6. Innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation.
7. Transparency about what happens to garbage and recycling.



Solid Waste Management Plan

Idea Generation: Issue/Opportunity Discussion Questions

Since the Integrated Solid Waste and Resource Management Plan was approved in 2011, Metro Vancouver's waste generation rate has decreased 11%, while our recycling rate has increased from 57 to 65% – nearly twice the Canadian average recycling rate. As we update the plan, what actions can build on our success to:

1. Build confidence in recycling systems?
2. Develop more inclusive programs and services?
3. Enhance accountability for eliminating waste?
4. Improve infrastructure and systems for waste management across the region?
5. Increase participation and reduce contamination in organics and recycling programs?
6. Leverage knowledge and expertise through collaboration?
7. Rethink and prevent waste in the first place?



From: Maureen Trainor <Maureen.Trainor@metrovancover.org>
Sent: Tuesday, July 23, 2024 2:30 PM
To: Mark Sager, Mayor; correspondence
Cc: Scott Findlay; Chair Hurley; Jerry Dobrovolny; Heather McNell
Subject: Housing Needs Reports – Opt-In Opportunity for Metro Vancouver Member Jurisdictions
Attachments: Housing Needs Reports - Opt-in Opportunity for Metro Vancouver Member Jurisdictions - 2023 Jul 23 - Outgoing to District of West Vancouver.pdf

CAUTION: This email originated from outside the organization from email address Maureen.Trainor@metrovancover.org. 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 Mark Sager and Council:

On behalf of Chair Hurley, please find attached correspondence regarding Housing Needs Reports – Opt-In Opportunity for Metro Vancouver Member Jurisdictions. Original letter to arrive by Canada Post.

Regards,

Maureen Trainor
Office Manager and Executive Assistant
CAO Executive Office
t. 604-436-6919
c. 604-218-3130



July 23, 2024

File: CR-07-16-HOU

Mayor Mark Sager and Council
District of West Vancouver
750 17th St
West Vancouver, BC V7V 3T3
VIA EMAIL: mark@westvancouver.ca; correspondence@westvancouver.ca

Dear Mayor Mark Sager and Council:

Housing Needs Reports – Opt-In Opportunity for Metro Vancouver Member Jurisdictions

In April 2019, legislation took effect requiring that all local governments in BC prepare Housing Needs Reports (HNRs) describing their current and anticipated housing needs. Historically, Metro Vancouver has assisted member jurisdictions by collecting and issuing close to 50 distinct types of data required by the Province for HNRs and providing the information in a report format.

At its March 22, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) direct staff to provide an ‘opt in’ opportunity for member jurisdictions for Metro Vancouver to undertake the Housing Needs Reports as per the provincial methodology and requirements;*
- b) direct staff to advance and coordinate ‘opt in’ opportunities for co-operative procurement of consultants for member jurisdictions necessary for implementing the new provincial housing legislation; and*
- c) advance advocacy actions to the Province directed towards: infrastructure programs and funding to ensure that sufficient infrastructure is in place to accommodate the increases in population and housing projected; better alignment with Metro 2050; and stronger support for non-market and affordable housing.*

On June 18, 2024, the Province released the new methodology and instructions for interim HNRs that local governments are required to complete by January 1, 2025, using the standardized HNR Method to identify 5- and 20-year housing needs in their communities. Municipalities must then update their official community plans and zoning bylaws by December 31, 2025 to accommodate the number of units identified. The first “regular” HNRs will subsequently be required by December 31, 2028, and every five years thereafter. Metro Vancouver is well-positioned to support member

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jurisdictions by generating HNRs using the standardized HNR Method, in line with the supportive role that has been provided to member jurisdictions in the past.

The HNR Method can be applied using Excel or the HNR Calculator, an online tool being developed by UBC's Housing Assessment Resource Tools (HART), that will not be available until mid-July 2024 at the earliest. On an opt-in basis, Metro Vancouver can immediately start using the HNR Method Technical Guidelines provided by the Province to calculate 5- and 20-year housing needs for member jurisdictions using Excel instead of the HNR Calculator. Metro Vancouver can also offer this after the release of the HNR Calculator for member jurisdictions wanting to have their calculations available in an Excel tool for internal planning purposes going forward.

Should your jurisdiction be interested in receiving support from Metro Vancouver staff to complete the Housing Needs Report as per the provincial methodology and requirements, you or your staff are invited to contact Jessica Hayes, Program Manager, Housing Policy and Planning, by email at jessica.hayes@metrovancouver.org.

Please note that this invitation was sent to members of the Regional Administrators Advisory Committee (RAAC) and Regional Planning Advisory Committee (RPAC) via email in late June. While staff have already received many positive responses, we encourage you to connect with your RAAC and/or RPAC representative to coordinate a response if you have not already, and still wish to opt-in.

Yours sincerely,

s. 22(1)



Mike Hurley
Chair, Metro Vancouver Board

MH/JC/jh

cc: Scott Findlay, Municipal Manager, District of West Vancouver
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated February 23, 2024, titled "Provincial Housing Legislation: Provincial Advocacy and Supportive Roles" \(pg. 225\)](#)

68962705

From: Kim Lyons
Sent: Wednesday, July 17, 2024 12:37 PM
To: s. 22(1)
Cc: correspondence
Subject: Metered Utility Statement - June 30, 2023

Dear s. 22(1),

Thank you for your email.

In response to your requests and clarification:

- 1) There is no regulation bylaw/law that requires the municipality to notify a property owner of higher than usual consumption. However, as a courtesy, the following notifications were provided to you on a timely basis upon the District receiving the monthly meter readings:
 - a. June 2023 – high consumption email
 - b. July 2023 – a secondary high consumption email sent
 - c. Aug 2023 – follow up voice message left for the homeowner

This notification process that the Engineering department created is to help notify homeowners of potential water consumption problems on their property. Staff responded to your phone calls and advised you of the leak adjustment eligibility, notification process and access to self-monitor on multiple occasions.

- 2) Staff have no delegated authority to adjust for water where a leak has occurred on an irrigation system. Staff have advised both verbally and in written form that due to the nature of the leak an application for an adjustment was denied.

Although we sympathize with the situation and we understand that you feel you are being treated unfairly, we are unauthorized to provide a water adjustment to your second and third quarter metered utility statements due to the nature of the leak. Staff have a responsibility to uphold the rules and regulations set forth in the Bylaws approved by Council.

Regards,

Financial Services

.....
We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətał (Tseil-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.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: [REDACTED] s. 22(1)
Sent: Monday, July 8, 2024 12:47 PM
To: correspondence
Subject: FW: metered utility statement - June 30, 2023

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 sir/madam

I have been trying to get a satisfactory resolution of the extreme water charges I received last year. I have been communicating with various West Van departments since last year but have been turned down as I was advised after the fact that the leak was from the irrigation system. My last communication was to the West Van engineering department in April, 2024 but have not received a reply so am now asking Council to adjust the onerous water usage bill from last summer, 2023.

I think the negligence in reporting the severity of the water leak makes my case for an adjustment.

This was an underground water leak which we had no indication of the severity until we received the utilities bill in late July.

Please see below for some of my initial correspondence. Thank you. [REDACTED] s. 22(1)

Sent from [Mail](#) for Windows

From: [Info](#)
Sent: Friday, April 19, 2024 9:04 AM
To: [REDACTED] s. 22(1)
Cc: [Water](#)
Subject: RE: metered utility statement - June 30, 2023

Hello,

We appreciate you spending the time to contact us. I have forwarded your message to the Tax and Utility Department for review.

Thank you,

Cyrille Larosa, she / her / hers
Information Clerk | District of West Vancouver
t: 604-925-7000 | westvancouver.ca

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliwataʔ4 (Tseil-Waututh Nation), and xʷməθkʷəy̓əm (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.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: [REDACTED] s. 22(1)
Sent: Friday, April 19, 2024 8:50 AM

To: Info <info@westvancouver.ca>

Subject: metered utility statement - June 30, 2023

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Dear sir/madam

Last July, 2023, I received a utility statement showing water usage with a dramatic rise. This was for the period April 1 to June 30. The first notice we received of high water usage was June 19. Apparently there are hundreds of these notices go out each quarter so we tried to reduce our water usage by doing fewer laundry loads and turning down the sprinkler system frequency.

Then in mid-July we received the bill. Wow! We had no idea of the level of consumption and the degree of usage increase. I immediately phoned the District and asked if there was a mistake. They said no and suggested I check the sprinkler system. We had it repaired in early August. I applied for a water leak rebate but was told it didn't apply to irrigation systems. That's extremely unfair and unreasonable!

I started to communicate with the district about the unfairness of all this. We went from 38 cubic meters in April / June of 2022 to 920 cubic meters in April / June of 2023. An almost twenty-fold increase. Yet the only notice we received was on June 19 saying our water consumption was higher than normal. We received another email in July and a voicemail in August noting high water consumption. If we had been advised of the extreme increase in water usage in a timely manner, we would have been far more diligent in repairing the leak.

I suggest this is very negligent on West Van's part.

I protested to the utility people and to engineering, all to no avail. Engineering didn't even respond as late as December, 2023.

I ask, due to the negligent process of water monitoring and untimely notice, that my utility bill from the second and third quarters of 2023 be revised to the same usage as 2022.

I suspect there are many more West Van homeowners who have been unreasonably and unfairly charged for inadvertent excessive water consumption. [REDACTED] s.22(1), West Van

Sent from [Mail](#) for Windows

From: Ian Haras
Sent: Thursday, July 18, 2024 9:03 AM
To: s. 22(1)
Cc: correspondence
Subject: FW: Not functioning showers at Ambleside Beach Park

Dear s. 22(1),

Thank you for your email. I'm responding in my capacity as Acting Senior Manager of Parks regarding your comments on the Ambleside shower.

With the renovation of the public washroom earlier this year, a public shower was installed on the exterior of the building. Following your email, staff have attended and performed the required repairs. The shower is now fully functional. We are also adding a small sign to indicate to users to press firmly, as the anti-tampering and frost free design of this shower button requires more effort than a typical activator.

We are glad to hear that you are enjoying using the beach, and thanks again for making us aware of this issue.

Thank you,

Ian Haras, BCSLA, CSLA
Acting Senior Manager of Parks | District of West Vancouver
t: 604-925-7143 | westvancouver.ca



From: [Redacted] s. 22(1)
Sent: Thursday, July 11, 2024 9:30 PM
To: correspondence
Subject: Not functioning showers at Ambleside Beach Park

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Dear Ladies and Gentlemen,

we just had a wonderful beach day at Ambleside Beach Park.

Unfortunately there is a non working shower, last year there was no shower at all and I am just writing to inform you that many people young and old are missing to wash there legs and take a shower after a swim in the salt water. We understand that last year there was a damage with the flood but this year all looks proper and it should work.

Would be amazing if you could fix this issue, West Vancouver and Ambleside is such a high level recreational area and it doesn't fit to your image and beauty of the area.

Thank you so much

Best Regards

[Redacted] s. 22(1)

[Redacted] s. 22(1) Vancouver

[Redacted] s. 22(1)

From: Sue Ketler
Sent: Friday, July 19, 2024 7:57 AM
To: s. 22(1)
Cc: correspondence
Subject: RE: Trucks, Noise, Pollution

Hello s. 22(1),

Thank you for reaching out with your concerns about the noise from the trucks accessing the Place for Sport project. We understand that the ongoing truck traffic has been disruptive, and we appreciate your patience and understanding as we work to complete this phase of the project.

While much of the construction truck traffic has been completed, we still require a number of trucks to access the site for the next four to five weeks. During this time, trucks will be bringing in material necessary for fine grading. Additionally, trucks will need to deliver asphalt for the base layer of the rubber track and artificial turf. This work is essential to ensure we can complete this phase during the favorable weather conditions.

We understand the impact this continued truck traffic has on you and your neighbors. We are making every effort to minimize disruptions and expedite the work as quickly as possible. Your patience and cooperation have been greatly appreciated throughout this process.

If you have any further questions or concerns, please do not hesitate to contact me directly. Thank you once again for your continued understanding and support.

Sue

Sue Ketler (she/her/hers)
Acting Municipal Manager | District of West Vancouver
t: 604-925-7126 | c: 604-908-8509 | westvancouver.ca



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From: [REDACTED] s. 22(1)
Sent: Tuesday, July 16, 2024 3:05 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Trucks, Noise, Pollution

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Hi all, I am sure you are all enjoying a lovely summer, with lots of sun and warm weather.

I write to tell you that we are not having a lovely summer here. Once again, we are experiencing a high volume of trucks [REDACTED] s. 22(1) -- starting sometimes as early as 7:15am. Sue Ketter tells me that we have 4-5 more weeks of large numbers of trucks gearing up and down, as they climb the hill. It is worse now from a noise and pollution standpoint because we have our doors and windows open.

My final point is that we were told this would go on until the end of April; then they started again and supposedly would stop at the end of June. Now we are told that we will have truck traffic all summer. I say this because either the plans for the construction keep changing; or there has been a preference for giving out information bit by bit, only if asked.

In my opinion, it seems clear no one has been made responsible for communications to those affected by the construction. Either that is an oversight, or deliberate. Just not sure which. It is certainly not the ideal way to deal with your neighbours.

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

From: Heather Keith
Sent: Monday, July 22, 2024 1:58 PM
To: s. 22(1)
Cc: correspondence
Subject: FW: Council correspondence - week ending July 24, 2024

Dear s. 22(1),

Thank you for your email and the information regarding SenseNet’s wildfire detection technology, it was forwarded to me for response.

Staff are aware of this technology and its capabilities to detect wildfires in remote locations and continue to monitor its progress and efficacy in other regions. Recognizing the increasing risk of wildfires on the North Shore, the North Shore Fire Departments (North Vancouver and West Vancouver) along with North Shore Emergency Management and other partners are beginning to explore options and feasibility of early detection technology to contribute to the North Shore’s approach to wildfire management.

Once we have more information and a path forward, staff will be in a position to come forward to Council with an update.

Kind Regards,
Heather

Heather Keith, M.Sc., R.P.Bio, she/her
Senior Manager, Climate Action & Environment | District of West Vancouver
t: 604-921-2920 | westvancouver.ca

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From: [REDACTED] s. 22(1)
Sent: Wednesday, July 17, 2024 11:33 AM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Enhancing Community Safety: Installing Early Wildfire Detection in West Vancouver

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 Mayor Sager and members of the West Vancouver Council:

I believe you have seen yesterday's Globe and Mail Article highlighting Sensenet's technology:
[AI wildfire early detection system is like a fire alarm in the forest, says chief.](#)

I also recently read a news item regarding the installation and use of Sensenet technology in communities like Predator Ridge, the City of Vernon, Harrison Hot Springs, and a few other locations. I was also made aware that your environment committee was considering a recommendation for a similar solution in West Vancouver.

As a resident of West Vancouver and someone deeply concerned about our community's safety, I believe it's crucial for Council to expedite the installation of such a system. It's concerning to live in one of North America's most valuable real estate areas and realize our wildfire measures are primarily reactive rather than proactive. Meanwhile, progressive municipalities like Vernon, Harrison Hot Springs, and others are proactively implementing these technologies. Chief Lind of Fire Rescue Services for the City of Vernon recently emphasized, "In today's environment local governments need to be proactive to effectively protect our communities from the devastating effects of forest fires."

I am genuinely advocating for this technology because I believe it's essential for mitigating wildfire risks in our community. While I am involved with Sensenet, it's important to clarify that they are not a Firetech startup; they are operational and providing solutions now, as evidenced in the links provided. I am advocating strongly for this technology as a concerned resident who wants to see our municipality take proactive steps toward community safety.

I respectfully request that Council consider placing this item on the agenda for your next meeting, or convening a special meeting to address it promptly. With the current heatwave and heightened wildfire risk, I believe there is a pressing need for action that will alleviate residents' anxieties. Thank you for considering this important matter.

Thank you!

Kind regards,
[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)