

COUNCIL CORRESPONDENCE UPDATE TO JUNE 12, 2024 (8:30 a.m.)

Correspondence

- (1) **2 submissions, May 27 and June 11, 2024, regarding Proposed Official Community Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024 (Ambleside Local Area Plan)** (Referred to the June 24, 2024 public hearing)
- (2) **2 submissions, June 5 and 6, 2024, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5335, 2024; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5336, 2024; and Development Permit 23-100 (14 Glenmore Drive)** (Referred to the June 17, 2024 public hearing)
- (3) **June 6, 2024, regarding “various items”**
- (4) **C3 Alliance, June 6, 2024, regarding “Invitation to the 11th Annual Resource Breakfast Series – September 17, 18, 19, 2024”**
- (5) **June 7, 2024, regarding “Fwd: Re- 2550 Queens proposed subdivision”**
- (6) **June 7, 2024, regarding “Tall Wall for house on Dundarave Sea Wall” (Proposed Development Permit 23-079 for 2368 Bellevue Avenue)** (Referred to the July 22, 2024 regular Council meeting)
- (7) **June 10, 2024, regarding “Re: Publication of the Fourth Quarter Financial Report for 2023 and 2024”**
- (8) **June 10, 2024, regarding “Cypress & Eagleridge Development”** (Referred to the June 25, 2024 public hearing)
- (9) **West Vancouver Chamber of Commerce, June 10, 2024, regarding “WV Arts & Culture and Business Consultation”**
- (10) **Capilano Community Services Society, June 11, 2024, regarding “RSVP For Capilano Community Services Society AGM”**
- (11) **3 submissions, June 11, 2024, regarding 6458 Bruce Street**
- (12) **Committee and Board Meeting Minutes – Environment Committee meeting May 7, 2024; and Awards Committee meeting May 15, 2024**

Correspondence from Other Governments and Government Agencies

- (13) **P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), June 5, 2024, regarding “You're Invited to a Constituency Youth Council Housing Townhall on June 27”**
- (14) **Metro Vancouver, June 10, 2024, regarding “Tree Canopy and Impervious Surface - 2020 Update”**
- (15) **Metro Vancouver, June 10, 2024, regarding “Survey of Licensed Child Care Spaces and Policies in Metro Vancouver”** [2023 Survey of Licensed Child Care Spaces in Metro Vancouver](#)
- (16) **Metro Vancouver, June 11, 2024, regarding “Metro Vancouver Tree Regulations Toolkit Update”** [Metro Vancouver Tree Regulations Toolkit Second Edition](#)

Responses to Correspondence

- (17) **Senior Manager of Parks, June 10, 2024, response regarding “Taste of the Bay 2024-- electrical issues.”**
- (18) **Manager of Bylaw and Licensing Services, response regarding “RE: 6458 Bruce Street - The saga continues ...”**

From: [REDACTED] s. 22(1)
Sent: Monday, May 27, 2024 2:42 PM
To: correspondence
Subject: reconsider the zoning plan of [REDACTED] s. 22(1) lot

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, Council, and City Planners,

I am reaching out to you on behalf of the [REDACTED] s. 22(1) families of [REDACTED] s. 22(1) regarding a matter of pressing concern that requires your attention. Our building has suffered from neglect, manifesting in leaks, rot, and mould due to years of deferred maintenance. The projected cost to fix the exterior siding amounts to a staggering \$2,000,000, a burden that weighs heavily on our community.

However, this financial strain is just the beginning. The impending repairs to essential infrastructure such as piping, elevators, roof, and parkade membrane threaten further financial crisis. Owners are already grappling with diminishing property values and a deteriorating quality of life. Shockingly, 2-bedroom units in the heart of Ambleside struggle to sell for even \$650,000, significantly below the regular market value.

Given these challenges, we strongly believe that our property is ripe for redevelopment. Our sentiments are echoed by many owners at [REDACTED] s. 22(1), who are facing similar issues. However, the proposed floor area ratio (FAR) in the new LAP for our site(s) fails to provide sufficient incentive for owners or developers to pursue redevelopment. The proposed increase to 2 FAR, with a maximum of 3 for rental developments, would limit us to a mere 9 stories—a number incompatible with profitability given our small parcel of land. Extensive analysis shows that a minimum of 12 stories would be required to make redevelopment financially viable.

We urge you to consider the potential of our site and the broader community it serves. [REDACTED] s. 22(1) structures already stand at 13 stories, setting a precedent for increased density that aligns with the evolving needs of our city. We envision a variety of development scenarios, ranging from rental buildings to mixed-use developments and affordable housing initiatives supported by government grants or programs like rent-to-own. Furthermore, we propose the possibility of land assembly across a substantial portion of the block, fostering a more cohesive and sustainable community.

These initiatives not only serve the best interests of property owners but also address the urgent demand for housing, aligning with the directives set forth by provincial and federal authorities. In conclusion, we urge you to reconsider the zoning density for our site and others like it, recognizing the potential to alleviate the financial burden on residents trapped in a cycle of unaffordable repairs. We are ready to collaborate with you to revitalize our community and bridge the missing middle in Ambleside.

Sincerely,

--
[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Tuesday, June 11, 2024 12:41 PM
To: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Proposed Community Plan

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Greetings Mayor Mark and Councillors,

I am a resident of s.22(1) in West Vancouver. s.22(1) an old wood frame building with numerous maintenance issues estimated to cost \$6,000,000 in the next few years. This is a burden on almost all owners as the demographic is made up of young families, elderly and new immigrants.

I am writing to express my 100% support for increasing the FAR to 3.0 and the number of floors to 14. This will allow the property to be sold to a developer who will in following the Community Plan, revitalize the neighbourhood and in turn release the owners of the burden of strata's annual special assessments.

The redevelopment of this property will have a positive impact on the community at large, allowing the owners to attain a higher return on our investments and in turn enabling us to invest back into the community we have grown to love.

I plan to attend the hearing and support the proposal 100%. Thank you for your consideration.

Regards,
s.22(1)

s. 22(1)
s. 22(1)

s.22(1)

From: Emil Fung [REDACTED] s.22(1)
Sent: Wednesday, June 5, 2024 3:44 PM
To: correspondence
Subject: Petition Regarding the Proposed Development Permit for 14 Glenmore Drive
Attachments: Revised 14 Glenmore Dr. Petition.pdf

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Mayor & Council:

In preparation for the June 17th, 2024 Public Hearing on the captioned development, I attach an amended petition to one that was previously submitted on May 3rd, 2024 and discussed with Council at its Regular Meeting on May 6th, 2024.

This petition is signed by 67% (20/30) of the resident households immediately surrounding the captioned development.

We ask that Council considers the petition as a holistic attempt to address both immediate and future planning issues affecting the lower Glenmore neighbourhood and that it directs its staff to implement the four points contained in the amended petition.

Sincerely,

Emil Fung (no need to redact)

[REDACTED] s.22(1)

West Vancouver

PETITION

PREFACE

The following petition amends one previously submitted to the District of West Vancouver Council on May 4th, 2024 and follows from the May 6th, 2024 first hearing of the Development Application for 14 Glenmore Drive during which the provisions of a new CD87 category within Zoning Bylaw 4662,2010 were introduced.

As expressed in comments made by Mr. Emil Fung during the May 6th DWV Council meeting, the petitioners fully recognize that redevelopment of the aging housing stock in the Glenmore neighborhood will accelerate and that the 14 Glenmore Dr. development stands consistent with an overarching drive towards increasing housing density. In light of these factors, the petitioners seek to:

1. amend the existing incremental and ad-hoc approach to the granting of development approvals in favor of a set of unified provisions for the Glenmore neighborhood within the Official Community Plan that provides holistic planning in addressing issues of housing density, pedestrian safety, traffic speeding, parking availability and noise pollution in joint consultation with Glenmore residents and Collingwood School; and
2. make **immediate** pedestrian safety and traffic speeding improvements conforming with the development of 14 Glenmore Dr., utilizing funds from the developer's Community Amenity Contribution.

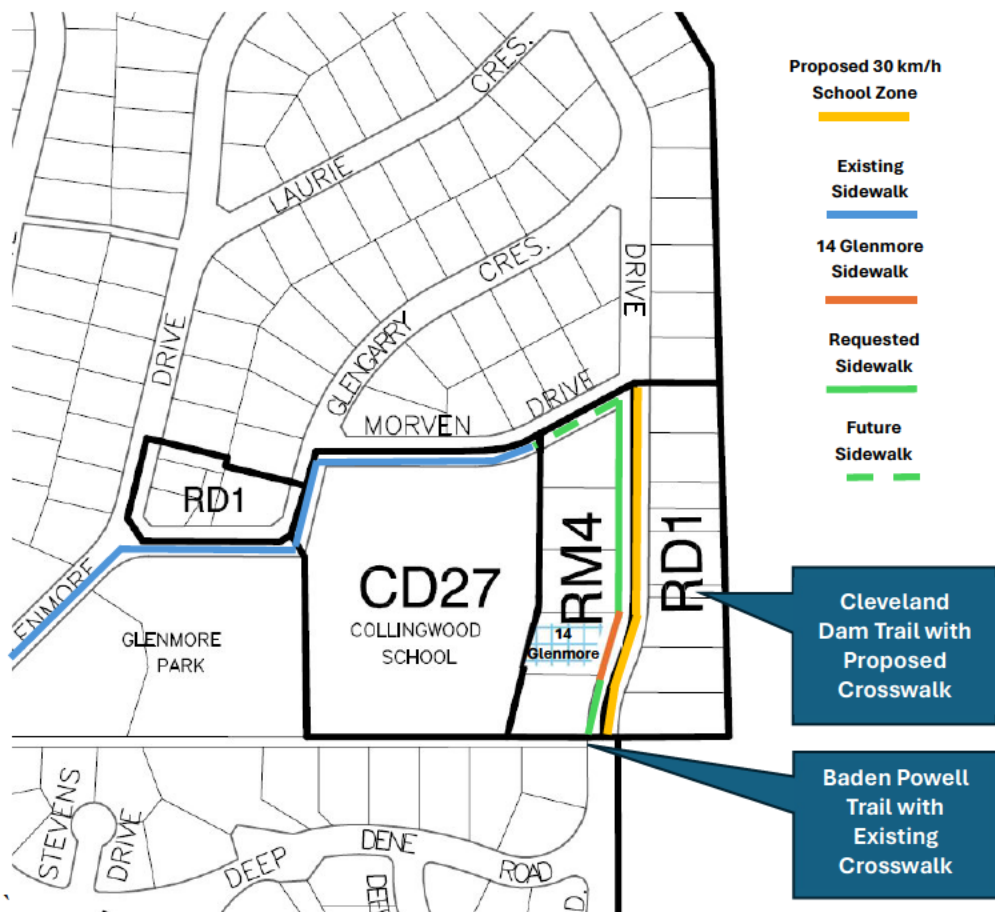
AMENDED PETITION

1. that all residences in the Glenmore neighborhood presently zoned as RD1 (Duplex) and RM4 (Apartment) (see map in Appendix A) be designated as a specific development area within the Official Community Plan and be granted **pro-forma development eligibility** conforming materially with the provisions of the new CD87 zoning category of Zoning Bylaw 4662,2010 as applicable to the 14 Glenmore Drive development (see Appendix B);
2. to address a critical pedestrian safety concern arising from heavy vehicular traffic travelling to/from Collingwood school, that the District of West Vancouver **concurrently** extends the sidewalk to be installed by the developer at 14 Glenmore Drive to form a **continuous sidewalk** running North/South along the Western side of Glenmore Drive between the Baden Powell trailhead and Morven Drive. Funding for this construction should be drawn, whether in whole or in part, from the whole proceeds of the developer's Community Amenity Contribution;

3. to address excessive speeding through a heavy pedestrian area that includes two entrances to park/walking trails adjacent to #5 Glenmore Dr. (Baden Powell Trail) and #19 Glenmore Dr. (Cleveland Dam Trail), that the District of West Vancouver implements the construction of the most suitable combination of: a) **traffic-calming speed bumps** on Glenmore Drive at suitable locations both North and South of the intersection with Morven Drive; b) a **crosswalk** across Glenmore Drive linking the access laneway from Cleveland Dam with the west-side sidewalk; and c) the designation of the section of Glenmore Drive between Deep Dene Road and Morven Drive as a prominently-signed **30 km/h School Zone**. Funding for this construction should be drawn, whether in whole or in part, from the whole proceeds of the developer's Community Amenity Contribution; and

4. notwithstanding Points 1-3 above, that the District of West Vancouver establishes a **Joint Task Force** comprising representatives from Council, the District, Collingwood School, local residents and interested developers to present recommendations to Council regarding the management of parking, traffic flow and noise concerns in the immediate area surrounding Collingwood School resulting from the adverse impacts of the school's operations on the Glenmore neighbourhood.

APPENDIX A



APPENDIX B

Project:	14 Glenmore Drive
Application:	File No. 23-100
Applicant:	Sterling Pacific Developments Inc.
Designer:	Sterling Pacific Developments Inc.
Landscape Designer:	Sterling Pacific Developments Inc.
Property Address:	14 Glenmore Drive
Legal Description:	LOT 4 BLOCK 5 BLOCK C DISTRICT LOT 603 PLAN 9334
PID:	002-773-546
Existing Zoning:	RM4
Site Area:	1,830 .1 m ² (19,699 sq ft.)
Primary OCP Policies:	2.1.3
Design Guidelines:	Duplex Areas
Zonina (Proposed):	CD87 (14 Glenmore Drive)
Proposal:	To rezone the site to allow for a 6-unit multifamily/duplex development. The proposal consists of 3, two-storey duplex buildings with lane parking

Particulars	Proposed	Notes
Floor Area Ratio (FAR)	0.70	Stated FAR is prior to required lane dedications of 360.6m ² (3,881.5 sq ft.). Final FAR at approximately 0.86.
Site Coverage	38.1%	Stated site coverage is prior to required lane dedications. Final site coverage at approximately 47.4%.
Building Height	7.62 m	Proposed height maximum is less than the maximum RM4 zone which allows a maximum height of 8.5m.
Number of Storeys	2	Same as original RM4 zoning.
Gross Floor Area (enclosed garages and basements levels included)	2,093.3 m ² (22,532.1 sq. ft.)	Enclosed garages and basement levels would be excluded from the FAR calculation (standard for duplexes within the District).
Number of "Market" Duplex Units	6	Total average floor area of each duplex unit at approximately 348.9 m ² (3,755.5 sq. ft.).
Setbacks		Stated minimum setbacks after lane dedications.
Front	7.6 m (25 ft.)	East lot line (Glenmore Drive).
Rear	7.6 m (25 ft.)	West lot line.
Side	1.52 m (5 ft.)	South lot line.
Side	1.3 m (4.27 ft.)	North lot line.
Parking		
Residential:	12	Tandem parking is proposed at the rear of the property via a lane.
Visitor	3	To be provided within the rear lane.
Total Parking:	15	Represents 2.5 vehicle stalls per unit
Bicycle Parking/Storage:	Within the single car garage	Conventional for duplexes within the District.
EV Charging	Level 2 Charging	All residential vehicle stalls will provide Level 2 (240 volt) charging facilities.

PETITION SIGNATORIES Glenmore Dr., West Vancouver	NAME	EMAIL ADDRESS	PHONE #
WEST SIDE RESIDENCES (EVEN STREET #'s)			
s. 22(1)			

From: [REDACTED] s. 22(1)
Sent: Thursday, June 6, 2024 10:28 AM
To: correspondence
Subject: Re: Proposed Rezoning and Official Community Plan Amendment for 14 Glenmore Drive

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Irrigation watering should be kept to a minimum because of future water shortage, Landscaping should be Local Fona from Local Forest or Desert Scape.

Thank you,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, June 6, 2024 11:53 AM
To: correspondence
Subject: various items

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Dear Mayor, Council, Staff

I have some concerns around a few different topics, as follows:

1. Bikes and pedestrians. It frequently feels unsafe to be on shared paths with speeding cyclists (sometimes very large, heavy e-bikes) weaving in and out of people who are strolling along. It is unnerving. Often, cyclists come up from behind and give no warning that they are about to overtake you. It is particularly troublesome on busy weekends at Ambleside Park and it is getting worse.
2. Heating the streets. It is hard to understand why restaurants/cafes are allowed to run outdoor gas heaters from morning to night even when there are NO customers sitting outside at the tables. I walk along Bellevue in the 1300 block a few times a week and there are two establishments who are very irresponsible in their use of gas heaters. No customers, sun shining, heat going full blast.
3. Timing of pedestrian lights. Could the lights please be calibrated properly? Why do we have to push the walk button? Would it not be more pedestrian friendly to just automatically come on? At some intersections, if you press "walk" a split second after the traffic light has turned green, the walk signal will not come on, even though there is PLENTY of time to cross. At some intersections, the "Don't walk" signals comes on, even when there is still plenty of time to cross (there and back).

I am hopeful these issues can be addressed promptly. Please forward to the appropriate departments.

Looking forward to responses.

Sincerely,

[REDACTED] s. 22(1)

Sent from my iPad



(4)

June 6, 2024

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

Dear Mayor and Council,

Re: Invitation to the 11th Annual Resource Breakfast Series – September 17, 18, 19, 2024

It is my pleasure to invite you to the 11th Annual Resource Breakfast Series scheduled for September 17, 18, and 19, 2024 at the Terminal City Club in Vancouver, BC. The Resource Breakfast Series promises an exceptional experience, bringing together Resource Ministers, Local Government Representatives, and natural resource sector leaders for insightful discussions on the latest news, advancements, and future strategies in BC's natural resource sectors.

Event Details:

Date:	September 17, 18, and 19	Location:	Terminal City Club, Vancouver
Time:	7:00 – 8:30 am	Dress Code:	Business Casual
Style:	Plated Breakfast	Price:	\$31.00 + tax per breakfast

Registration: <https://www.eventbrite.ca/e/11th-annual-resource-breakfast-series-tickets-866938184447>

Continuing its tradition of fostering a welcoming atmosphere, the annual Resource Breakfast Series remains a cornerstone event, facilitating meaningful exchanges. Through engaging presentations, attendees will gain valuable insights into the newest resource initiatives and developments. Speaker announcements to follow shortly.

This exclusive event is reserved for elected officials and sponsoring companies, ensuring a focused and intimate atmosphere for meaningful discussions. While the series operates independently from the UBCM convention, it provides a platform for Local Area Government, Provincial Government officials, and invited sponsors to engage in insightful conversations about BC's natural resource sector. General tickets are not available for purchase.

We look forward to seeing you at the 11th Annual Resource Breakfast Series. Please reach out to events@c3alliance.ca if you have any questions.

Sincerely,

s. 22(1)
[Redacted Signature]

Sarah Weber, P.Geo., MBA
President & CEO, C3 Alliance



580 – 688 West Hastings Street
Vancouver, British Columbia
V6B 1P1, Canada

(604) 343-4847
info@c3alliance.ca
www.c3alliance.ca

From: [REDACTED] s. 22(1)
Sent: Friday, June 7, 2024 10:08 AM
To: correspondence
Subject: Fwd: Re- 2550 Queens proposed subdivision

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----- Forwarded message -----
From: [REDACTED] s. 22(1)
Date: Thu, Jun 6, 2024 at 1:36 PM
Subject: Re- 2550 Queens proposed subdivision
To: [REDACTED] s. 22(1)

Hi Hanna,

I am repeating my NO, for the 2550 subdivision for two reasons -

1. Extra traffic. Even if the vehicles park off the lane they will also use Queens. At random times of the day and night I hear and see speeding vehicles [REDACTED] s. 22(1). Two years ago a vehicle was speeding in the middle of the road and hit a car coming out of the curve in the creek, the car flew , yes, flew half way down the drive way at 2510. Years before another car went out of control, took out the hydro pole [REDACTED] s. 22(1)
[REDACTED] s. 22(1)

2. We need more green not hard surfaces, it is better for all our health.

Thank you so much for all you Hanna.

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

From: s. 22(1)
Sent: Friday, June 7, 2024 5:45 PM
To: correspondence
Subject: Tall Wall for house on Dundarave Sea Wall

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First I appreciate the opportunity for us to write and express our ideas and feedback.

The North Shore News article was the first time I had seen an actual drawing and description of what the wall will look like for the house being built on the seawall (beside apartment at the bottom of 24th)

I read the feedback from your council meeting. For what it is worth from my perspective:

- I live in Dundarave and built a house here (s.22(1) ago)
- we built based on the guidelines and restrictions set by the City of Westvancouver
- would have liked to build higher, more windows, bigger footprint on the lot, higher fences but we could not because there are rules
- we all follow them but for a few that ask for variance
- and I trust that you review these variances with a strong, set mind on rules for building (that you have created for us all)
- This wall is 14 feet high
- the sea does not even come close to that
- maybe a small wall to keep out those few big storms
- this wall is not for "safety" (I mean we all see that :-))
- this is both privacy and retaining for a pool
- it is far higher than you allow (if they can build it then I am going to ask to build one as well)
- this concept that nobody will notice it or maybe plant green around it? This is a 14 foot concrete wall.
- we all walk on this seawall. We look at the mountains, at the gardens, at the eagles. We do not look at 14 foot walls.
- my fear is you start this and it will never end.

My ask is that you stay within the guidelines you set, you have done a brilliant job of setting fair restrictions for us all.

Sincerely,

s. 22(1)

ps - water is predicted to rise by 2ft by 2100. As that water rises slowly (if it rises) you will modify your rules and they can ask for a variance to build higher, in 70 years.

s. 22(1)

West Vancouver, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, June 10, 2024 8:58 AM
To: Mark Sager, Mayor; correspondence
Cc: Nora Gambioli; Scott Snider; Peter Lambur; Sharon Thompson; Christine Cassidy; Linda Watt
Subject: Re: Publication of the Fourth Quarter Financial Report for 2023 and 2024

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Your Worship,

The Director of Finance has determined that the Fourth Quarter Financial Report will not be published for the period ending December 31, 2024, per the statement published on the District's webpage <https://westvancouver.ca/government-administration/strategies-reports/reports/quarterly-financial-reports>

The Fourth Quarter Financial Report for the fiscal year ending December 31, 2023, has not yet been published despite the passage of five months since the end of the fiscal quarter.

There has been great resistance by the Financial Services department to publishing fourth quarter financial reports despite the fact that much of the heavy-lifting of the quarterly financial reports for the first, second, and third quarters are deferred to the fourth quarter financial report. As a consequence, the public and the ratepayers of West Vancouver are denied key information regarding the performance against the annual financial plan budget in the prior fiscal year (the year ending 12/31/2023, in the present case) and in the current fiscal year (the year ending 12/31/2024).

The quarterly financial reports provide information in a budget-consistent format that the audited annual financial statements do not provide. The audited financial statements, important as they are, do not provide variances to budget in the detail that the quarterly financial reports, particularly the fourth quarter financial report, provide to the electors of this municipality.

I encourage you to bring forward the 2023 Fourth Quarter Financial Report before the end of June, 2024. I encourage you to review the "administrative strategy" for fiscal year 2024 that would omit the 2024 Fourth Quarter Financial Report with a view to modifying that "strategy" to add the quarterly report for the fourth quarter of 2024, and each subsequent fiscal year thereafter.

The alternative, in the event that the fourth quarter report for 2023 is not published, is a PFOI request for access to records pertaining to the data that would otherwise have been disclosed to the public and the ratepayers of West Vancouver via the 2023 Fourth Quarter Financial Report.

Sincerely,

s. 22(1)

est Vancouver, B.C.

s. 22(1)

From: [Redacted] s. 22(1)
Sent: Monday, June 10, 2024 10:48 AM
To: [Redacted] s. 22(1)
Subject: Cypress & Eagleridge Development

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Hello Mayor Sager and Council Members,

I just wanted to let you know that I am so excited about the establishment of a new, very significant park for our active community, through a partnership with BC Parks – You are all making such a difference to the future of West Vancouver and I am so delighted to be able to see this happening.

Additionally, I've been following the Cypress and Eagleridge Development progress for some time and I am a huge personal fan of the project and all that it will offer our community, I can't tell you how important this new community location will be to West Vancouver!!

Sincerely,

[Redacted] s. 22(1)
long-time West Vancouver resident

[Redacted] s. 22(1)

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

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Monday, June 10, 2024 2:59 PM
To: correspondence
Subject: WV Arts & Culture and Business Consultation

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West Vancouver Chamber of Commerce

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WV Arts & Culture and Business Consultation

The District, in collaboration with the arts and culture community, is updating the WV Arts & Culture Strategy (2018-2023) for the next five years. The Arts & Culture Advisory Committee (ACAC) is leading the process. They have undertaken outreach with various arts groups and organizations.

As part of the Update, members of the ACAC would like to talk to members of the Chamber of Commerce and the business community to better understand how the arts can help drive business and animate business areas.

If you are interested in being part of this discussion – **approximately 1 hour for a date in late June**, please reply [HERE](#).

SAVE THE DATE

The West Vancouver Chamber of Commerce Annual General Meeting will be held on Wednesday, June 26th from 4pm - 5pm.

Details to follow.



Join now!

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

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



SPONSORSHIP OPPORTUNITIES

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

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

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

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West Vancouver Chamber of Commerce
2235 Marine Drive
West Vancouver, Bc V7V 1K5
Canada

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From: Nick Avery <nick@capservices.ca>
Sent: Tuesday, June 11, 2024 12:08 PM
To: correspondence
Subject: RSVP For Capilano Community Services Society AGM

CAUTION: This email originated from outside the organization from email address bounce-mc.us10_139594993.13811144-fcbd79b1c8@mail189.suw161.rsgsv.net. 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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We are pleased to invite you to the **Annual General Meeting (AGM)** of the **Capilano Community Services Society**, which will be held on Thursday, June 20th at 2:00 PM. The AGM will take place at Lions Gate Community Recreation Centre (1733 Lions Gate Lane) in the River Room. We look forward to your participation as we review our achievements over the past year and discuss our future plans.

Please RSVP by 5:00 PM on Monday, June 17th to confirm your attendance. You can RSVP by emailing miki@capservices.ca.

If your membership needs to be renewed, you can conveniently do so at the AGM or online at www.capservices.ca.

Your involvement is crucial to the success of our community services, and we hope you can join us for this important event.

Best regards,

Nick Avery

Executive Director

Capilano Community Services Society



Capilano Community Services Society
requests your presence for the

Annual General Meeting

Thursday, June 20TH
2:00PM

Location:
Lions Gate Community Recreation Centre
1733 Lions Gate Lane
River Room (1st Floor)

Please RSVP to: miki@capservices.ca by
5:00 PM, Monday, June 17th



Our mailing address is:

1733 Lions Gate Lane
North Vancouver, BC V7P 0C7

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From: [Redacted] s. 22(1)
Sent: Tuesday, June 11, 2024 2:30 PM
To: correspondence; Mark Sager, Mayor; Linda Watt; Bylaw Dept; [Redacted] s. 22(1)
Subject: Fwd: 6458 Bruce Street - The saga continues ...
Attachments: IMG_1974.jpeg; IMG_1978.jpeg; IMG_1989.jpeg; IMG_1988.jpeg

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----- Forwarded message -----

From: [Redacted] s. 22(1)
Date: Tue, Aug 30, 2022 at 12:41 PM
Subject: 6458 Bruce Street - The saga continues ...
To: <bylawdept@westvancouver.ca>, <amarginson@westvancouver.ca>, <cmills@westvancouver.ca>, <kspooner@westvancouver.ca>, <mayorandcouncil@westvancouver.ca>, [Redacted] s. 22(1)

The Saga Continues Part 2 - 6 years and counting

To mayor, council and staff,

Not long ago we were informed by West Van staff that the owner of the abandoned building had selected a contractor and plans were underway to finish the project. Assurances were given that construction would resume in early spring and that there would be boots on the ground in March of 2024.

Progress to date:

- Porta potty installed
- Wet drywall removed

I'm sure you are getting as tired of hearing about this project - as we are having to look at it. Relying on the owners 'promises and good intentions' or invoking the "Good Neighbour Policy" is not having any effect. What are you planning next to resolve the issue of an abandoned building in the community!

- Previous note included below
- Updated photos attached

Regards,
[Redacted] s. 22(1)

To The District of West Vancouver

We live at [REDACTED] s.22(1) abandoned duplex.
I am assuming there is a file outlining the challenges with this project and staff are aware of our concerns.
Having said that - this project continues to be a blight on our neighbourhood with no end in sight!

A brief project overview:

- Demolition of the home at 6458 took place in 2017
- Construction on the duplex commenced in 2018
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- Two years later, the duplex is still connected to a temporary power pole.
- The site is an eyesore and has become a refuge for weeds and garbage.

It is apparent that the owner of 6458 Bruce continues to ignore the ' Good Neighbour' letters sent by Bylaws.

Surely the District of West Vancouver can compel the owner of these two properties to clean them up and maintain them?

Regards,

[REDACTED] s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Tuesday, June 11, 2024 2:51 PM
To: [REDACTED] s.22(1) correspondence; Mark Sager, Mayor; Linda Watt; Bylaw Dept; [REDACTED] s. 22(1); Y-B Chan
Subject: Re: 6458 Bruce Street - The saga continues ...

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.

[REDACTED] s. 22(1)

Also adding Y-B to this as he was very much involved in the project moving forward again.

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

From: [REDACTED] s. 22(1)
Date: Tuesday, June 11, 2024 at 2:31 PM
To: "correspondence@westvancouver.ca" <correspondence@westvancouver.ca>, "mark@westvancouver.ca" <mark@westvancouver.ca>, "lwatt@westvancouver.ca" <lwatt@westvancouver.ca>, "bylawdept@westvancouver.ca" <bylawdept@westvancouver.ca>, [REDACTED] s. 22(1)
[REDACTED] s. 22(1)
Subject: Fwd: 6458 Bruce Street - The saga continues ...

----- Forwarded message -----
From: [REDACTED] s. 22(1)
Date: Tue, Aug 30, 2022 at 12:41 PM
Subject: 6458 Bruce Street - The saga continues ...
To: <bylawdept@westvancouver.ca>, <amarginson@westvancouver.ca>, <cmills@westvancouver.ca>, <kspooner@westvancouver.ca>, <mayorandcouncil@westvancouver.ca>, [REDACTED] s. 22(1)
[REDACTED]

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s. 22(1)

s. 22(1)

|

From: [Redacted] s. 22(1)
Sent: Tuesday, June 11, 2024 3:18 PM
To: [Redacted] s. 22(1) correspondence; Mark Sager, Mayor; Linda Watt; Bylaw Dept; [Redacted] s. 22(1)
 [Redacted] s. 22(1)
Cc: [Redacted] s.22(1) Y-B Chan
Subject: RE: 6458 Bruce Street - The saga continues ...

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.

In addition, I contacted the Bylaw Office on May 17th and 29th to report that the developer has neglected their obligation to maintain the property in a reasonable condition. Despite these reports, no action has been taken, and the property continues to pose a hazard to wildlife and a safety risk to the children who play in the area. It's an absolute disgrace that this property has been stalled for over 6 years now. Developers who delay projects for extended periods and cause significant disruption to the surrounding neighborhood should face severe penalties.

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

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From: [Redacted] s. 22(1)
Sent: Tuesday, June 11, 2024 2:30 PM
To: correspondence@westvancouver.ca; mark@westvancouver.ca; lwatt@westvancouver.ca; bylawdept@westvancouver.ca; [Redacted] s. 22(1)
 [Redacted] s. 22(1)
Subject: Fwd: 6458 Bruce Street - The saga continues ...

----- Forwarded message -----
From: [Redacted] s. 22(1)
Date: Tue, Aug 30, 2022 at 12:41 PM
Subject: 6458 Bruce Street - The saga continues ...
To: <bylawdept@westvancouver.ca>, <amarginson@westvancouver.ca>, <cmills@westvancouver.ca>, <kspooner@westvancouver.ca>, <mayorandcouncil@westvancouver.ca>, [Redacted] s. 22(1)
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s. 22(1)

|

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ENVIRONMENT COMMITTEE MEETING MINUTES
IN THE RAVEN ROOM, AT THE MUNICIPAL HALL
TUESDAY, MAY 7, 2024**

Committee Members: C. van der Vorm (Chair), C. Castro, E. Grdina, P. Hundal, P. Scholefield; and Councillor P. Lambur attended the meeting in the Raven Room, Municipal Hall. Absent: A. Gallet and F. Umedaly.

Staff: H. Keith, Senior Manager, Climate Action & Environment (Staff Representative); J. Moller, Director, Engineering & Transportation Division; S. O'Sullivan, Senior Manager, Roads & Transportation; and M. Wise, Climate Action Coordinator (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the May 7, 2024 Environment Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the April 9, 2024 Environment Committee meeting minutes be amended by:

- adding an additional space to Item 8, to create visual distinction between the withdrawn motion and the proposed motion;

AND THAT the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. Active Transportation

J. Moller and S. O'Sullivan provided a presentation to the Committee on Active Transportation and answered Committee questions with support from staff.

Committee members and the public provided comments and queries regarding:

- The extent of sidewalk coverage in West Vancouver and criteria used to prioritize sidewalk implementation;

- A need for prioritizing apartments on Esquimalt to support safe, accessible pedestrian access to community spaces;
- Future role of public engagement in the implementation of active transportation and the different types of sidewalk engagement between immediate residents and visitors passing through an area;
- Potential for engaging property owners through alternate programs like Adopt-A-Road to support roadway easement upkeep;
- Different needs between commuter cyclists and recreation cyclists in West Vancouver, trade-offs between route design, safety and capacity, and understanding bike route flow;
- Dutch approaches to bike and car sharing on roadways to think about Marine Drive bike design and the challenges of shifting driver attitudes and behaviour in safe ways;
- Long haul and multi-use pathway projects like Spirit Trail extension, Horseshoe Bay to Whistler and what West Vancouver's role might be;
- Reflection on the Howe Sound Community Forum and the Squamish Mayor working on expanding bike trails with a lens to the complex impact this has on local Indigenous communities;
- E-bike and e-scooter use in the District, importance of modal shift to alternate transportation options, and adding bike racks next to transit stops;
- A committee member raised concerns about the Metrotown to Park Royal prioritization for rapid transit and questioned whether it has a direct or meaningful benefit to West Vancouver residents;
- Potential costs associated with a free transit day event in the District;
- Vision 2025 guidelines, mobility planning, and how it all aligns with the presented Active Transportation planning in the short and long term;
- Possibility of extending bike lanes from 26th to West Bay and challenges of road width; and
- Impacts of evolving alternate transportation technology and how that improves ease of topography navigation.

A. George (member of the public) provided a reflection on the need for ensuring bus stop design to provide adequate pedestrian accessibility.

It was Moved and Seconded:

THAT

- the Active Transportation presentation be received for information;
- the Environment Committee endorse the presented approach to sidewalk network prioritization and programming; and
- the Committee endorsement of the Engineering and Transportation Department's sidewalk network prioritization and programming be forwarded to Council as part of a staff report to be brought forward for consideration at an upcoming open Council meeting.

CARRIED

5. **Work Planning for the Active Transportation Component of the 2024 Work Plan**

Committee members explored ways to connect the 2024 workplan items with District initiatives and events, regrading:

- GoByBike week engagement, bike map updating costs and printer friending version options for handing out;
- Learning from other municipalities on how to potentially mobilize a free transit day and car-free day event in West Vancouver;
- Confirmation of bike valet service at Culture Fest and Harmony Arts and volume of bikes they can accommodate;
- Teaming up with Clean BC Go Electric program and ways to connect with their demo services for electric transportation modes;
- Walking trains for local school kids and the need for Walk Leaders;
- Eight school registered for the West Vancouver Bike to School Week; and
- EV charging station strain and need to explore charging station expansion and locations.

A. George (member of the public) noted Park Royal is adding charging stations through Switch.

It was Moved and Seconded:

THAT the discussion regarding Work Planning for the Active Transportation Component of the 2024 Work Plan be received for information.

CARRIED

6. **Responding to Inquiries regarding the Environment Committee's Home Heating and Cooling Survey**

Committee members and staff provided updates on the West Vancouver Home Heating and Cooling survey regarding:

- Types of feedback Staff are receiving;
- Survey launch, numbers, outreach, amplification and community comments on heat pumps;
- Heat pump permits in West Vancouver, electrical service upgrade issues, load management technology and requirements for heat pump installation;
- Culture Fest engagement for survey amplification and home heating and cooling education outreach; and
- When survey results will be available for review and strategies for processing feedback into action and follow up.

It was Moved and Seconded:

THAT the actions developed by the Environment Committee on May 7th, regarding responding to inquires regarding the Environment Committee’s home heating and cooling survey be approved.

CARRIED

7. PUBLIC QUESTIONS

Councillor Thompson provided a reflection on how bike lanes are used on weekends.

A. George provided suggestions on EV car education in partnership with Vancouver Electric Vehicle association, BC Hydro engagement, the circulation of a heat pump installer list, and amplification of library bike repair access.

M. Gamel made a request for watering trees over the summer months.

P. Lepp commented on District policies regarding heat pump installation, different options that may open up heat pump access, additional home cooling methods, the impact of losing tree canopy cover, and lack of solar being added to buildings developed in tree cleared spaces.

8. NEXT MEETING

The next Environment Committee meeting is scheduled for June 4, 2024 at 4:30 p.m. and held in-person in the Raven Room, Municipal Hall.

9. ADJOURNMENT

It was Moved and Seconded:

THAT the May 7, 2024 Environment Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:41 p.m.

Certified Correct:

s. 22(1)

[Redacted Signature]

Chair

s. 22(1)

[Redacted Signature]

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
AWARDS COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, MAY 15, 2024**

Committee Members: C. Burns (Chair), L. Endler, A. Hendi, S. Hennessy, S. Mani, P. Mayan, M. Ware, J. Waterhouse; and Councillor S. Thompson attended the meeting in the Raven Room, Municipal Hall.

Staff: C. Rosta, Cultural Services Manager (Staff Representative); and A. Nomura, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 6:04 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the May 15, 2024 Awards Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 1, 2024 Awards Committee meeting minutes be adopted as circulated.

CARRIED

4. PUBLIC QUESTIONS

There were no questions.

5. NEXT MEETING

Staff confirmed that the next Awards Committee meeting is scheduled for June 5, 2024 at 6 p.m. and held in-person in the Raven Room, Municipal Hall.

EXCLUSION OF PUBLIC

6. Exclusion of Public Pursuant to s. 90 and s. 93 of the *Community Charter*

It was Moved and Seconded:

THAT in the public interest, members of the public be excluded from part of the May 15, 2024 Awards Committee meeting on the basis of the following sections of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.

93. In addition to its application to council meetings, this Division and section 133 (of the *Community Charter*) also applies to meetings of the following:

- (a) Council committees.

CARRIED

7. ADJOURNMENT

It was Moved and Seconded:

THAT the May 15, 2024 Awards Committee meeting (open session) be adjourned.

CARRIED

The meeting adjourned at 6:06 p.m. The Committee then proceeded with the closed session.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Wednesday, June 5, 2024 9:37 AM
To: Weiler, Patrick - M.P.
Subject: You're Invited to a Constituency Youth Council Housing Townhall on June 27

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

Good morning,

I am reaching out on behalf of the West Vancouver-Sunshine Coast-Sea to Sky Country Constituency Youth Council (CYC) to inform you that our CYC is hosting a Townhall on Thursday, June 27 at the West Vancouver Memorial Library to discuss housing affordability for young people with local representatives in our community.

The Townhall will include four panelists: Member of Parliament Patrick Weiler (MP for West Vancouver-Sunshine Coast-Sea to Sky Country), MLA Karin Kirkpatrick (Member of the Legislative Assembly for West Vancouver-Capilano), Jim Bailey (Director of Planning for the District of West Vancouver), and Andy Krawczyk, (Member of North Shore Community Resources' Community Housing Action Committee).

This is a great opportunity to meet with your local representatives to engage on an issue that is on the minds of many in our community and is of importance across the country. Light snacks and refreshments will be served.

To attend, please RSVP by completing the following form by June 24:
BLOCKEDforms[.]gle/tCEKziNdmSRgUuer7BLOCKED

Date: Thursday, June 27 from 5:30-7:00pm PT.

Location: West Vancouver Memorial Library, Welsh Hall (lower floor) - 1950 Marine Dr, West Vancouver, BC V7V 1J8

Please consider relaying this opportunity to any current and former students and/or young people you think may be interested in attending. You are also welcome to share this information with your professional networks.

For more information or if you have any questions, please contact MP Weiler's Constituency Office by phone at (604) 913-2660 or via email at Kevin.Hemmat.842@parl.gc.ca.

Sincerely,

Kevin Hemmat
Director of Communications
Office of Patrick Weiler MP
West Vancouver-Sunshine Coast-Sea to Sky Country
Office: 604-913-2660

Cell: 604-353-2550

Kevin.Hemmat.842@parl.gc.ca

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

June 10, 2024

File: CR-12-01
Ref: RD 2024 04 26

Mayor Mark Sager and Council
District of West Vancouver
750 17th St
West Vancouver, BC V7V 3T3

Dear Mayor Mark Sager and Council:

Tree Canopy Cover and Impervious Surface – 2020 Update

At its April 26, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) receive for information the report dated March 15, 2024 titled “Tree Canopy Cover and Impervious Surface – 2020 Update”; and*
- b) share the findings and datasets with member jurisdictions with an offer of a staff presentation to Council upon request.*

Metro 2050 requires Metro Vancouver to regularly collect and update tree canopy cover and impervious surface data and share it with member jurisdictions. The attached staff report presents the latest figures for regional tree canopy cover, impervious surface, and potential planting area. The full datasets are available on the Metro Vancouver Open Data Portal. The datasets have been updated with the most recent regional remote sensing data from 2020 and have been compared to measurements taken in 2014.

In 2020, impervious surface covered 54 per cent of lands within *Metro 2050*'s Urban Containment Boundary (a four per cent increase since 2014), and tree canopy covered 31 per cent of lands representing (a one per cent decrease over the same period). Tree canopy cover loss and the increase in imperviousness are primarily associated with the continuing urbanization of the region. Growth and intensification pressures, as well as implementation of the new provincial housing legislation allowing greater intensification of urban residential areas, will likely lead to further tree canopy cover loss and impervious surface in urban areas increases over time.

67603212

Metro 2050 includes a regional target to increase the total regional tree canopy cover within the Urban Containment Boundary to 40 per cent by the year 2050. It is possible to offset the reported losses and increase tree canopy cover with the implementation of progressive tree retention and urban forest expansion strategies and efforts. Mayor and Council will also receive a separate letter regarding a related report about updates to the *Metro Vancouver Tree Regulations Toolkit (Toolkit)*, which was also recently received by the Metro Vancouver Board. The Toolkit provides new and updated information about land use-related options that can be used to support tree canopy cover retention and enhancement.

We are pleased to provide you with a copy of attached “Tree Canopy Cover and Impervious Surface - 2020 Update” report and accompanying staff report for your information. We look forward to continuing to collaborate with you on urban forestry efforts across the region.

If your Council would like to receive a presentation from Metro Vancouver staff about the “Tree Canopy Cover and Impervious Surface 2020 Update” report, please contact James Stiver, Division Manager, Regional Land Use Policy & Planning, by phone at 778-452-4698 or by email at james.stiver@metrovancover.org.

Yours sincerely,

s. 22(1)



George V. Harvie
Chair, Metro Vancouver Board

GVH/IWD/hm

cc: Scott Findlay, Municipal Manager, District of West Vancouver
Jerry W. Dobrovoly, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: Metro Vancouver Board report dated March 15, 2024, titled “Tree Canopy Cover and Impervious Surface – 2020 Update”.

67603212

To: Regional Planning Committee

From: Laurie Bates-Frymel, Senior Planner, and Agatha Czekajlo, Senior Policy and Planning Analyst, Regional Planning and Housing Services

Date: March 15, 2024 Meeting Date: April 5, 2024

Subject: **Tree Canopy Cover and Impervious Surface – 2020 Update**

RECOMMENDATION

That the MVRD Board:

- a) receive for information the report dated March 15, 2024 titled “Tree Canopy Cover and Impervious Surface – 2020 Update”; and
 - b) share the findings and datasets with member jurisdictions with an offer of a staff presentation to Council upon request.
-

EXECUTIVE SUMMARY

In 2020, impervious surface covered 54 percent of lands within Metro 2050’s Urban Containment Boundary. This represents an increase of 4 percent since 2014, with most jurisdictions seeing an increase in imperviousness. In 2020, tree canopy covered 31 percent of lands within the Urban Containment Boundary. This represents a decrease of 1 percent since 2014, with the majority of jurisdictions experiencing loss, primarily associated with greenfield development and densifying urban areas. Increased growth and intensification pressures, as well as implementation of the new provincial housing legislation allowing greater intensification of urban lots, will likely lead to further tree canopy cover losses and impervious surface increases. However, with the implementation of progressive tree retention and urban forest expansion strategies, it is possible to offset these losses.

With the adoption of *Metro 2050*, a regional target was introduced to increase the total regional tree canopy cover within the Urban Containment Boundary to 40 percent by the year 2050. *Metro 2050* also includes an action for Metro Vancouver to collect tree canopy cover and impervious surface data and share it with member jurisdictions. Regional tree canopy cover, impervious surface, and potential planting area datasets have been updated based on the most recent regional data from 2020 and compared with measurements taken in 2014.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the latest data update on the status of tree canopy cover and impervious surface across the urban part of the region.

BACKGROUND

Adopted by the MVRD Board in February 2023, *Metro 2050* commits Metro Vancouver to collect and maintain tree canopy cover and imperviousness data, and to share these datasets with member jurisdictions. *Metro 2050* also includes a regional target to “increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050”.

2020 REGIONAL TREE CANOPY COVER AND IMPERVIOUS SURFACE REPORT

Tree canopy refers to the leaves and branches, and their coverage can be identified by the ground area they cover when viewed from above. Impervious surface, such as paved roads and buildings, are hard surface areas that allow very little or no water to pass through.

Using 5 metre resolution land cover classification data from 2020 (the most recent regional land cover data available), Metro Vancouver has summarized tree canopy cover and impervious surface for various geographies in a technical report titled “2020 Regional Tree Canopy Cover and Impervious Surface in Metro Vancouver” (Reference 1). The 2020 tree canopy cover and impervious surface data were compared to the previous regional datasets to assess change between 2014 and 2020. In addition, the technical report includes projections of future tree canopy cover levels as greenfield and infill development continue, as well as a number of recommendations to retain and enhance tree canopy cover while reducing impervious surface. The technical report and associated data will be posted on Metro Vancouver’s website and Open Data Portal after the Board receives them. It is noted that several Metro Vancouver member jurisdictions have conducted finer-resolution tree canopy analyses within their boundaries, and some have also reported change over time. Metro Vancouver’s analysis complements this work and provides a consistent regional-scale assessment that fills data gaps for municipalities that do not currently have local mapping.

Why are Tree Canopy Cover and Impervious Surface Measurements important?

Trees provide a range of important ecosystem services that benefit humans such as shading, cooling, carbon sequestration, stormwater management, and physical, mental, and social well-being (References 2 and 3). Aside from monitoring progress towards the urban tree canopy target of *Metro 2050*, measuring tree canopy cover is a simple way to determine the extent of the region’s urban forest and the magnitude of services it provides; this is particularly important to measure in the context of this rapidly urbanizing region. In contrast, impervious surface is associated with many of the negative effects of urbanization, such as higher temperatures (i.e., the ‘Urban Heat Island’ effect) and increased flood risk, hydrological cycle disruptions, and poor water quality, all of which can impact ecological and human health. Measuring the level of impervious surface across a landscape gives an indication of the potential extent of these negative effects.

Although tree canopy cover and imperviousness are ecological health indicators, their connection to factors such as urban temperatures and stormwater management also means they are good indicators of how resilient communities may be to climate change-related impacts. Looking more closely at whether these indicators are distributed equitably can also help to identify communities or populations that may be more vulnerable to risks and receiving fewer ecosystem service benefits.

Tree Canopy Cover and Impervious Surface Levels and Change Since 2014

The technical report analyzes change since 2014 and draws the following key conclusions:

- In 2020, tree canopy covered 31 percent of lands within the Urban Containment Boundary (UCB).
- Most of the urban tree canopy cover was located within residential areas (38 percent) and recreation, open space and protected natural areas (36 percent).

- Private lands had a relatively low tree canopy coverage (27 percent), but the majority of tree canopy cover in the UCB (57 percent) was found on private land – primarily because the majority of land in the UCB (69 percent) is privately-owned.
- Between 2014 and 2020, **tree canopy cover decreased by 1 percent** within the UCB (from 32 to 31 percent). Some member jurisdictions saw increases in tree canopy cover, but most experienced loss (Figure 1). Concentrated areas of loss generally corresponded with planned greenfield development and densifying urban areas.
- In 2020, impervious surface covered 54 percent of lands within the UCB.
- Most of the UCB's impervious surface was located within residential areas (39 percent) and road rights-of-way (27 percent). Impervious surface on private lands was relatively high (57 percent).
- Between 2014 and 2020, **impervious surface increased by 4 percent** within the UCB (from 50 to 54 percent). Some member jurisdictions saw reductions in impervious surface, but impervious surface increased for most. Similar to areas that observed tree canopy cover loss, areas of increasing impervious surface generally corresponded to greenfield and industrial development.
- Approximately 21 percent of the tree canopy cover and 19 percent impervious surface within the UCB was found within single-detached residential neighbourhoods.

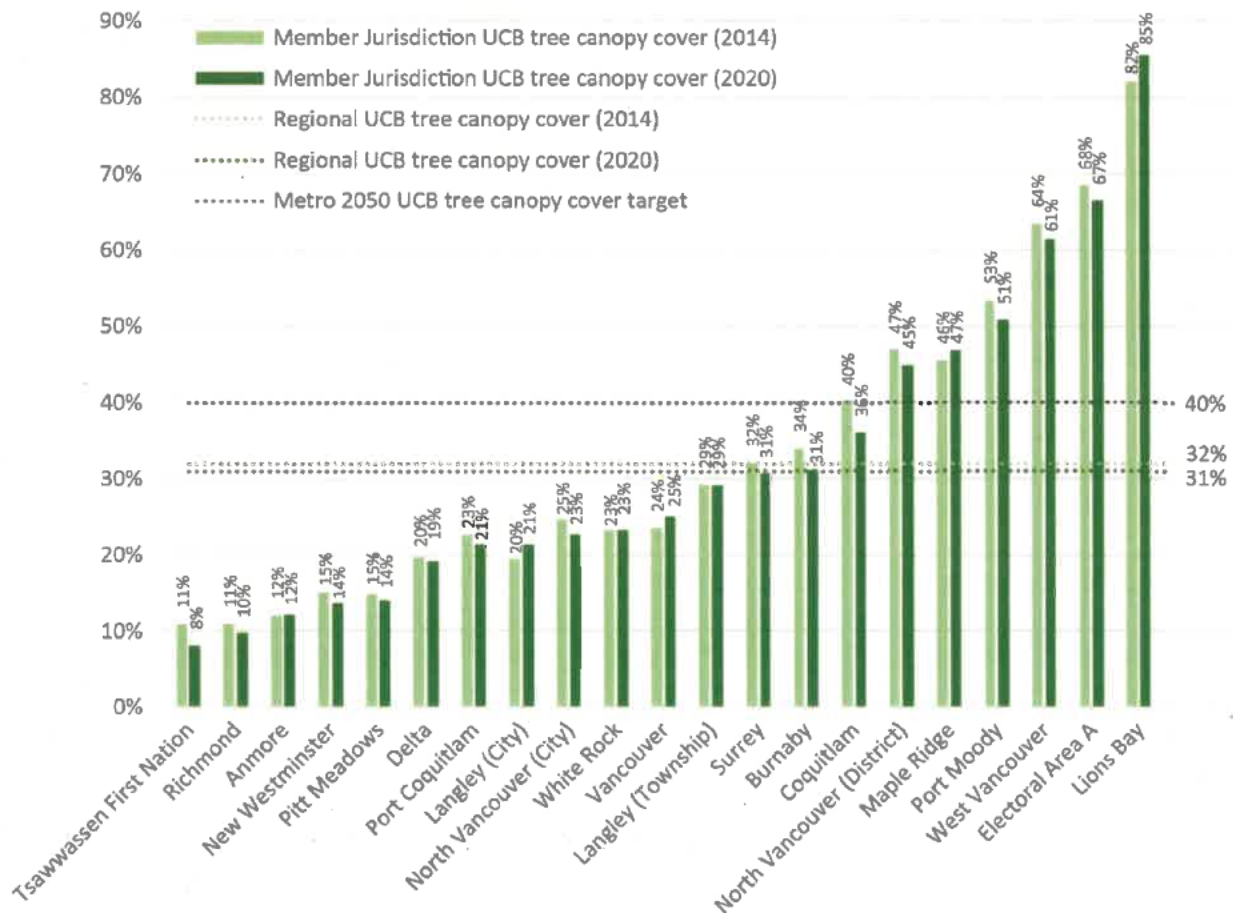
If the region's remaining greenfield lands within the UCB are developed and single-detached housing stock is redeveloped as expected over the next 20-30 years, tree canopy cover is projected to continue to decrease from 31 percent to 29 percent over this timeframe. However, this estimate did not consider implementation of the newly-adopted provincial housing legislation (see 'Potential Impact of the New Provincial Housing Legislation' section below).

Tree Planting to Offset Losses and Achieve the Metro 2050 Tree Canopy Cover Target

Municipalities, including several Metro Vancouver member jurisdictions, often use tree planting programs and policies as a way to maintain or expand tree canopy, which can also help to offset anticipated future losses from development and redevelopment. However, to offset the projected decline in UCB tree canopy cover over the next 20-30 years it is estimated that roughly 1,990 hectares of land within the UCB would have to be dedicated to tree planting. An additional 8,000 hectares (a total of 9,900 ha) of tree canopy cover would be required to achieve the *Metro 2050* UCB tree canopy cover target (i.e., 40 percent).

Achieving the *Metro 2050* UCB tree canopy cover target will be challenging. Metro Vancouver's analysis indicates that about 30,000 hectares of land within the UCB is currently potentially available for tree planting. This includes non-tree vegetation, soil patches, barren surfaces, and pavement that does not fall on roads, which under the right circumstances, could be modified to increase tree canopy cover. Further site-level assessments would be needed to determine what areas have the greatest potential to increase tree canopy cover through tree planting.

Figure 1. Tree Canopy Cover within the Urban Containment Boundary by member jurisdiction in 2020 and 2014, compared to the Metro 2050 target



Note: Belcarra and Bowen Island are not included because they fall outside the UCB. Lions Bay was removed from the UCB in 2021.

Potential Impact of the New Provincial Housing Legislation

More information about the pace and scale of uptake is needed to fully assess the potential impacts on tree canopy cover from the intensification of single-detached neighbourhoods and transit-oriented areas required by the recently-adopted provincial housing legislation. However, it is anticipated that the recent legislative changes will make it even more challenging for the region to achieve its urban tree canopy target. That will continue to be monitored and will likely be a key consideration during the next update of the tree canopy cover and impervious surface dataset. Staff are considering how best to track intensification trends and will continue to monitor and report out on change over time.

Discussions with Member Jurisdiction Staff

The “2020 Regional Tree Canopy Cover and Impervious Surface in Metro Vancouver” technical report was shared with the Regional Planning Advisory Committee - Environment Subcommittee during its meeting on February 15, 2024, and the Regional Planning Advisory Committee on March 15, 2024. Member jurisdiction staff expressed serious concerns about limited space for trees, particularly in light of other competing space requirements (e.g., stormwater management, utility

infrastructure, housing intensification). They also recognized challenges associated with young tree mortality during drought conditions. Member jurisdiction staff were encouraged to consider the best practices and alternatives provided in the Metro Vancouver Tree Regulations Toolkit, which was recently updated with land use / zoning-related examples and is being presented in a separate staff report on this Regional Planning Committee meeting agenda (Reference 4), as well as Metro Vancouver's Urban Forest Climate Adaptation resources for advice about tree species climate suitability, necessary soil volumes, and other considerations (Reference 5).

NEXT STEPS

It is recommended that the Tree Canopy Cover and Impervious Surface report findings and data should be forwarded to staff from member jurisdiction CAOs and City Managers. Staff will also promote the findings via social media and staff are also available to present the report and findings to Councils upon request. The main objective of the social media outreach will be to increase public awareness about the important benefits of urban forests such as shading, cooling, carbon sequestration, stormwater management, and physical, mental, and social well-being.

The 2020 tree canopy cover and impervious surface data is the most recent regional-scale data available. Regular updates of the data are important to track long-term trends and to support *Metro 2050's* performance monitoring. Regional remote sensing data is collected every 6 years and therefore the next tree canopy cover and impervious surface update is planned for 2026. The collation of remote sensing data from across the region, generation of the regional land cover classification dataset, select site validation, and spatial analysis takes time. Based on previous update timelines, staff anticipate that the next report will be completed in 2028.

ALTERNATIVES

1. That the MVRD Board:
 - a) receive for information the report dated March 15, 2024 titled "Tree Canopy Cover and Impervious Surface – 2020 Update"; and
 - b) share the findings and datasets with member jurisdictions with an offer of a staff presentation to Council upon request.

2. That the MVRD Board receive for information the report dated March 15, 2024 titled "Tree Canopy Cover and Impervious Surface – 2020 Update" and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications to this report. Work associated with measuring these indicators was completed as part of the Regional Planning annual work program.

CONCLUSION

The 2020 "Regional Tree Canopy Cover and Impervious Surface in Metro Vancouver" technical report concludes that in 2020 tree canopy covered 31 percent of the lands within the UCB, with variations among neighbourhoods and land use types. Impervious surface covered 54 percent of the lands within the UCB. Since 2014, regional tree canopy cover has decreased by 1 percent and impervious surface has increased by 4 percent within the UCB.

As the region's remaining greenfield lands are developed and single-detached housing stock is redeveloped and intensified over the next 20-30 years, tree canopy cover in the UCB is projected to decrease from 31 to 29 percent. However, with the implementation of progressive tree retention and urban forest expansion strategies, it is possible to offset these losses and work towards the 40 percent tree canopy cover target for the region's urban areas, as set out in *Metro 2050*. Changes to tree canopy cover and impervious surface will continue to be monitored and reported.

ATTACHMENT

1. Presentation re: Tree Canopy Cover and Impervious Surface – 2020 Update

REFERENCES

1. [2020 Regional Tree Canopy Cover and Impervious Surface in Metro Vancouver - Technical Report](#)
2. [The Urban Forest and Ecosystem Services: Impacts on Urban Water, Heat, and Pollution Cycles at the Tree, Street, and City Scale](#)
3. [Urban natural environments as nature-based solutions for improved public health – A systematic review of reviews](#)
4. [Metro Vancouver Tree Regulations Toolkit](#)
5. [Metro Vancouver's Urban Forest Climate Adaptation Resources](#)

Attachment 1



Tree Canopy Cover, Impervious Surface, and Tree Regulations

DATASET AND TOOLKIT UPDATE

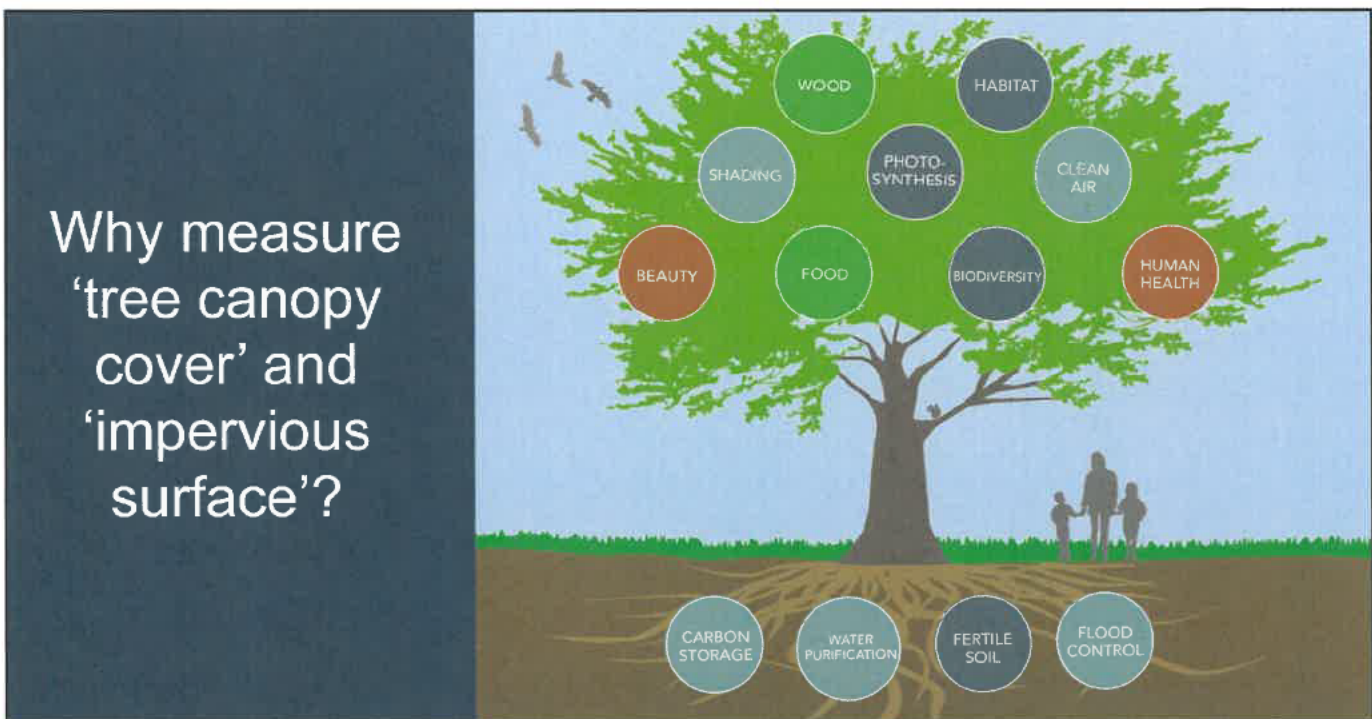
Laurie Bates-Frymel
Senior Planner (Environment)
Regional Planning & Housing Services

Agatha Czekajlo
Senior Policy and Planning Analyst
Regional Planning & Housing Services

Edward Nichol
Senior Planner
Regional Planning & Housing Services

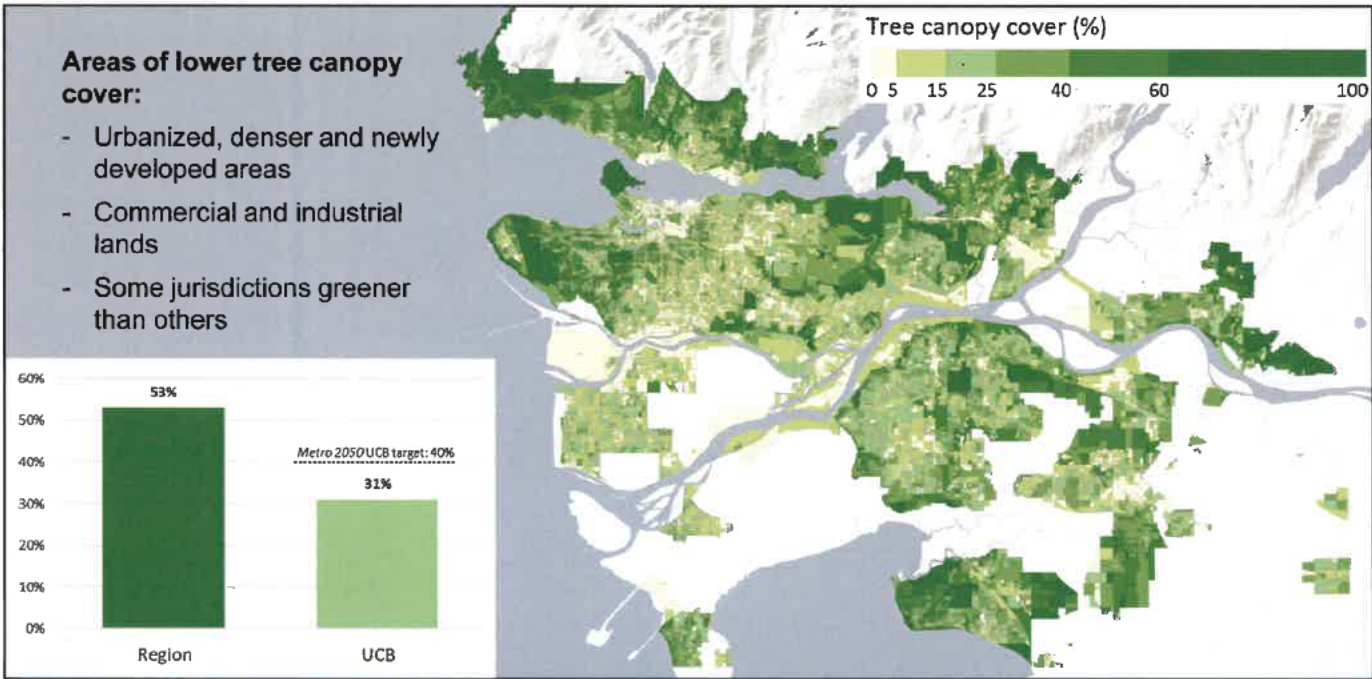
Regional Planning Committee – April 5, 2024
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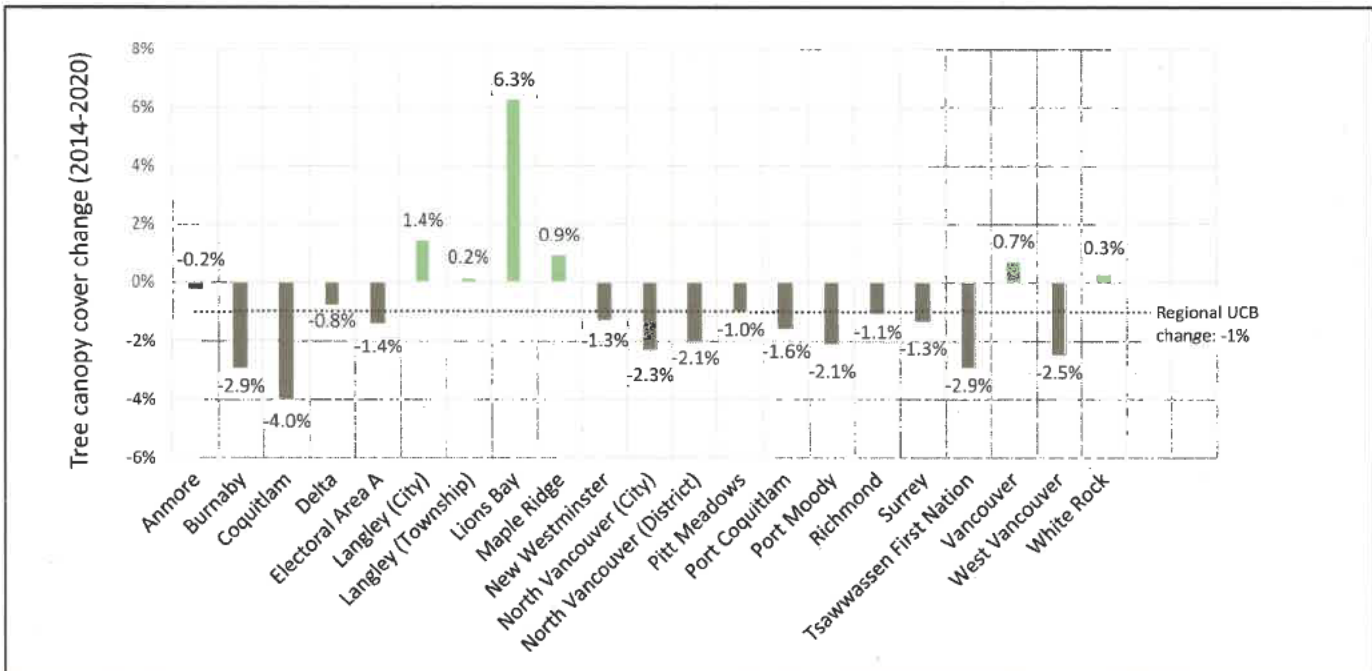


Why measure 'tree canopy cover' and 'impervious surface'?

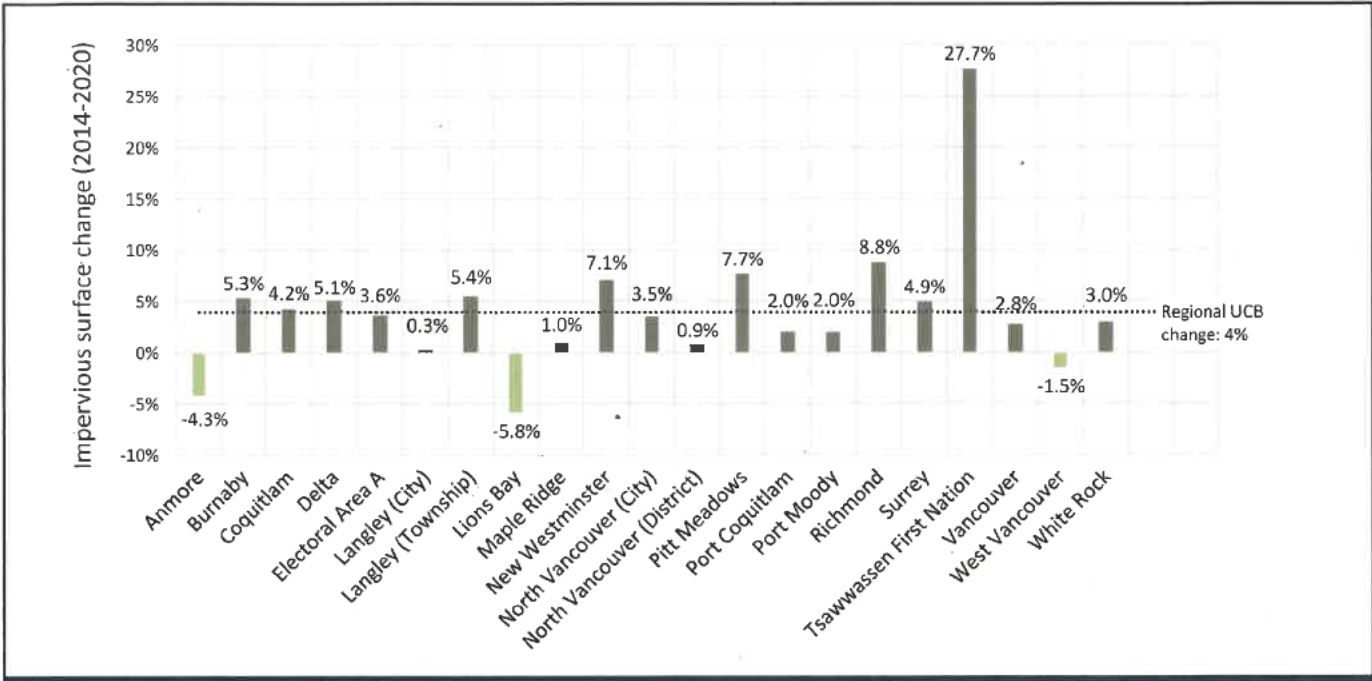
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2020 Tree Canopy Cover – Within UCB



Tree Canopy Cover Change (2014-2020) – Within UCB



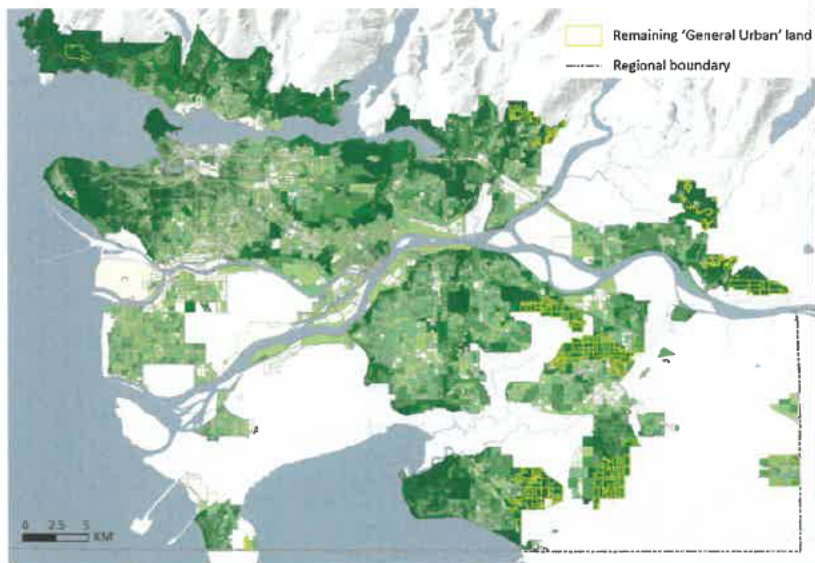
Impervious Surface Change (2014-2020) – Within UCB

FUTURE PROJECTIONS OF TREE CANOPY COVER

Tree canopy cover is projected to **decrease** from 31% to 29% due to continued development within the UCB

+1,990 ha of tree planting required to offset projected loss

+8,000 ha of tree planting required to reach *Metro 2050's* UCB tree canopy cover target of 40%

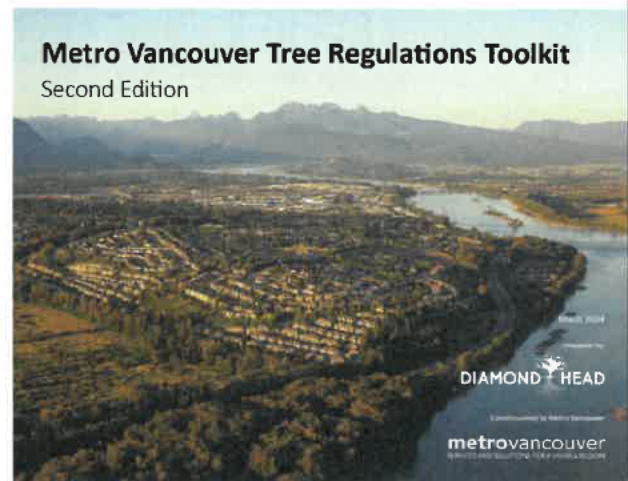


DATA SUMMARY

- Tree canopy cover in the Urban Containment Boundary (UCB)
 - **Decreased by 1%** between 2014 and 2020 (32% to 31%)
 - In 2020 - 38% on Residential lands, 27% on private lands
- Impervious surface in the UCB
 - **Increased by 4%** between 2014 and 2020 (50% to 54%)
 - In 2020 - 39% on Residential lands, 57% on private lands
- Tree Canopy Cover Future Projections for the UCB
 - Expected to **decrease from 31% to 29%***
 - 9,900 ha of tree planting in the UCB needed to offset this loss and reach *Metro 2050's* UCB 40% tree canopy cover target

TREE REGULATIONS TOOLKIT UPDATE

- **Toolkit Purpose:**
 - Guidance on regulatory tools that influence the preservation and growth of trees and tree canopy
- **Structure:**
 - Higher-level plans
 - Tools regulating land use
 - Tools regulating trees



TREE REGULATIONS TOOLKIT UPDATE

New Information On:

- Land use trends and tree canopy cover
- Considerations for canopy cover targets
- Land use bylaws and development permit areas
- Development, subdivision, and servicing bylaws
- Worksheets to assess regulatory framework and identify opportunities for improvement



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9



Thank you

metrovancover

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

June 10, 2024

File: CR-12-01
Ref: RD 2024 04 26

Mayor Mark Sager and Council
District of West Vancouver
750 17th St
West Vancouver, BC V7V 3T3

Dear Mayor Mark Sager and Council:

2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver

Metro Vancouver has updated the *Survey of Licensed Child Care Spaces and Policies in Metro Vancouver* (Survey). The *Survey of Licensed Child Care Spaces and Policies in Metro Vancouver* is updated every few years as a resource for local government planners and policy makers. The 2023 update supports the implementation of policy actions in *Metro 2050* regarding the creation of child care spaces as an important component of complete communities.

At its April 26, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) receive for information the report dated March 15, 2024, titled, "2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver"; and*
- b) forward the "2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver" and its attachment to member jurisdictions for information with an offer for Council presentations upon request.*

The 2023 Survey expands on the 2019 iteration by establishing a Peer Review Group. This group played a crucial role in helping to inform and guide the project; they ensured the accuracy and comprehensiveness of the data, which allowed for a more robust view to be captured and a better understanding of current child care planning challenges in the region. The 2023 Survey includes a current inventory of the total number of child care spaces in the region, and notes that there was a substantial increase in child care spaces in the region between 2019 and 2023. The positive results are likely directly related to: the significant increase in funding provided from the provincial and federal governments under the ChildCareBC strategy; the notable increase of stand-alone child care strategies in local governments across the region; and other regulatory tools such as zoning and financial incentives.

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We are pleased to provide you with a copy of the attached *2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver* and accompanying staff report for your information. If your Council would like to receive a presentation from Metro Vancouver staff about the Survey, please contact James Stiver, Division Manager, Regional Land Use Policy & Planning, by phone at 778-452-4698 or by email at james.stiver@metrovancover.org.

Yours sincerely,

s. 22(1)



George V. Harvie
Chair, Metro Vancouver Board

GVH/JWD/hm

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: Metro Vancouver Board report dated March 15, 2024, titled "2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver"

67595309

To: Regional Planning Committee

From: Stefanie Ekeli, Regional Planner, Regional Planning and Housing Services

Date: March, 15, 2024 Meeting Date: April 5, 2024

Subject: **2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver**

RECOMMENDATION

That the MVRD Board:

- a) receive for information the report dated March 15, 2024, titled, “2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver”; and
 - b) forward the “2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver” and its attachment to member jurisdictions for information with an offer for Council presentations upon request.
-

EXECUTIVE SUMMARY

The 2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver found that there has been a substantial increase in child care spaces in the region, from 18.6 spaces per 100 children under 12 in 2019 to 25.1 in 2023. This is a 35 percent increase. The positive results are likely directly related to the significant increase in funding provided from the Provincial and Federal Governments under the ChildCareBC strategy, the notable increase of stand-alone child care strategies in local governments across the region, and other regulatory tools such as zoning and financial incentives. Metro Vancouver updates the Survey every four years. The 2023 update of the Survey reflects the current inventory of the total number of child care spaces in the region. In addition, the municipal mail-out survey that is undertaken in support of the update was expanded to capture a more robust view and a better understanding of the challenges of current child care planning in the region.

PURPOSE

To share the results of the 2023 Survey of Licensed Child Care Spaces in Metro Vancouver with the Regional Planning Committee and MVRD Board to support local government planning for child care.

BACKGROUND

The Survey of Licensed Child Care Spaces and Policies in Metro Vancouver is updated every four years. The first two iterations of the Survey were published by Metro Vancouver in 2011 and subsequently updated and released in 2015 and 2019 (References 1,2, and 3). The 2023 Survey update expands on the 2019 iteration by establishing a Peer Review Group to help inform and guide the project, and to ensure data accuracy and comprehensiveness in capturing a more robust view and a better understanding of the challenges of current child care planning in the region (Attachment 1). The 2023 Survey expands analysis to include an assessment on the number of child care spaces per 100 children for the three Group Child Care licence types.

Child Care Planning in British Columbia

In British Columbia, child care planning is a shared responsibility among the BC Government, health authorities, local governments, First Nations, the not-for-profit sector, and the private sector. The role of the BC government has become increasingly important since 2018 with the launch of the ChildCareBC strategy. With this strategy, the Province and the Federal Government have boosted funding for local governments, Indigenous communities, not-for-profit organizations, families, and child care workers to support child care space creation, to make child care more affordable for families, and to increase the recruitment and retention, and enhance wages, of Early Childhood Educators.

Data contained in the 2023 Survey is intended to help support child care planning work, including applications for funding through ChildCareBC, in Metro Vancouver municipalities.

KEY FINDINGS OF THE 2023 SURVEY

The 2023 Survey provides a more robust discussion on the findings of the estimated and projected number of children aged 12 and under, and the number of child care spaces in Metro Vancouver. The following are the key findings:

- The number of children under the age of 12 is expected to continue to grow slightly in the near term by 1.1 percent (from an estimated 323,796 in 2023 to 327,397 in 2028);
- The number of child care spaces in Metro Vancouver grew by 35 percent between 2019 and 2023 (up from 60,970 to 81,264);
- As of 2023, Metro Vancouver has on average 25.1 spaces per 100 children 12 and under, which is an increase of 6.5 spaces per 100 children aged 12 and under from 2019 (35 percent increase, but remains slightly below the 2021 national average of 29 spaces but above the BC average of 21 spaces);
- As of 2023, Metro Vancouver has an average of 13.9 spaces per 100 children aged 0-3 (Group Child Care under 36 months), 38.7 spaces per 100 children aged 3-5 (Group Child Care 30 months to School Age), and 9 spaces per 100 children 5-12 (Group Child Care School Age);
- The survey results show that the major challenges in the provision of child care are mainly:
 - Lack of funding to cover capital operating and maintenance costs and operator lease / rent challenges;
 - Staffing shortages / low wages for child care workers;
 - Insufficient provincial funding to build new spaces; and
 - Persistent demand for new child care spaces;
- 16 respondents support child care through building space (e.g., rent-free, reduced lease, or market lease);
- 16 respondents have staff resources dedicated to child care work and 9 respondents have a dedicated staff person specifically for child care work; and
- 14 of 21 respondents have \$10/day child care facilities within their communities offering affordable child care to families.

MUNICIPAL MAIL-OUT SURVEY RESULTS

Local governments play a key role in enabling an adequate supply of child care spaces. One way that local governments can support the creation of child care spaces could include developing a local child care plan, strategy or bylaw that outlines municipal policies for child care provision. According to the 2023 Municipal Mail-out Survey, 15 of 20 (75 percent) of survey respondents have a stand-alone child care strategy, which is substantially higher than reported in 2019 (8 of 21 respondents, or 38 percent). In addition: 14 of 19 respondents noted addressing child care in Official Community Plans; 7 of 16 respondents address child care in Social Plans; 15 of 21 respondents identify child care as a community amenity; and 4 of 20 survey respondents identified that their local government has a Child Care Bylaw.

Although child care licensing is regulated by the Health Authorities, local governments also play a role in regulating child care through zoning and business licensing. Of the survey respondents, the majority of local governments permit child care in residential, commercial and institutional zones, and approximately half permit child care in industrial zones. The survey results also indicate that local governments often use financial incentives to enhance child care space creation which include the use of municipal grants, property tax exemptions or tax dollars used to support operation and maintenance fees, developer incentives, and the use of municipal building space by child care providers. In some cases, local governments also own child care facilities and/or partner with child care providers for the operation of facilities. The survey results show that the majority of local governments own child care facilities, and roughly half partner with child care providers for their operation.

The results of the Municipal Mail-out Survey signify that local governments have placed a greater emphasis on increasing the number of child care spaces within their communities since the 2019 survey through use of available regulatory tools and financial resources and incentives. While the results from the 2023 Survey show a positive outlook for child care space creation in the region, local governments still face challenges to meet child care needs including lack of funding, staffing shortages / wages, and persistent demand.

ALTERNATIVES

1. That the MVRD Board:
 - a) receive for information the report dated March 15, 2024, titled, "2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver"; and,
 - b) forward the "2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver" and its attachment to member jurisdictions for information with an offer for Council presentations upon request.
2. That the Regional Planning Committee receive for information the report dated March 15, 2024, titled "2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver", and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications to this report. The report was completed as part of the Board approved Regional Planning 2023 work plan.

NEXT STEPS

It is recommended that copies of the 2023 Survey of Licensed Child Care Spaces in Metro Vancouver be forwarded to all member jurisdictions for information. The final report will also be posted on the Metro Vancouver website for download. Staff are available to present the report to Councils upon request.

CONCLUSION

Regional Planning has prepared the *2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver*. The report updates previous child care surveys prepared by Metro Vancouver in 2011, 2015, and 2019. The 2023 Survey found that there has been a substantial increase in child care spaces in the region, from 18.6 spaces per 100 children under 12 in 2019 to 25.1 in 2023, which is a 35 percent increase. This substantial increase can be correlated to the significant increase in funding provided from the Provincial and Federal Governments under the ChildCareBC strategy. The 2023 Survey also found that local governments are taking a range of approaches to facilitate child care provision and operation in their local context but are still facing various challenges associated with the provision of child care. This information is intended to support member jurisdictions and local governments in planning for complete communities and supporting the economy, thereby supporting the implementation of Goals 1 and 2 of *Metro 2050*.

ATTACHMENT

1. 2023 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver

REFERENCES

1. [A Municipal Survey of Child Care Spaces and Policies in Metro Vancouver, 2011](#)
2. [A Municipal Survey of Child Care Spaces and Policies in Metro Vancouver, 2015](#)
3. [2019 Survey of Licensed Child Care Spaces and Policies in Metro Vancouver](#)
4. [ChildCareBC, Province of British Columbia](#)

June 11, 2024

File: CR-12-01
Ref: RD 2024 04 26

Mayor Mark Sager and Council
District of West Vancouver
750 17th St
West Vancouver, BC V7V 3T3

Dear Mayor Mark Sager and Council:

Metro Vancouver Tree Regulations Toolkit Update

At its April 26, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) receive for information the report dated March 8, 2024, titled "Metro Vancouver Tree Regulations Toolkit Update"; and*
- b) forward the "Metro Vancouver Tree Regulations Toolkit Update" to member jurisdictions for information with an offer of a presentation to Councils upon request.*

The updated *Metro Vancouver Tree Regulations Toolkit* (Toolkit) provides guidance on regulatory tools that can be used to protect trees and increase tree canopy cover at the local level. The Toolkit, originally developed in 2021, was recently updated to provide greater detail and supporting information in the land use-focused sections of the document. As the region continues to grow, it will be critical to ensure that there is adequate space to retain or grow trees. Therefore, tools such as land use bylaws, development permit areas, and development, subdivision, and servicing bylaws should be used to support the foundation for long-term protection and growth of trees.

The region's urban forests help communities cope with the impacts of climate change and contribute to the health and well-being of residents. Trees cool streets and buildings, improve water quality, intercept stormwater, store carbon, and provide food and shelter for wildlife, among many other important contributions. Metro Vancouver's urban tree canopy is expected to continue to decline, primarily due to growth, development, and the intensification of land uses. This underscores the need to continue to collaborate on innovative regulatory and supportive approaches to protect and retain trees.

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Metro Vancouver supports local urban forestry efforts across the region by providing data and resources, convening practitioners, and advocating for innovative approaches that improve the health and resilience of the region's urban forests. The *Metro Vancouver Tree Regulations Toolkit* provides new and updated information about land use-related options that can be used to support tree canopy cover retention and enhancement. Member jurisdiction staff are encouraged to use the Toolkit as a resource to inform urban forest planning and management, as well as update and strengthen local policies, regulations and tree planting and protection initiatives. This work will be critical for the region to support the shared and ambitious 40 per cent urban area tree canopy cover target set out in *Metro 2050*.

Mayor and Council will also receive a separate letter regarding the related "Tree Canopy Cover and Impervious Surface - 2020 Update" report, which was also recently received by the Metro Vancouver Board. That report presents the latest figures for regional tree canopy cover, impervious surface, and potential planting areas available.

We are pleased to provide you with a copy of the attached updated *Metro Vancouver Tree Regulations Toolkit* and accompanying staff report for your information. We look forward to continuing to collaborate with you on urban forestry efforts across the region.

If your Council would like to receive a presentation from Metro Vancouver staff about the Toolkit, please contact James Stiver, Division Manager, Regional Land Use Policy & Planning, by phone at 778-452-4698 or by email at james.stiver@metrovancover.org.

Yours sincerely,

s.22(1)



George V. Harvie
Chair, Metro Vancouver Board

GVH/JWD/hm

cc: Scott Findlay, Municipal Manager, District of West Vancouver
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: Metro Vancouver Board Report dated March 8, 2024, titled "Metro Vancouver Tree Regulations Toolkit Update".

To: Regional Planning Committee

From: Edward Nichol, Senior Planner, Regional Planning and Housing Services

Date: March 8, 2024 Meeting Date: April 5, 2024

Subject: **Metro Vancouver Tree Regulations Toolkit Update**

RECOMMENDATION

That the MVRD Board:

- a) receive for information the report dated March 8, 2024, titled “Metro Vancouver Tree Regulations Toolkit Update”; and
 - b) forward the “Metro Vancouver Tree Regulations Toolkit Update” to member jurisdictions for information with an offer of a presentation to Councils upon request.
-

EXECUTIVE SUMMARY

This report highlights the updated Metro Vancouver Tree Regulations Toolkit. The findings indicate that, as the region develops, it is critical to require adequate space to retain or grow trees post-development, and that regulatory tools such as land use bylaws, development permit areas, and development, subdivision, and servicing bylaws, can support the foundation for long-term protection and growth of trees.

Originally developed by Diamond Head Consulting in 2021, the Toolkit provides guidance on regulatory tools that can be used to protect trees and increase tree canopy cover at the local level. In response to the ongoing challenges associated with preserving trees in this rapidly growing urban region, and working towards the regional urban tree canopy cover target in *Metro 2050*, Metro Vancouver again retained Diamond Head Consulting in 2023 to update the Toolkit with more robust information in the land use-focused sections of the document. That work has now been completed.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the updated Metro Vancouver Tree Regulations Toolkit.

BACKGROUND

Healthy trees provide communities with important ecosystem services, including shading and cooling, stormwater absorption, habitat, and carbon storage. Collectively, the trees within the public and private lands of a community (including the trees in parks, around buildings, along streets and in backyards) make up the urban forest. Since 2016, Metro Vancouver has supported local urban forestry efforts across the region by providing data and resources, convening practitioners, and advocating for innovative approaches that improve the health and resilience of the region’s urban forests, with the first iteration of the Tree Regulations Toolkit being completed in 2021. The Metro Vancouver Tree Regulations Toolkit has now been updated (Attachment 1).

TOOLKIT UPDATE

At its June 9, 2021 meeting, the Regional Planning Committee received the report “Metro Vancouver Tree Regulations Toolkit” (Reference 1). That report introduced the first iteration of the Toolkit, and noted that it may be updated in the future to add more substantial content to the land use-focused sections of the document.

The 2021 Toolkit focused on tools that primarily regulate trees (e.g., tree bylaws); additional content on tools that primarily regulate land use was included as supplemental information. In 2023 Metro Vancouver retained Diamond Head Consulting, the consultant behind the 2021 iteration, to update the Toolkit with more information on the land use-focused sections. The update was undertaken in response to the ongoing challenges associated with preserving trees in this rapidly growing urban region, and with the objective of updating the information to incorporate current best practices.

Urban Tree Canopy Cover and Impervious Surfaces

In 2024, Metro Vancouver’s Tree Canopy Cover and Impervious Surfaces dataset was updated; this update is also being presented in a separate report to the Regional Planning Committee in this meeting’s agenda package. The results show a decrease of 1 percent tree canopy cover within the region’s Urban Containment Boundary from the years 2014-2020. Metro Vancouver’s tree canopy cover is currently projected to continue to decline within the Urban Containment Boundary, primarily due to urban growth, development, and the intensification of land uses. These projections, in combination with the tree canopy loss observed between 2014-2020, highlight the need for innovative regulatory and supportive approaches to protect and retain trees at the local level through land use and development processes. This work will be critical for the region to reverse the current trends and move us towards a path to achieving the ambitious 40 percent tree canopy cover target set out in *Metro 2050*.

Toolkit Overview

The Metro Vancouver Tree Regulations Toolkit provides guidance on selecting and using regulatory tools that can help preserve trees and increase tree canopy cover based on best practices. Earlier iterations of the Toolkit were informed by survey results from consulting arborists and local staff across the region, as well as a review of scientific literature, practitioner guides, and bylaws from across Canada and the United States. Information is included on higher-level plans (such as regional growth strategies and official community plans), tools that regulate land use and influence the space available to retain or replace trees (such as zoning bylaws and subdivision and servicing bylaws), and tools that regulate trees as their primary purpose (such as covenants and tree bylaws).

The updated Metro Vancouver Tree Regulations Toolkit complements and supports several Metro Vancouver initiatives, plans, and policies, including:

- The *Board Strategic Plan 2022 - 2026*, which includes a priority action to support member jurisdictions to develop and implement effective policies and tools that will help the region achieve its targets to protect 50 percent of lands for nature and achieve 40 percent urban tree canopy (Reference 2);

- The *Climate 2050 Nature and Ecosystems Roadmap*, which includes an action for Metro Vancouver to provide data and resources to support urban forest management (Reference 3); and
- *Metro 2050*, which includes an action for member jurisdictions to adopt Regional Context Statements that include policy statements that: enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience (Reference 4).

New Information Included in the Update

The section of the Toolkit dedicated to tools that primarily regulate land use has been updated. This section now includes new information on:

- current land use trends across the region and the implications for tree canopy cover and impervious surfaces;
- considerations for setting tree canopy cover targets;
- land use bylaws and development permit areas (including zoning bylaws, form and character development permit areas, climate change and energy conservation development permit areas, screening and landscaping bylaws, and development procedure bylaws);
- development, subdivision, and servicing bylaws; and
- worksheets to assess a local government's regulatory framework for protecting urban trees and to identify opportunities for improvement.

The Toolkit is organized based on relevancy for the public and private realms, and for tree retention and planting goals. Key bylaw components are described by their general purpose, core (recommended) components, and additional bylaw component options for consideration. Examples of bylaw components that have been successfully implemented by other jurisdictions are also included. The updated Toolkit includes icons and callout boxes to highlight the anticipated impacts and implications of recent provincial housing legislation changes on relevant bylaw components, where applicable.

Since the recent provincial housing legislation changes were announced towards the end of the Toolkit update process, additional work may be required in the future to better understand the impacts of the region's increased intensification of single-detached residential neighbourhoods, and determine how the housing legislation can be implemented in a way that maximizes tree retention.

NEXT STEPS

Staff will promote and share the Toolkit broadly throughout the region as a resource to inform urban forest planning and management, and encourage its use to update and strengthen local policies and regulations. It is recommended that copies of this staff report with the attached updated Metro Vancouver Tree Regulations Toolkit be forwarded to member jurisdictions for information with an offer of a presentation to Council upon request. The final report will also be posted on the Metro Vancouver website for download.

The Toolkit may be updated in the future, as needed. Metro Vancouver will continue to provide data and resources, convene with regional partners and practitioners, and advocate for innovative approaches to ensure a healthy and resilient regional urban forest.

ALTERNATIVES

1. That the MVRD Board:
 - a) receive for information the report dated March 8, 2024, titled “Metro Vancouver Tree Regulations Toolkit Update”; and
 - b) forward the “Metro Vancouver Tree Regulations Toolkit Update” to member jurisdictions for information with an offer of a presentation to Councils upon request.

2. That the MVRD Board receive for information the report dated March 8, 2024 titled “Metro Vancouver Regulations Toolkit Update and provide alternative direction to staff.

FINANCIAL IMPLICATIONS

This work was undertaken as part of Regional Planning’s regular work program and the MVRD Board-approved 2023 Regional Planning budget. The project cost was \$18,000.

CONCLUSION

The first iteration of the Metro Vancouver Tree Regulations Toolkit was developed by Diamond Head Consulting for Metro Vancouver in 2021. The Toolkit was developed to provide guidance on regulatory tools that can help protect trees and increase tree canopy cover at the local level. Metro Vancouver again retained Diamond Head Consulting in 2023 to update the Toolkit with more substantial information in the land use-focused sections of the document. As a next step, Metro Vancouver will promote and share the updated Toolkit broadly throughout the region as a resource to support urban forest planning and management.

ATTACHMENT

1. “Metro Vancouver Tree Regulations Toolkit – Second Edition”, dated March 2024

REFERENCES

1. [Metro Vancouver Tree Regulations Toolkit](#), Regional Planning Committee Report dated May 14, 2021
2. [Regional Planning Priority Actions in the Board Strategic Plan 2022-2026](#)
3. [Action 4.2 of the Climate 2050 Nature and Ecosystems Roadmap](#)
4. [Policy action 3.2.7. c\) ii of Metro 2050](#)

From: Jill Lawlor
Sent: Monday, June 10, 2024 2:24 PM
To: s. 22(1)
Cc: correspondence
Subject: Taste of the Bay 2024--electrical issues.

Dear s. 22(1)

Thank you for your correspondence regarding Horseshoe Bay Park. Your email has been forwarded to staff for response.

During the construction of Horseshoe Bay Park, the scope of the electrical work had to be reduced to meet the project budget. We were able to run the conduit and install the electrical box in preparation for the electrical work. We can reach out to obtain a current quote for the installation of electrical, the box, and the cost to run the wire. While we don't have the funds to complete this project at this time, depending on the cost, we could look at other funding models such as grants and partnerships.

We do have electricity available in other areas of the park that may be easier to access in the short term. Our staff would be happy to help you set up an electrical plan.

We appreciate you sharing your feedback and apologize that the changes to the electrical work were not conveyed beforehand.

Congratulations on a very successful Taste of the Bay!

Jill

Jill Lawlor (she, her, hers)
Senior Manager of Parks | District of West Vancouver
t: 604-921-3467 | c: 604-418-3657 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səlitwətał (Tsleil-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.

From: s. 22(1)
Sent: Thursday, May 30, 2024 3:27 PM
To: Mayor & Council District West Vancouver; marksager@westvancouver.ca; Peter Lambur; Sharon Thompson; Christine Cassidy; Scott Snider; Nora Gambioli; Linda Watt; correspondence
Cc: s. 22(1)
Subject: Taste of the Bay 2024--electrical issues.

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.

The Karen Fowlie Entertainment Society (KFES) band provided a free Canada Day concert in Horseshoe Bay Park just prior to the Covid era. s. 22(1) volunteers for the setting up/tear down, and functioning of the event! The stage was set up close to the waterfront with the beautiful Horseshoe Bay view as a backdrop. Many Villagers brought their blankets and picnics to the lawn where they could kick back and relax without having to drive for a change. Feedback was extremely positive that "We need more of this here"!

Shortly thereafter, a Parks Committee was formed prior to revitalization of Horseshoe Bay Park. s. 22(1) and made an effort to make some improvements and to correct the most prominent issue which was to have electricity in appropriate locations for events, Christmas lighting, etc. (Perhaps this is the reason we did not have any Christmas lights in our park this year?)

The Stage was to be attached to the front seawall sidewalk and made of a non-slip material with an electrical panel nearby.

I checked this location during the park renovation and was pleased to find the electrical panel where it was expected to be. The stage was never built but I hoped it would show up later.

Yesterday, the Karen Fowlie band set up slightly ahead of where the stage was to be with the electrical panel close by. (As agreed to during the Park Committee consultation and shown in artist renderings) The ground was quite soggy, which is always a concern with electrical cords laying on a temporary carpet stage.



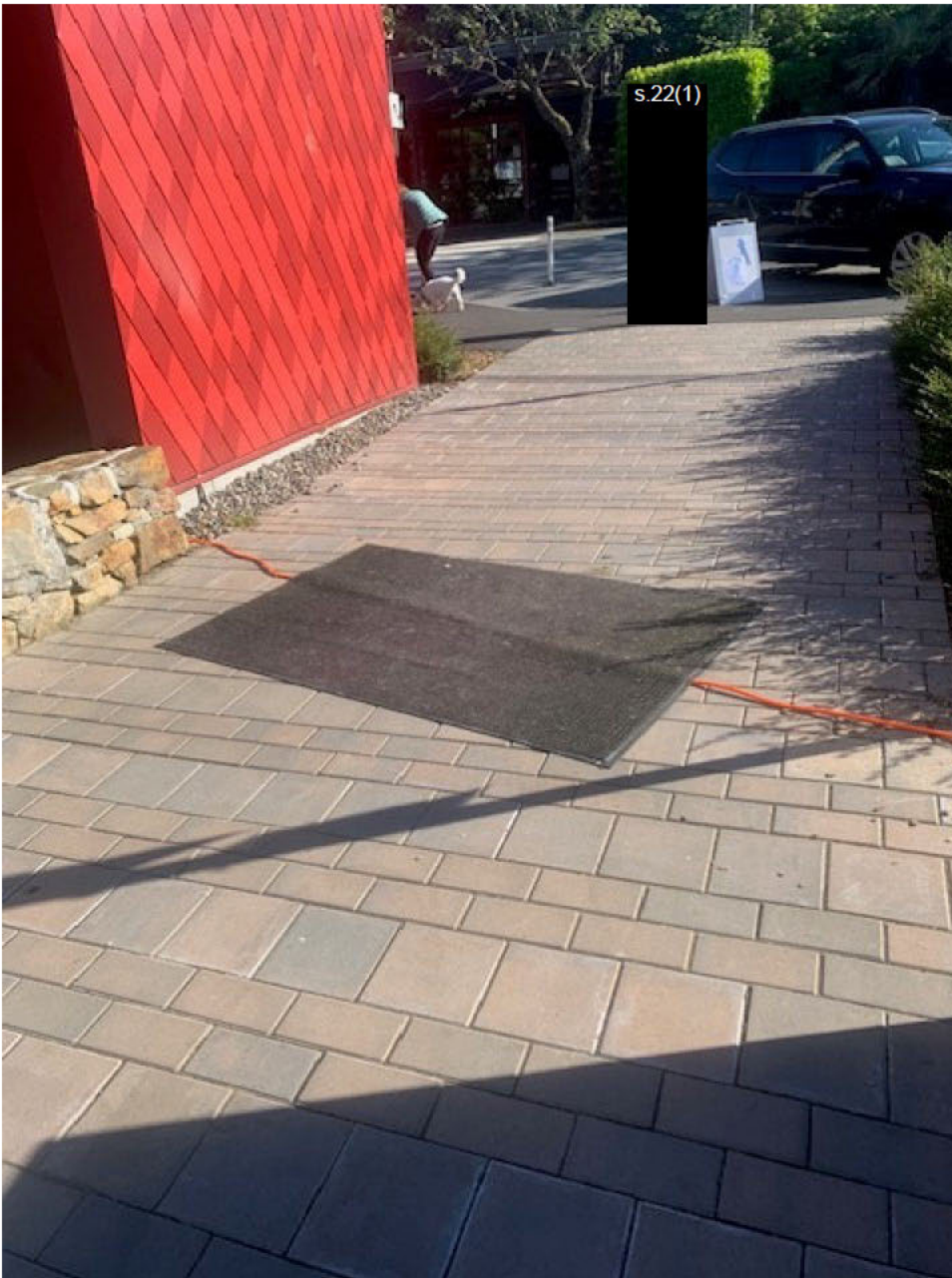
This electrical panel was not connected when the park was revitalized. A generator had to be rented last minute on a busy day!



We had to plug in by the toilets and string the cord across the bottom of two doorways- creating quite a liability!



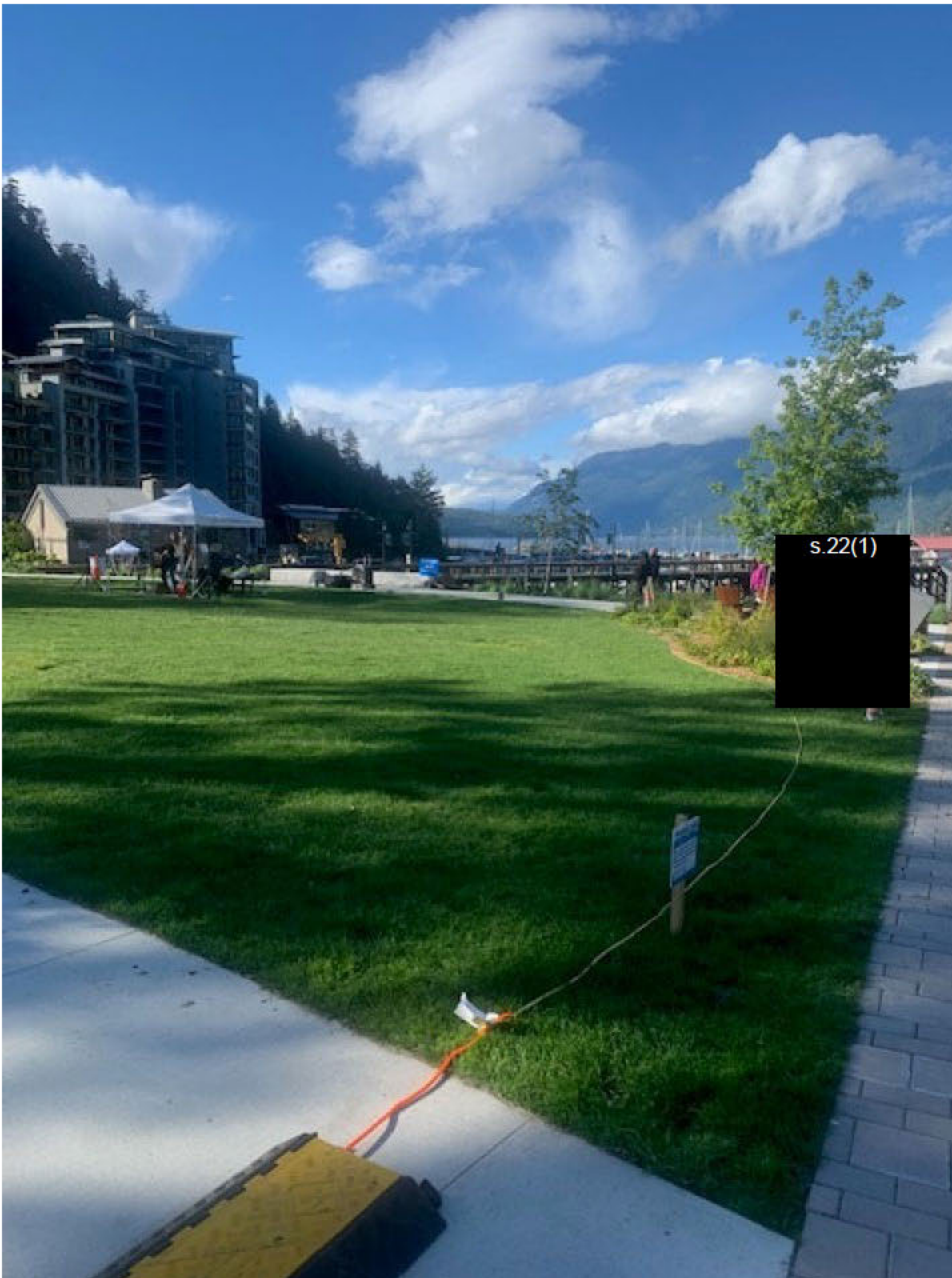
Electrical cord continued across a major entry sidewalk



Then across a second sidewalk... causing business owners to scramble to find the appropriate covers.



The cord liability continued all the way across the green lawn to the front seawall walk with visitors stepping over it...



... finally out to the temporary stage in the middle of the goose droppings!
Can we please have someone take another look at this situation so that we can apply our efforts to the events rather than repeating the same issues and creating more liabilities?

Thanks to those of you who came out for the Taste of the Bay event and thank you all for your time in helping us to deal with this situation.

Respectfully,
s. 22(1)

[Redacted signature]



From: Matthew OConnor
Sent: Tuesday, June 11, 2024 5:10 PM
To: [REDACTED] s. 22(1)
Cc: correspondence; [REDACTED] s. 22(1)
Subject: 6458 Bruce Street - The saga continues...

Good afternoon, [REDACTED] s. 22(1)

I am in receipt of your email regarding the overgrown grass, discarded materials, and unsightly nature of the property at 6458 Bruce Street. Our department prioritizes files based on safety and imminent threat/time sensitive scenarios. Good Neighbour investigations can take some time to work through, especially during our busiest time of year. At this point in time, I have taken over the file and notified the relevant parties of the requirements and have scheduled 2 additional follow ups in the next 2 weeks. We will continue to work with our Permits and Inspections department to ensure we are taking the relevant steps to bring this property into compliance and move it forward.

Please feel free to reach out to me at any time if you wish to further discuss your concerns.

Sincerely,

Matthew O'Connor he, him, his
Manager, Bylaw and Licensing Services | District of West Vancouver
d: 604 925 7153 | westvancouver.ca

.....
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: Tuesday, June 11, 2024 3:18 PM
To: [Redacted] s. 22(1) correspondence; Mark Sager, Mayor; Linda Watt; Bylaw Dept; [Redacted] s. 22(1)
 [Redacted] s. 22(1)
Cc: [Redacted] s.22(1) Y-B Chan
Subject: RE: 6458 Bruce Street - The saga continues ...

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In addition, I contacted the Bylaw Office on May 17th and 29th to report that the developer has neglected their obligation to maintain the property in a reasonable condition. Despite these reports, no action has been taken, and the property continues to pose a hazard to wildlife and a safety risk to the children who play in the area. It's an absolute disgrace that this property has been stalled for over 6 years now. Developers who delay projects for extended periods and cause significant disruption to the surrounding neighborhood should face severe penalties.

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

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From: [Redacted] s. 22(1)
Sent: Tuesday, June 11, 2024 2:30 PM
To: correspondence@westvancouver.ca; mark@westvancouver.ca; lwatt@westvancouver.ca;
 [Redacted] s. 22(1)
 [Redacted] s. 22(1)
Subject: Fwd: 6458 Bruce Street - The saga continues ...

----- Forwarded message -----
From: [Redacted] s. 22(1)
Date: Tue, Aug 30, 2022 at 12:41 PM
Subject: 6458 Bruce Street - The saga continues ...
To: <bylawdept@westvancouver.ca>, <amarginson@westvancouver.ca>, <cmills@westvancouver.ca>, <kspooner@westvancouver.ca>, <mayorandcouncil@westvancouver.ca>, [Redacted] s. 22(1)
 [Redacted] s. 22(1)

The Saga Continues Part 2 - 6 years and counting
 To mayor, council and staff,

Not long ago we were informed by West Van staff that the owner of the abandoned building had selected a contractor and plans were underway to finish the project.

Assurances were given that construction would resume in early spring and that there would be boots on the ground in March of 2024.

Progress to date:

- Porta potty installed
- Wet drywall removed

I'm sure you are getting as tired of hearing about this project - as we are having to look at it. Relying on the owners 'promises and good intentions' or invoking the "Good Neighbour Policy" is not having any effect. What are you planning next to resolve the issue of an abandoned building in the community!

- Previous note included below
- Updated photos attached

Regards,

s. 22(1)

To The District of West Vancouver

We live at [REDACTED] s.22(1) abandoned duplex.

I am assuming there is a file outlining the challenges with this project and staff are aware of our concerns.

Having said that - this project continues to be a blight on our neighbourhood with no end in sight!

A brief project overview:

- Demolition of the home at 6458 took place in 2017
- Construction on the duplex comenced in 2018
- The approved project plans were reviewed by an architect during construction and found to be non-compliant in several areas with your current building code.
- A minor concession was made and some of the building mass was reduced on each side.
- At a board of variance meeting in June 2020 the builder expressed the need to expedite a hydro connection and move from the temporary power pole.
- Two years later, the duplex is still connected to a temporary power pole.
- The site is an eyesore and has become a refuge for weeds and garbage.

It is apparent that the owner of 6458 Bruce continues to ignore the ' Good Neighbour' letters sent by Bylaws.

Surely the District of West Vancouver can compel the owner of these two properties to clean them up and maintain them?

Regards,

s. 22(1)

s. 22(1)

I