

COUNCIL CORRESPONDENCE UPDATE TO SEPTEMBER 18, 2024 (8:30 a.m.)

Correspondence

- (1) BC Non-Profit Housing Association, September 12, 2024, regarding “Invitation to attend BC’s Housing Central Conference November 18-20, 2024”**
- (2) September 16, 2024, regarding “Letter of Support - PDA02786” (Proposed Wentworth Road Exchange)**
- (3) September 16, 2024, regarding “Sometimes birds poop where sometimes I think I might want to walk. Cull the Birds” (Geese Mitigation)**
- (4) September 16, 2024 regarding “Urban Forest Management”**
- (5) September 17, 2024, regarding “Sewage and drainage regulation bylaw No. 5263”**
- (6) 2 submissions, September 17, 2024, regarding Appeal of Director of Planning and Development Services’ Denial of an Encroachment Application for a Fence at 955 20th Street (Referred to the September 23, 2024 Council meeting)**
- (7) Committee and Board Meeting Minutes – Awards Committee meeting, June 5, 2024**

Correspondence from Other Governments and Government Agencies

No Items.

Responses to Correspondence

- (8) Senior Manager of Legislative Services/Corporate Officer, September 12, 2024, response to P. Hundal regarding Fuel Thinning and Wildfire Management**
- (9) Senior Manager of Legislative Services/Corporate Officer, September 12, 2024, response to P. Hundal regarding “Study implication is that West Vancouver’s fuel thinning program may make matters worse and/or be a waste of taxpayer money”**
- (10) Parks Environmental Operations Manager, September 16, 2024, response regarding Invasive Species in Hay Park**

From: Lynda Dragan <admin@bcnpha.ca>
Sent: Thursday, September 12, 2024 3:15 PM
To: correspondence
Subject: Invitation to attend BC's Housing Central Conference November18-20, 2024

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Good day Mayor and Council,

We are inviting you once again to attend BC's Housing Central Conference which will run this year from November 18-20, 2024. Last year, we had our largest in person conference with 1,732 delegates joining us over 3 days, we expect to exceed that number this year. It was a great opportunity for our members, associates, housing leaders, civic, federal, and provincial leaders to come together in person again and talk housing!

On behalf of BC Non-Profit Housing Association, Cooperative Housing Federation of BC. and the Aboriginal Housing Management Association we invite the District of West Vancouver Mayor and Councillors to attend and are offering 2 complimentary registration tickets.

This is a link to our Housing Central Conference if you would like to look and see what is happening at our plenaries and 125 sessions over the 3 days. **Registration link is:** [BLOCKEDconference\[.\]housingcentral\[.\]ca/BLOCKED](#)

Let me know if you are interested and register using this code **HCC2024_Gov** which is for a complimentary registration to the full conference. We look forward to seeing you there!

Thanks very much!

Lynda Dragan
Executive Assistant

BC Non-Profit Housing Association
Address: 220 – 1651 Commercial Drive, Vancouver, BC V5L 3Y3
Tel: 604 291-2600 **Direct Line:** 778 945-2165
Toll Free BC: 1. 833.227.0708
[BLOCKEDbcnpha\[.\]caBLOCKED](#)



From: s.22(1)
Sent: Monday, September 16, 2024 9:24 AM
To: correspondence
Cc: Lisa Evans; Catherine Ruby; Lisa Berg
Subject: Letter of Support - PDA02786
Attachments: 2024-09-16 - Letter of Support - PDA02786.pdf

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Dear Mayor, Council and DVW Staff,

Please see attached a letter of support for the proposed new northern access road and the closure of Wentworth Avenue.

Wishing you the best of luck in this thoughtfully conceived proposal,

s.22(1)

s.22(1)

s.22(1)

West Vancouver, BC, s.22(1)

s.22(1)

Correspondence
750 17th Street
West Vancouver, BC V7V 3T3
correspondence@westvancouver.ca
via email

ecc: Lisa Berg (lberg@westvancouver.ca)
Lisa Evans (lisa.evans@collingwood.org)
Catherine Ruby (catherine.ruby@collingwood.org)

16 September, 2024

Re: Support for PDA02786

Dear Mayor, Council and DWV Staff,

I am writing to express my support for the Wentworth Road Exchange being proposed by Collingwood School and the Brivia Group as part of PDA02786.

As a long-standing resident of West Vancouver, s.22(1) parent, and a member of the s.22(1) community, I fully support the proposed relocation of Wentworth Road to the north of Collingwood's campus.

From my reading of the application and OCP; the proposed road exchange and the potential Brivia Group development would support The District's OCP goals related to transportation improvements, environmental protection, housing development, community amenities, and safety.

1. Transportation and Mobility

The OCP emphasizes enhancing transportation systems and mobility across the district, particularly by improving traffic flow and creating safer pedestrian environments. The proposed road exchange could align with these goals by reducing congestion around the school and ensuring safer pedestrian access for students and families.

2. Sustainability and Environmental Protection

The OCP supports the protection of natural areas, especially around creeks and riparian zones. Dedicating more parkland around a creek could align with these environmental goals by preserving sensitive ecosystems while providing public access to natural areas. This would also support sustainable land use, as the development could potentially integrate green spaces and stormwater management systems.

3. Housing and Neighborhoods

Creating more housing is an important element of the OCP, which seeks to increase housing diversity and accommodate growth in a way that complements existing neighborhoods. The development potential unlocked by the road exchange could support the OCP's objectives by enabling new housing opportunities, particularly if designed with consideration for the existing community character and environmental sustainability.

4. Community and Public Spaces

Enhancing parks and public spaces is another key element of the OCP. Expanding parkland around a creek would increase recreational and community spaces, supporting the goal of improving access to nature and outdoor amenities. This could foster a greater sense of community and well-being.

5. Safe and Healthy Community

The OCP focuses on creating a safe and healthy environment for residents. The proposed road exchange, with its focus on improving pedestrian safety near an elementary school, would directly contribute to this objective by reducing traffic hazards and ensuring safer routes for children and families.

In short, I wish to extend my full support and commend Collingwood, Brivia and the District on arriving at such an elegant solution.

Best regards,

s.22(1)

A large black rectangular redaction box covers the signature area. The text "s.22(1)" is printed in white at the top left corner of the redacted area.

From: [REDACTED] s. 22(1)
Sent: Monday, September 16, 2024 2:03 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Scott Snider; Linda Watt; Peter Lambur; Sharon Thompson
Subject: Sometimes birds poop where sometimes I think I might want to walk. Cull the Birds

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

Dear Mayor and Council,

To be clear, my subject line is in the spirit of Jonathon Swift.

I provide this brief overview as context for my below remarks and direct them at the nameless “some people say” which prompted the presentation on Canada Geese on Sept 9, 2024: WV is located beside the ocean on the Pacific Flyway. The ocean and shorelines are the home of much wildlife. The ocean cannot be drained around WV, nor can birds be stopped from migrating along the Pacific Flyway as they have since time immemorial.

I provide this comment to the District: in 2018 the District cut down all the beautiful tall grass and shrubs along the Ambleside and (at some point) Dundarave foreshore because “some people said” they wanted a completely unobstructed view and the tall grass and shrubs with birds nesting and chirping in them were ugly and annoying and they must be eliminated. Cut it down “they said”. Forget the at-risk species of birds, and migratory birds, just cut it down already.

As I wrote to Mayor and Council at the time in 2018 (see one of my letters below) the tall grass and shrubs provides a barrier for migrating birds so that they feel safe, nests for local small birds, and it provides a beautiful and attractive walking path for humans, especially bird and wildlife watchers.

All was well with humans and wildlife until “some people said” to the District, cut it all down, and it was.

The migrating birds had no safe barrier, and have never really returned, and the local birds lost their nesting habitat, the humans lost their bird watching, but the “some people said” got their wish for a manicured garden aesthetic worthy of any downtown cement city.

Now in 2024, “some people said”, with no tall grass and shrub barrier, the Canada Geese are coming up onto our manicured lawns to eat the short grass and sometimes they poop where I sometimes think I might want to walk. Haze or cull the geese already. No matter if some at-risk species are hazed in the process as well. (**Also to be clear, I don't blame the messenger/presenter on Sept 9, 2024*)

I agree with all three speakers at the end of the presentation particularly the third speaker who also gave you another firsthand account of exactly this happening at 31st: they cut down the tall grasses and shrubs and the Canada Geese took up the invitation to come on up onto the short grass.

Geese are very family oriented and passive despite the abuse that some humans lay on them. If they approach someone or a dog it's because they were being attacked typically because some human thought it would be fun to let their dog have some sport with the geese and/or with their babies. I've seen and photographed (if you want proof) this happen many times. Geese are not carnivores. They will defend their babies.

Below are pre 2018 photos, both are representative of exactly the tall grass and shrubs that were all along the foreshore and paths in front of e.g. Lawson Park, in promotional photos of Ambleside Park. They represent what attracts people to Ambleside-Dundarave WV - featuring the tall grass and shrubs as they were.

Please stop even entertaining WV priorities based on what "some people said" as a basis for spending and wasting our hard earned tax dollars. Apparently Staff are under the impression they have to react to "what some people said". Can we have a policy that before Staff reacts to "what some people said" and spend our tax dollars making a presentation they have to have some kind of signed petition of a minimum number of people that they can provide to Mayor and Council *before* any time or money is spent on what "some people said"? This would have prevented the tall grass and shrubs from being cut down in the first place. It would also allow time to be spent on what 87% of WV residents after decades on decades, resident after resident requesting educational information to be sent out to new owners on protecting the environment.

Please put back the tall grass and the brush and hopefully – as the vast majority of WV residents want- the migrating birds will have a safe haven on their journey and we will get back our unique and beautiful walking paths, and the Canada Geese will eventually get the message they are uninvited to graze on the manicured lawns and will be happy to do so behind the tall grass and shrubs as they did before.

In my experience, the Geese are happy to eat the seaweed in the ocean, and rest on land behind the tall grass. That is what I saw them do before the tall grass and shrubs were removed.

Yes, there is work to clean and maintain the bird poop when they do venture up for some fresh grass, and no one likes stepping in it. However, this is the reality of living beside the ocean on the Pacific Flyway and we should be grateful we don't have to budget to clean up human excrement on the sidewalk like Vancouver and most other cities due to inept neglect in municipal decisions but instead are blessed with a beautiful vantage point on nature.

We are very fortunate where we live in our unique seaside community, and we owe a great deal to all of the residents who maintained WV for decades before us. We cannot be the generation that literally destroyed our environment because we listened to what "some people said."

Sincerely,

s. 22(1)

s. 22(1)



Sincerely,
s. 22(1)

One of my letters to Mayor and Council in 2018 ever so politely protesting the cutting down of the tall grass and shrubs, brush.

From: [REDACTED] s. 22(1)
Sent: March 9, 2018 5:04 PM
To: MayorandCouncil@westvancouver.ca
Subject: Our Important Role: Wildlife Habitat on Our West Vancouver Shoreline

Good Afternoon,

The below is an excerpt from an article on the Stanley Park, Ecology Society website. I'm sure you would agree it is very important to West Vancouver:

"2018 has been declared Year of the Bird by the Audubon Society, BirdLife International, National Geographic, and the Cornell Lab of Ornithology. To mark the centennial of the signing of the Migratory Bird Treaty Act, these partners and other participating organizations will be celebrating birds while raising awareness about their challenges. In the Lower Mainland of BC, 2018 will also be a year of enhanced focus on birds, with the 27th International Ornithological Congress and Vancouver International Bird Festival in August. The BC Nature Annual General Meeting hosted by Nature Vancouver in May will be another opportunity to appreciate birds of the area.

The Lower Mainland has several Important Bird & Biodiversity Areas (IBAs) including English Bay-Burrard Inlet, which was designated as an IBA because the sheltered waters support large numbers of waterbirds during the winter months. The shoreline areas are also important for breeding birds like cormorants, killdeer and great blue heron. (emphasis added)

BLOCKEDstanleyparkeecology[.ca/2018/02/28/whats-an-iba/BLOCKED

When I was walking along the sea walk in front of John Lawson Park today, I saw that the (remaining) brush had been cut down, and it appeared that there was an area being prepared for paving.

The motivation is probably to "spruce up" the sea walk, and provide a more pleasing view for humans, but the brush that was cut down was a nesting habitat for many small birds.

This brush also served as a natural barrier for the larger shore birds to feel safe that they are not in the direct path/view of humans.

Did West Vancouver consult with some experts on bird conservation before doing this?

I'm not an expert, but I do spend a great deal of time on our sea walk observing shore birds, and I feel that cutting away brush close to the shoreline has a negative impact.

We are hosts to many migrating shore birds, and some of them are on Environment Canada's Species at Risk. If you are interested, [REDACTED] s.22(1) a short video on this topic for a different purpose.

[REDACTED] s. 22(1)

If West Vancouver did not consult a conservation expert on changes to the sea walk/sea wall, will they do so in the future?

Cutting down all the brush and almost all of the trees is not doing our part to live up to the role West Vancouver has to play in ensuring the “IBA” is protected. I think an expert might say that we should be replacing the brush at the sea walk/letting it grow back in naturally, and carefully consider any future changes, ex. paving.

Sincerely,

s. 22(1)

From: [REDACTED] s.22(1)
Sent: Monday, September 16, 2024 9:01 PM
To: correspondence
Subject: Urban Forest Management
Attachments: Urban Forest Management Plan and Riparian Areas; RE: Who looks after replanting?

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Dear Mayor and Council

The below reflects some of the key points of my experience over the past approximately 15 years desperately trying to stand up for the environment in WV, and particularly with regards to the tree canopy, not only for the sake of we humans, but for wildlife. As you know, for reasons that have shocked me, my polite and professional submissions are at best ignored or at worst I am sent very strong signals that I am to be quiet and not report any more or certain environmental violations. I totally share the experience and frustration of the speaker at the Sept 9, 2024 council meeting as well as other residents whose correspondence to Mayor and Council I have read where serious environmental violations were ignored. I hope the below is helpful and taken in the spirit of sharing some hard truths that as Mayor and Council you need to know.

1. A Land Development-District Arborist told me point blank that he was going to cut down a failing environmentally protected tree as far as possible, even if it could be left partly intact, so that he did not have to come back and check on it in the future. I took from this it was standard practice and in the interests of Land Development’s budget to cut down trees as much as possible to save time and money on the Land Development budget-which makes sense for Land Development. It has no mandate to protect the tree canopy nor the riparian areas, and it doesn’t. It’s mandate is antithetical to protecting the tree canopy and riparian areas.
2. The status quo at least in Ambleside is to cut trees down trees designated a “hazard” (see definition that is in practice below) to a 10’ stump *and then declare replanting is not possible*. This is the case [REDACTED] s.22(1) [REDACTED] of at least twelve large trees. We are starting to become a community of a tree stump grave yard.
3. Contrary to the statement in the meeting, in practice “hazard” trees are not trees that will fall down. Hazard trees, as documented in many FOI examples (*which I have organized and am happy to provide*) according to the tree cutting services who write the reports, can simply be e.g. a tree whose roots may now or later cause a deck to lift. The owners wanting trees to be cut down are the ones paying the tree cutting services. District arborists apparently review their conclusions.
4. The District of North Vancouver was mentioned many times in the meeting, but oddly the fact of the *DNV has an ongoing program in which they offer any and all owners (anyone with a yard) free trees and shrubs to plant to build up their tree canopy was not mentioned*. [BLOCKEDdnv\[.\]org/community-environment/urban-tree-canopy-project](https://www.blockeddnv.org/community-environment/urban-tree-canopy-project)BLOCKED
 Compare this to WV that eeks out a few trees here and there under very strict conditions and does not or will not have community planting programs (other than some school programs) like many or most other municipalities. The soil situation cannot be that different from DNV. For some reason in WV, the soil needs to be carefully selected, somehow invasive species cannot be removed but instead are a reason not to replant, and the water source has to be right beside it, etc. before Staff will permit a tree to be planted. This may be related to the issue of, we don’t want to have to spend our budget checking on the newly replanted trees.

Case in point: I requested that a tree be replanted in what is both an environmentally protected area and a protected nesting area to replace a tree that was falling and was cut down. (email attached “Who Looks After Replanting?”). I was refused because the Land Development-District Arborist –with a mandate to cut trees and dump cement – said there would be no replanting. End of story.

5. Land Development has “environmental protection officers” – a contradiction in terms. In my direct experience, Land Development’s concern (see my email of Sept 14, 2024 with attached documented responses from Staff) is exactly what they are mandated to do – drive development which includes cutting down trees and dumping cement. As was pointed out in the meeting, this often involves damaging the root systems of trees. Contrary to their suggestive title, Environmental Protection Officers, in my experience and based on results, are mandated to push the environmental envelope to achieve their department’s mandate of land development eg cutting trees and dumping cement.
6. Parks Stewardship is mandated to protect the tree canopy and riparian areas. However, their time, at least publicly, is in advocating for dog owners e.g. to have the most convenient mini dog parks.
7. Multiple residents over many decades, including myself (e.g. email attached “Urban Forest....”) have requested that Parks send out educational information to owners to inform them of what trees they can and cannot cut down and where and when they cannot dump gravel, etc. *Staff repeatedly claim a lack of information is the cause of most illegal tree cutting – but somehow Staff do not and have not given WV residents that information even when it would be so easy to do it.* Instead, it is handled after the tree is cut down and Bylaw “educates them” and everyone goes on their merry way. By the way, did I receive even an acknowledgment much less a thank you for my efforts preparing the materials? Not a peep.
8. In at least two examples, Staff are not enforcing the Creeks Bylaw, which protects the banks from erosion and consequently the critically important riparian area trees, They are supposed to be requiring engineering reports and if approved a covenant signed that the owner is responsible for any damages. Also, somehow in other jurisdictions they tend to more often than not, find out where a chemical spill originated from. Why cannot this be done in WV?
9. About 20 large, environmentally protected trees have been cut down and effectively cut down (stripped) s.22(1) *one block radius*. How many have been replanted? Zero. How many times have I requested replanting? About 20 times.
10. The RAPR prohibits the cutting of *any* trees and vegetation in environmentally protected areas. This is the standard other municipalities use as required under our provincial RAPR responsibilities. Saying that WV should be commended for protecting all but the <10cm trees is seriously inaccurate.

As was stated even by the Climate Action and Environment Committee in the presentation, we are on target for a very steep decline in tree canopy. It is completely avoidable. The below is a photo of one of the hawks in a tree that was failing the day before it was cut down. Trees get old and fail. The problem is I was refused a replanting of that very important tree in the nesting habitat and environmentally protected riparian area. While there was some interest in assessing the situation again by Parks, the Climate Action and Environment Committee shut it down based on the Land Development District Arborist’s decision that no replanting would be done. Apparently I and the nesting birds, may or may not be at the bottom of some list. I am again asking, pleading, to at least allow the replacement replanting of that tree and review all the other trees for replanting. I am very happy to provide exactly the trees and the circumstances and any records or details you would like re: the above.



Sincerely,
s. 22(1)

From:

s. 22(1)

Sent:

Monday, March 11, 2024 6:01 PM

To:

Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Scott Snider; Linda Watt; Peter Lambur; Sharon Thompson

Subject:

Urban Forest Management Plan and Riparian Areas

Attachments:

Riparian Areas Protection in Coquitlam Summary Guide.docx; Coquitlam RAPR.docx

Good Evening Mayor and Council,

Late this afternoon I happened to see that the Urban Forest Management plan is on the agenda of tonight's council meeting.

I had intended to send the links and excellent attached materials from the City of the Coquitlam regarding their municipal implementation of the RAPR this week to the District for consideration to have a version of them published in West Vancouver.

The i summary for owners and developers in particular, based on my experience, would be extremely helpful and save the District a lot of time and money addressing riparian issues.

So, tonight seemed like an opportune time to provide these materials.

I believe I will be signing up to speak tonight to the issue.

Thank you and Sincerely,

s. 22(1)

Can we do a version of this in West Vancouver?

My property falls within the Riparian Assessment Area. Does the RAPR apply to my development if...

I am building a new home, shed, garage, retaining wall or other permanent structure on my property?	✔	Yes. The RAPR applies to new residential, commercial and industrial developments within the Riparian Assessment Area.
I am subdividing my land, applying for an Official Community Plan (OCP) amendment, applying for Rezoning (RZ), applying for a Development Variance Permit (DVP) or applying for a Temporary Use Permit (TUP)?	✔	Yes. The RAPR applies to subdivisions of land, Official Community Plan amendments, Rezonings, Development Permits, Development Variance Permits and Temporary Use Permits within the Riparian Assessment Area.
I am demolishing existing permanent structures, such as a home, commercial or industrial building or shed on a foundation?	✘	No. Future developments will be subject to the RAPR, however.
I am building a new home, shed, retaining wall or other permanent structure on an existing foundation?*	✘	No. If no changes are made within the existing development footprint, the RAPR does not apply.
I am repairing an existing retaining wall or foundation?*	✘	No. If no changes are made to the footprint of the existing retaining wall or foundation, the RAPR does not apply.
I am building or developing for farm activities on my agricultural property?	✘	No. The RAPR does not apply to areas modified for agricultural use or normal farm practices under the Right to Farm Act.
My proposed works have been authorized by Fisheries & Oceans Canada (DFO) under the Fisheries Act?	✘	No. The RAPR does not apply to development authorized by DFO under the Fisheries Act.

It is the responsibility of the applicant to follow all other relevant federal and provincial regulations and City policies including, but not limited to, those related to stormwater management, flood risk management, steep or unstable slopes, and wildlife protection.

*Contact Environment Division about foundation repairs.

Riparian Areas Protection Regulation (RAPR) in Coquitlam

What activities are permitted in the SPEA?

Building on an existing foundation, or repairing an existing foundation?*	✔	Yes, if no changes to the existing foundation or building footprint are made.
Removing hazardous trees?	✔	Yes. Hazard trees that pose a safety risk, as identified by a Certified Arborist, may be removed from the SPEA. A Tree Cutting Permit may be required from the City for the removal of a hazard tree in the SPEA.
Removing trees or vegetation (including mowing) for aesthetic reasons?	✘ ✔	No. Trees and vegetation cannot be disturbed or removed from the SPEA for aesthetic reasons. However, if an area within the SPEA has sustained historical human disturbance that preceded RAR or RAPR, such as a mowed lawn or garden, this area may continue to be maintained so long as there is no change in the footprint of the disturbed area. Contact the City of Coquitlam for more information.
Removing weeds or invasive vegetation?	✘ ✔	General weeding is not permitted in the SPEA. However, invasive plant species may be removed (with City permission) if they are preventing native species from establishing. Examples of invasive species are Japanese knotweed and Himalayan blackberry. Please contact the City of Coquitlam for more information on invasive species: ParksCustomerService@coquitlam.ca
Planting trees, shrubs, flowers or other vegetation?	✘ ✔	Planting vegetation in the SPEA is permitted only as part of a City-approved restoration program .
Building a new foundation for a home, shed, commercial/industrial building or other permanent structure?	✘	No. New permanent structures, such as those requiring foundations, are not permitted in the SPEA.
Constructing an overhanging feature, such as a floating porch or roof extension?	✘	No. Additional overhangs (cantilevering) are not permitted within the SPEA.
Building a garden shed, treehouse, footbridge or pathway?	✘	No. New structures are not permitted within the SPEA. Following a detailed RAPR assessment, old structures may be required to be removed from the SPEA.
Hanging birdhouses, birdfeeders or bat boxes?	✘	No. Wildlife houses or feeders must be maintained and, therefore, would require ongoing human disturbance within the SPEA. The intent of the SPEA is to preserve a naturalized riparian area.

*Contact Environment Division if foundation repairs are part of a new development or redevelopment.

523 Riparian Areas Protection Regulation in the City of Coquitlam.

Can we do a version of this detailed and clear version of the RAPR in West Vancouver?

(1) Definitions in this Section In this Section 523 only:

ACTIVE FLOODPLAIN, in relation to a stream, means land that is:

- (a) adjacent to the stream;
- (b) inundated by the 1 in 5 year return period flow of the stream; and
- (c) capable of supporting plant species that are typical of inundated or saturated soil conditions and distinct from plant species on freely drained upland sites adjacent to the land.

ALLOWABLE FOOTPRINT, for a site subject to undue hardship, has the meaning given to it in Sub-sections (a) and (b) below:

- (a) if the area of human disturbance on the site is less than or equal to 70% of the area of the site, the allowable footprint is 30% of the area of the site; and Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-22
- (b) if the area of human disturbance on the site is greater than 70% of the area of the site, the allowable footprint is 40%.

AREA OF HUMAN DISTURBANCE means an area that is subject to enduring disturbance as a result of human occupation or activity and includes, without limitation:

- (a) footprints of buildings and other structures;
- (b) areas where soil or vegetation has been added, removed or altered; and
- (c) without limiting Sub-sections (a) and (b), the following areas:
 - (i) areas modified for agricultural use, including, without limitation, for crops pasture, range, hayfields and normal farm practices;
 - (ii) areas that are or have been used for resource extraction and have not been restored to their natural conditions; and (iii) areas occupied by invasive plant species to an extent that precludes the unassisted reestablishment of native plant species.

ASSESSMENT REPORT means a report prepared:

- (a) by or under the direction of a primary qualified environmental professional; and

(b) in accordance with:

(i) Sections 15 to 19 of the Riparian Areas Protection Regulation; and

(ii) the technical manuals. DETAILED ASSESSMENT means an assessment of a proposed development for the purposes of the Riparian Areas Protection Regulation that is carried out:

(a) by one or more qualified environmental professionals; and

(b) in accordance with:

(i) a method that determines the streamside protection and enhancement area based on the location of natural features, functions and conditions that support the life processes of protected fish; and

(ii) the technical manuals.

DEVELOPABLE AREA in relation to a site, means the area of the site other than:

(a) the streamside protection and enhancement area; and

(b) the naturally and legally restricted areas of the site.

DEVELOPMENT includes the following:

(a) the addition, removal or alteration of soil, vegetation or a building or other structure;

(b) without limiting Sub-section (a), the addition, removal or alteration of works and services described in Sub-section 506(1) of the Local Government Act; and

(c) subdivision as defined in Section 455 of the Local Government Act. Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-23

FISH HABITAT means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas. FOOTPRINT in relation to a building or other structure, means the area covered by:

(a) the structure; or

(b) a projection from the structure, whether or not the projection is in contact with the ground.

LEGALLY RESTRICTED AREA, in relation to a site, means the area of the site that is unavailable for development because of restrictions imposed or rights granted under

enactment, including, without limitation, easements, rights-of-way, setback requirements and restrictive covenants.

MEASURE, in the case of a detailed assessment, means recommended measures to be taken to avoid any potential hazards posed by the proposed development to natural features, functions and conditions in the streamside protection and enhancement area that support the life processes of protected fish.

MINISTER means the responsible minister for the Province of British Columbia for the Riparian Areas Protection Regulation.

NATURAL FEATURES, FUNCTIONS AND CONDITIONS include the following:

- (a) large organic debris that falls in or around streams, including logs, snags and root wads;
- (b) areas for channel migration, including active floodplains;
- (c) side channels, intermittent streams, seasonally wetted contiguous areas and floodplains;
- (d) the multi-canopied forest and ground cover adjacent to streams that:
 - (i) moderate water temperatures;
 - (ii) provide a source of food, nutrients and organic matter to streams;
 - (iii) establish root matrices that stabilize soils and stream banks, thereby minimizing erosion; or
 - (iv) buffer streams from sedimentation and pollution in surface runoff;
- (e) a natural source of stream bed substrates; and
- (f) permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in streams, especially during low flow periods.

NATURALLY RESTRICTED AREA, in relation to a site, means the area of the site that is unavailable for development because of natural features that preclude development.

NORMAL FARM PRACTICE has the same meaning as in Section 1 of the Farm Practices (Right to Farm) Act. Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-24

PRIMARY QUALIFIED ENVIRONMENTAL PROFESSIONAL means an individual that:

- (a) is a qualified environmental professional; and

(b) has completed and achieved a passing grade on a course of study, approved by the Minister, relating to assessments and assessment reports.

PROTECTED FISH means all life stages of:

(a) salmonids;

(b) game fish; and

(c) fish that are listed in Schedules 1, 2 or 3 of the Species at Risk Act (Canada).

QUALIFIED ENVIRONMENTAL PROFESSIONAL means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

(a) the individual is one of the following professionals:

(i) an agrologist;

(ii) an applied technologist or technician;

(iii) a professional biologist;

(iv) a professional engineer;

(v) a professional forester;

(vi) a professional geoscientist;

(vii) a registered biology technologist; or

(viii) a registered forest technologist;

(b) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act for the individual's profession; and

(c) when carrying out that part of the assessment, the individual is acting:

(i) within the individual's area of expertise;

(ii) within the scope of professional practice for the individual's profession; and

(iii) under the code of ethics of the appropriate professional association and is subject to disciplinary action by that association.

RAVINE means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

RIPARIAN AREAS PROTECTION REGULATION means B.C. Reg. 178/2019 as amended or superseded. Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-25

RIPARIAN ASSESSMENT AREA means that area around a stream that is determined in accordance with Sub-sections (a) and (b) below:

(a) subject to Sub-section (b), the riparian assessment area for a stream consists of a 30 metre strip on each side of the stream, measured from the stream boundary; and

(b) if a stream is in a ravine, the riparian assessment area for the stream consists of the following areas, as applicable:

(i) for a ravine less than 60 metres wide, a strip on each side of the stream measured from the stream boundary to a point that is 30 metres beyond the top of the ravine bank; and

(ii) for a ravine 60 metres wide or greater, a strip on each side of the stream measured from the stream boundary to a point that is 10 metres beyond the top of the ravine bank.

RIPARIAN DEVELOPMENT means a development that:

(a) is a residential, commercial or industrial development;

(b) is proposed to occur in a riparian assessment area of a stream that provides fish habitat to protected fish; and

(c) the City has the power to regulate, prohibit or impose requirements on under Part 14 of the Local Government Act.

RIPARIAN PROTECTION STANDARD has the meaning given to it in Sub-sections (a) to (d) below:

(a) subject to Sub-sections (b) to (d), a proposed development meets the riparian protection standard if the development:

(i) will not occur in the streamside protection and enhancement area; and

(ii) in the case of a detailed assessment, will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the streamside protection and enhancement area that support the life processes of protected fish;

(b) subject to Sub-sections (c) and (d), a proposed development on a site that is subject to undue hardship meets the riparian protection standard if:

(i) the development:

i.i) will not occur in the streamside protection and enhancement area, other than in a part of that area that is already an area of human disturbance;

(i.ii) will be situated and otherwise designed so as to minimize any encroachment into the streamside protection and enhancement area; and Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-26

(i.iii) in the case of a detailed assessment, will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the streamside protection and enhancement area that support the life processes of protected fish; and

(ii) the areas of human disturbance on the site after the development is complete will not exceed the allowable footprint for the site;

(c) Sub-sections (a) and (b)(i) do not require:

(i) a building or other structure that exists before the development occurs to be removed, if the structure will remain on its existing foundation and within its existing footprint; or

(ii) any other area of human disturbance that exists before the development occurs to be returned or allowed to return to a natural condition, if the area will not be extended and the type of the disturbance will not be changed; and

(d) a proposed development that involves a subdivision of a parcel or strata lot does not meet the riparian protection standard if the subdivision would create:

(i) a parcel that has a developable area that is less than the allowable footprint for that parcel; or

(ii) a strata lot that has a developable area that is less than the allowable footprint for that strata lot.

SIMPLE ASSESSMENT means an assessment of a proposed development for the purposes of the Riparian Areas Protection Regulation that is carried out: (a) by one or more qualified environmental professionals; and

(b) in accordance with:

(i) a method based on measurement from the stream boundary or, if the stream is in a ravine, from the top of the ravine bank; and

(ii) the technical manuals.

SITE, in relation to a proposed development, means:

(a) the parcel on which the development is proposed to occur; or

(b) if the development is proposed to occur on a strata lot, the strata lot. STRATA LOT has the same meaning as in Section 1(1) of the Strata Property Act.

STREAM means: (a) a watercourse or body of water, whether it usually contains water or not; and

(b) any of the following that is connected by surface flow to a watercourse or body of water referred to in Sub-section (a):

(i) a ditch, whether or not usually containing water;

(ii) a spring, whether or not usually containing water; or

(iii) a wetland. Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-27

STREAM BOUNDARY, in relation to a stream, means whichever of the following is farther from the centre of the stream:

(a) the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; or

(b) the boundary of the active floodplain, if any, of the stream. STREAMSIDE PROTECTION AND ENHANCEMENT AREA means for a stream, the portion of the riparian assessment area for the stream that: (a) includes the land, adjacent to the stream boundary, that:

(i) links aquatic to terrestrial ecosystems; and

(ii) is capable of supporting streamside vegetation; and

(b) in the case of a simple assessment, extends far enough upland from the stream that development outside the streamside protection and enhancement area will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the area referred to in Sub-section

(a) that support the life processes of protected fish, and without limiting Sub-section (a)(ii), an area of human disturbance must be considered to be capable of supporting streamside vegetation if the area would be capable of supporting streamside vegetation were the area in a natural condition.

STREAMSIDE VEGETATION, in relation to a stream, means:

(a) riparian vegetation; and

(b) upland vegetation that exerts an influence on the stream. SUBDIVISION has the same meaning as in Section 455 of the Local Government Act.

TECHNICAL MANUAL means a manual published under Sub-section 13.1(1) of the Riparian Areas Protection Act.

TOP OF THE RAVINE BANK means the first significant break in a ravine slope where:

- (a) the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break; and
- (b) the break does not include a bench within the ravine that could be developed.

UNDUE HARDSHIP, for the purposes of this Section 523, applies to a site if:

- (a) the site was created by subdivision in accordance with the laws in force in British Columbia at the time the site was created;
- (b) the developer has sought and received a decision on every variance that would reduce the legally restricted area of the site; and
- (c) the developable area of the site is less than the allowable footprint for the site. Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-28

VARIANCE means any of the following:

- (a) a variance that a board of variance may order to be permitted under Section 542 of the Local Government Act;
- (b) a variance that a local government may permit under Section 498 of the Local Government Act; and
- (c) an amendment to a zoning bylaw.

WETLAND means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

(2) Applicability Subject to Sub-section 523(3), this Section 523 applies to the exercise of local government powers by the City under Part 14 of the Local Government Act.

(3) Exceptions This Section 523 does not apply in relation to a development that consists only of:

- (a) repairs or other non-structural alterations or additions to a building or other structure, if the structure:

(i) will remain on its existing foundation and within its existing footprint; and

(ii) is not damaged or destroyed to the extent described in Section 532(1) of the Local Government Act; or

(b) the maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed.

(4) Development Proposals in Riparian Assessment Areas Subject to Sub-section 523(3), in respect of development proposals related wholly or partially to riparian assessment areas within the City, the City must not approve or allow a riparian development to proceed unless the development proceeds in accordance with Sub-sections 523(5), 523(6), or 523(7) and otherwise complies with all other applicable requirements.

(5) Requirements for Riparian Development Approval based on the Simple Assessment Methodology The City may approve or allow a riparian development near a stream to proceed if:

(a) the City has developed a map by which the streamside protection and enhancement area width for the stream is delineated based on the Simple Assessment methodology; and

(b) the development is entirely located outside the predetermined streamside protection and enhancement area for the stream. Partial information only. Refer to City of Coquitlam Zoning Bylaw. 5-29 (6) Requirements for Riparian Development Approval based on the Detailed Assessment Methodology Subject to Sub-section 523(5), the City must not approve a riparian development unless the City:

(a) has received an assessment report from the Minister in relation to the development that has not expired pursuant to Section 7 of the Riparian Areas Protection Regulation; and

(b) imposes as a condition of the approval that the development proceed as proposed in the assessment report and comply with any measures recommended in the assessment report.

(7) Fisheries Act Authorization Notwithstanding Sub-sections 523(5) and 523(6), the City may allow a riparian development to proceed if the City has received from the owner a copy of an authorization issued under Sub-sections 35(2)(b) or 35(2)(c) of the Fisheries Act (Canada) for the development.

(8) Amendments In the event that the Riparian Areas Protection Regulation should change, such changes are deemed to be incorporated by reference into the applicable provisions of this Section 523.

(9) Species at Risk Act The City may, before allowing a riparian development to proceed, require a qualified environmental professional to ensure that the streamside protection and enhancement area specified in an assessment report satisfies the requirement for critical habitat protection of wildlife species under the Species at Risk Act (Canada) including any order thereunder.

From: Heather Keith <hkeith@westvancouver.ca>
Sent: Thursday, August 22, 2024 1:57 PM
To: s. 22(1)
Cc: Stephanie Louie; Tiffany Bentley; Corinne Ambor
Subject: RE: Who looks after replanting?

Dear s. 22(1)

Thank you for your email.

In response to your question, the Parks Department manages tree planting on public lands and plant trees on an annual basis depending on budget availability. A list of suitable planting locations is kept by staff and used to prioritize planting locations.

If hazardous trees are removed by the District arborists, they will also assess whether the location is suitable for replanting and will then provide this location to the Parks Department for future planting.

As I understand in this situation, the arborist has assessed this area and due to the amount of invasives species, it is unlikely that newly planted trees would survive. Therefore, at this time, it is not considered a high priority location but staff have added it to the list for re-evaluate at a later date.

Kind Regards,
Heather

Heather Keith, M.Sc., R.P.Bio, she/her
Senior Manager, Climate Action & Environment | District of West Vancouver
t: 604-921-2920 | westvancouver.ca

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), sel̓ilwətaʔ (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, August 22, 2024 12:09 PM
To: Corinne Ambor <cambor@westvancouver.ca>
Cc: Heather Keith <hkeith@westvancouver.ca>
Subject: Who looks after replanting?

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Good Morning,

Is it yourself that looks after replanting trees?

(7) trees have been cut down in the 5 and 15m riparian area of Lawson Creek in one spot that is having a devastating effect on the birds and other wildlife in the area (not to mention the fish in the creeks which I cannot see but presumably are equally effected).

Who do I make the request to replant suitable trees?

Sincerely,

s. 22(1)

From: s. 22(1)

Sent: Thursday, August 8, 2024 4:32 PM

To: Heather Keith <hkeith@westvancouver.ca>

Subject: Pls can we replant two grown trees: vital habitat area

Dear s. 22(1),

I am looking out at one of the hawks sitting in a 5m riparian area alder tree on District property beside Lawson Creek, immediately north of s. 22(1).

That tree is very well used by the wildlife in the area, all day, every day, but sadly it is failing and slated to be cut down on August 15, 2024.

It is doubly sad because another alder tree fell down (cause unknown) and it will also be cut up on the 15th, leaving a riparian area gap of canopy cover for Lawson Creek (a fish bearing creek).

I have asked the arborist to leave part of the tree for wildlife but it seems doubtful that will happen or it will be a very small stump.

Can we please replant two suitable riparian area trees to replace these two trees? I recall hearing you say at a council meeting that it is in the fall that trees are best planted.

Can we please replant two grown trees in this area? It is District land so that should make it easier?

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 17, 2024 2:56 PM
To: correspondence
Subject: Sewage and drainage regulation bylaw No. 5263
Attachments: pump.docx

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Please see attached letter in regards to the bylaw 5263.

Thank you,

[REDACTED] s. 22(1)

September 16, 2024

To the mayor and council of West Vancouver,

With great disappointment and surprise, we are writing to you in regards to the registered letter dated July 15, 2024 concerning the City Of West Vancouver's abandonment of responsibilities to our private sewer grinder pump maintenance. This unacceptable change of maintenance to the sewer grinder now becoming the responsibility of the property owner is not only unexpected, it also places a huge burden on the property owner.

I am unsure why this letter was sent to us by registered mail, and yet the decision was made by council last October (2023) unbeknownst to the property owners involved. This lack of full disclosure, as well as involvement by those affected is lacking in transparency and the procedure of sharing information with the affected homeowners was non-existent. Not only was there a lack of prior consultation, the registered letter was couriered to us 10 MONTHS after this decision was made!

The added cost of maintenance and onus on the property owner is quite significant and will directly affect us financially. Additionally, it will have a negative effect should we decide to sell the property. I have done some research and found out that the difference between the new double pump and the old one (which we have) is the way it is fabricated and installed. According to Upstream Pump Services, the old pump requires more work as it is secured with a metal rod that is exposed to the elements, not buried in the ground like the new pumps. If a pump needs repair, quite often this rod needs to be sawed off as it is rusted, and then replaced once the repair is done. This results in a more costly repair (anywhere from \$1000.00 upwards). If we were to fully upgrade to the new pump system, I have been advised that the cost would be close to \$20,000.00.

How will the district therefore compensate those homeowners now affected?

Our home was purchased on the reliability of the city maintaining the sewer grinder system, we strongly believe this, and those similar to this situation should be grandfathered.

We are extremely frustrated and upset by this unannounced ruling and would like it to be reviewed and reversed for the affected property owners.

Sincerely,

s. 22(1)

Owners

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 17, 2024 3:05 PM
To: correspondence; Sean OSullivan; Gyula Oszvald; [REDACTED] s. 22(1)
Subject: 955 20th St fence on Municipal right of way
Attachments: 20240915_125457.jpg; 20240716_091706.jpg; 20240916_091216.jpg; 20240916_091252.jpg; 20240828_173200.jpg; 20240626_054253.jpg; 20240628_090423.jpg

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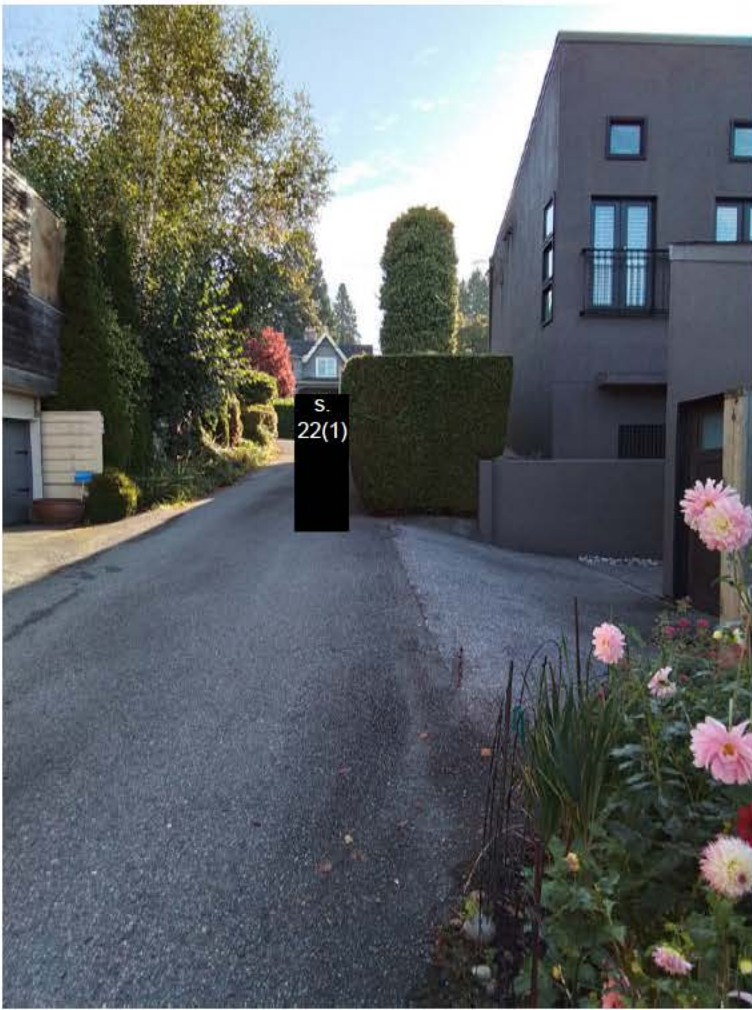
Photos to accompany a letter submitted by resident owners [REDACTED] s.22(1) urging Council to unanimously reject an application to retain fencing on Municipal right of way at the intersection with 20th St.

The 21 ft of solid fencing installed on May 9 only exacerbates the lack of visibility for drivers and puts pedestrian safety at risk

1. Last week "trim by BC Hydro of single cedar(thunja plicates)on Municipal right of way adjacent to 951 20th (adjacent to 955 20th)
2. "trim" of 57 cedars (same species),all on Municipal right of way, beside and in front of 955 20th.
3. Thunja plicates can NOT be maintained as hedges in a 3ft space. 8ft tall
4. 8ft wide hollow cedars..low stucco wall is property line, north side 955 20th.
5. Adjacent lane property [REDACTED] s.22(1), picket fence is property line, plantings do not obstruct view for drivers exiting rear of 955.
6. Zero visibility of vehicles/ pedestrians in lane until driver is in it
7. Cedars entirely block visibility of vehicles/pedestrians exiting rear of 955

[REDACTED] s.22(1)





West Vancouver Mayor and Council

September 17, 2024

Re: 21 ft solid fence, installed on Municipal right of way at 955 20th, top of lane

LACK OF VISIBILITY at 20th St and 2000block Gordon/Haywood lane

We are s.22(1) resident drivers who access this small steep lane multiple times daily. There are four residents who use bikes and several dog owners as well as school age pedestrians. Busy for just 11 detached homes.

When entering or exiting this lane from 21st Street there is clear sight of whether there is already a vehicle in the lane, or pedestrian. There is space at the rear of 2095 Gordon for a pedestrian to step to the side in the event a vehicle is entering. When exiting the lane to 21st a driver has an UNOBSTRUCTED VIEW ALL THE WAY SOUTH TO THE FULTON TURN ABOUT, and ALL THE WAY NORTH TO HAYWOOD. **A Gold Standard for intersection safety!**

Bare in mind that a s.22(1) sedan has 6ft of vehicle in from of the driver. The front bumper of a s.22(1) is safely in the lane while the driver looks before entering 21st.

By contrast the lane is NOT VISIBLE to northbound traffic on 20th Vehicles travel in both directions in the middle of the road because of cars parked on the travelled portion of narrow 20th.

Entering from 20th, drivers have NO VISIBILITY of whether there is a vehicle already approaching 20th in the lane or a pedestrian with no space to step aside at the side of 955. (see photos #2.3,4).Exiting to 20th a driver has no visibility of pedestrians and dog walkers about to step into their path. THERE IS NO VISIBILITY of northbound traffic. A driver in a s.22(1) sedan must be well into 20th to see what is approaching.

The fence was installed without seeking a permit on May 9. This is before engineering could assess the visibility safety concerns.

We urge Council to uphold the Permit Dept's rejection of a retroactive application to permit this fence in its current location.

s. 22(1)

s. 22(1)

Cc S O'Sullivan, Director Traffic and Safety
Cc G Osvzald, Arborist

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
AWARDS COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, JUNE 5, 2024**

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

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 6:01 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the June 5, 2024 Awards Committee meeting agenda be approved as circulated.

CARRIED

A. Hendi absent at vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 15, 2024 Awards Committee meeting minutes be adopted as circulated.

CARRIED

A. Hendi absent at vote

REPORTS / ITEMS

4. Council Liaison Update

Councillor Thompson recognized two recently completed community events, Taste of the Bay and the West Vancouver Community Cultural Festival.

A. Hendi entered the meeting at 6:04 p.m.

It was Moved and Seconded:

THAT the verbal report regarding Council Liaison Update be received for information.

CARRIED

5. Preparation for Awards Ceremony

The Committee reviewed the script for the emcee and the PowerPoint presentation for the ceremony. Staff were directed to update the categories on the PowerPoint presentation. Staff will also follow up with any award winner or nominee who has not responded to the ceremony invitation.

Committee members were invited to arrive to the ceremony at 5:30 p.m. to support event operations and greet award recipients.

The Committee requested plant-based food be available during the ceremony.

It was Moved and Seconded:

THAT the discussion regarding Preparation for Awards Ceremony be received for information.

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

It was Moved and Seconded:

THAT the July 3, 2024 meeting be cancelled and rescheduled for September 11, 2024 at 6 p.m. and held in-person in the Raven Room at Municipal Hall.

CARRIED

8. ADJOURNMENT

It was Moved and Seconded:

THAT the June 5, 2024 Awards Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:31 p.m.

Certified Correct:

s.22(1)

Chair

s.22(1)

Committee Clerk

From: Hope Dallas
Sent: Thursday, September 12, 2024 7:42 AM
To: [REDACTED] s. 22(1)
Cc: correspondence
Subject: Item 7.3 Council Agenda Sept 9 2024 -Serious inconsistency between information in report to Council and actual prescription

Dear Mr. Hundal,

Thank you for writing to Mayor and Council. Please find below a response from staff to your correspondence dated September 8, 2024.

During the development of the Community Wildfire Protection Plan in 2019, the District’s wildfire consultant developed draft prescription treatments for each high-risk area, with detailed outlines of what trees/ladder fuels should be removed from an area to reduce wildfire risk. These draft prescriptions are required for approval by the BC Wildfire Service (BCWS) prior to undertaking the work.

In June 2024, the District’s wildfire consultant, the Wildfire Prevention Officer from BCWS, and staff went to the Eagle Lake treatment area to review the work to obtain prescription approval. It was timely for this review due to the fact that the Province had recently released their updated Fuel Management Practice Guide that accounts for emerging science as it relates to wildfire management.

Recognizing the high cost per hectare for wildfire fuel management, we worked to determine the essential components to reduce wildfire risk to meet the prescription intent and revised the prescription to focus more on creating space along critical access routes for wildfire response activities and removing the significant amount of dead trees and ladder vegetation accumulation that was observed in the area. The revisions also accounted for learnings from the 2022 and 2023 fuel management treatment areas and the observed increase in drought mortality during the June site visit. As a result, the size and scope of the treatment area was reduced compared to the draft prescription, which helped to reduce costs to implement the work, as outlined in the following table.

Draft Prescription (2019) – Eagle Lake area	Approved Prescription (2024) – Eagle Lake area
<p>Thin from below to a maximum diameter of 27.5 cm dbh, using the following guidelines:</p> <ul style="list-style-type: none"> • Retain all deciduous trees and shrubs. • Up to 22.5 cm dbh, remove all conifers and dead stems. • 22.5-27.5 cm dbh, remove approximately 90 sph Fd (65%). • > 27.5 cm dbh, remove only hazard trees. • Post-treatment density of 450 sph conifers (+/- 25 sph is acceptable). All retained conifers should be >22.5 cm dbh. • Target intertree distance of 5.0 m. 	<p>Thin from below to a maximum diameter of 25 cm dbh, using the following guidelines.</p> <ul style="list-style-type: none"> • Retain all deciduous trees and shrubs. • Up to 17.5 cm dbh, remove all conifers and dead stems (~1600 sph; ~50% are dead). • 17.5 - 25 cm dbh, remove dead or dying trees (50-100 sph) • >25 cm dbh, remove only hazard trees. • Post-treatment density 600-800 sph conifers – • ~4 m intertree distance.

The primary objective is to remove dead trees and ladder fuels, leaving a healthy and resilient stand, not to achieve any particular stand density.

The description of the work that was included in the council report for Item 7.3 of the September 9, 2024, Council meeting, is the BCWS approved prescription for the Council approved fuel management program for the Eagle Lake water treatment reservoir, to be completed in winter 2024/2025.

Kind regards,
Hope Dallas

Hope Dallas, CMC (she/her/hers)
Senior Manager, Legislative Services/Corporate Officer | District of West Vancouver
t: 604-925-7045 | westvancouver.ca

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

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From: Paul Hundal [REDACTED] s. 22(1)
Sent: Sunday, September 8, 2024 7:58 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Item 7.3 Council Agend Sept 9 2024 -Serious inconsistency between information in report to Council and actual prescription

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To Mayor and Council:

In the report to Council under Item 7.3 there is a serious inconsistency between the information in that report with the actual Prescription document for cutting trees that was provided to me in spring. Below you will see two images. One is from the actual prescription of how many trees will be cut down. It says for trees between 17.5 cm diameter breast height (DBH) and 27.5 cm for a **total of 424 live trees per hectare being cut down but in the staff report to Council on page 84 it says only dead trees are being cut between 17.7 cm DBH and 25 cm DBH.** So the question for Council and staff is which is right? They both cannot be right. Is the actual prescription document filled out by the forester wrong or is the attachment filled out by staff in the Council Report wrong.

If the actual Prescription document is correct, 4664 live trees in total in the size class between 17.5 cm DBH to 27.5 cm DBH will be cut down (424/ha x 11 ha=4664). That is a huge difference to the staff report to Council saying only dead trees in that size range are being cut.

The public deserves to know which statement is correct. Unfortunately this item is on the Consent Agenda list to be rubber stamped and would not be discussed. It instead deserves discussion and clarification as well as public input. I mentioned in my last email that a peer-reviewed study came out indicating that these kinds of "fuel treatments", when applied to our coastal forest, may actually increase the risk of wildfire by drying out the ground more and increasing wind speed through the stand. If that is so then we would be paying half a million dollars this year alone to potentially increase the risk of wildfire. We should not be spending that money until more is known as to what benefit, if any, it has. If we defer this spending then there is no need to apply for the grant. Can this be removed from the Consent Agenda list so the public can comment on it?

H. STAND AND STOCK TABLE

Statement of Limitations: Stand descriptions and pre-harvest stand structure numbers are estimates only and should not be relied upon by Contractors for estimating budgets used in bidding or tender preparation. Contractors are responsible for conducting site visits to gather sufficient information for tender preparation.

LAYER	Definition	Species Composition by basal area (L1) by density (L2-L4)	Stems per hectare	Basal area (m ² /ha)	DBHq (cm)	Heightq (m)	Volume (m ³)	Crown Closure (% Cover)	Height to Live Crown (m)
L1 Merch	>17.5cm DBH	Fd ₇₇ Hw ₁₃ Cw ₆ Pl ₄	869	63	37	28	531	Average: 70% Range: 65-75%	Range: 2-8 m
L1 Submerch	12.5 - 17.5 cm DBH	Fd ₁₀₀	147	3	15	9	5		
L2	7.5 - 12.5 cm DBH	Dead ₅₀ Cw ₃₇ Hw ₁₀ Fd ₃	500						
L3	<7.5 cm DBH, >1.3m height	Dead ₄₀ Cw ₃₉ Hw ₁₁ Fd ₂	767						
L4	<1.3m height	Cw ₁₀₀	83						
Species and Diameter Class		Average Crown to Base Height (m)	Average Tree Height (m)	STEMS PER HECTARE (sph)			VOLUME PER HECTARE (m ³ /ha)		
				Existing	Cut	Leave	Existing	Cut	Leave
Layer 1 (> 22.5 cm - 27.5 cm dbh)*									
Fd		8	30	135	90	45	51	34	17
Total Live		8	30	135	90	45	51	34	17
Total All Species		8	30	135	90	45	51	34	17
Layer 1 (> 17.5cm dbh - 22.5 cm dbh)									
Hw		5	25	39	39	0	8	8	0
Cw		5	20	36	36	0	3	3	0
Fd		5	25	259	259	0	41	41	0
Total Live		5	25	334	334	0	52	52	0
Total All Species		5	25	334	334	0	52	52	0
Layer 1 (≥ 12.5 cm - 17.5 cm dbh)									
Cw		4	16	83	83	0	0	0	0
Fd		4	16	100	100	0	5	5	0
Dead		4	16	83	83	0	0	0	0
Total Live		4	16	183	183	0	5	5	0
Total All Species		4	16	266	266	0	5	5	0

Page 84 of Report to Council Item 7.3 Sept.9, 2024

Eagle Lake: The objectives of this prescription are to improve the resiliency of the drinking water reservoir and critical water infrastructure to wildfire; reduce the potential rate of spread and intensity of wildfire in the area (see targets below); create an anchor point for firefighting and fire suppression efforts for a fire moving from the south and west (following prevailing winds) towards homes in the British Properties; and, reduce the wildfire risk to the surrounding community and increase public safety. This will be achieved by reducing/maintaining critical surface fire intensity to less than 2000 kw/m by reducing FWD loading to 0.5kg/m² and CWD to 0.5kg/m², removing all conifers and dead trees <17.5cm dbh, remove dead trees only between 17.5-25cm dbh, and >25 cm dbh remove only hazard trees. Post-treatment density should be 600-800 sph conifers ~4 m intertree distance. The primary objective is to remove dead trees and ladder fuels, leaving a healthy and resilient stand, not to achieve any particular stand density.

Woodburn: The objectives of this prescription are to reduce the wildfire risk to adjacent residents and private property along Woodburn Crescent, Woodburn Road, Westwood Drive and The Glen, and increase public safety; reduce the potential rate of spread and intensity of wildfire in the area (see targets below); minimize negative impacts to wildlife habitat, forest health, and air quality through the appropriate management of the stand; and, restore the natural ecosystem of the forested areas of the park by removing yard waste dumping and the ingress of invasive and alien plant species. This will be achieved by reducing/maintaining critical surface fire intensity to less than 2000 kw/m by reducing FWD loading to 0.5kg/m² and CWD to 0.5kg/m², removing all conifers <22.5cm dbh to a target density of 400 sph, and pruning remaining conifers to 3m ht. All debris will be chipped and removed to a composting facility or used for other purposes (municipal operations).

Paul Hundal [Please do not redact name]

s. 22(1)

West Vancouver, BC

s. 22(1)

From: Hope Dallas
Sent: Thursday, September 12, 2024 9:36 AM
To: s. 22(1)
Cc: correspondence
Subject: Study implication is that West Vancouver's fuel thinning program may make matters worse and/or be a waste of taxpayer money

Dear Mr. Hundal,

Thank you for writing to Mayor and Council. Please find below a response from staff to your correspondence dated September 3, 2024.

The District of West Vancouver takes a strategic approach to wildfire management through the implementation of the Community Wildfire Protection Plan and collaborating with the Fire Department to utilize various tools including vegetation fuel management, the FireSmart program, building and development requirements, wildland equipment, firefighter training, and inter-agency, cross-jurisdictional, emergency preparedness.

Council has approved a wildfire fuel management program planned to begin later this year that includes one interface area adjacent to private property homes and one interface area around Eagle Lake water treatment reservoir, a piece of critical infrastructure for our community. The treatment prescriptions for these areas were designed based on the types of fuel, topography, and forested conditions in each area and following the updated BC Wildfire Service 2024 Fuel Management Practice Guide, which accounts for emerging science and research in this field. The treatment objectives are to remove ladder fuels and increase canopy base height while still maintaining the higher canopy closure. This is a risk-based approach and not intended to be done throughout the entire forested area but focusing on only vulnerable areas most at risk to fire. All wildfire fuel management work in the District is planned in close collaboration with the Fire Department to ensure they could effectively respond to a fire and protect critical areas and properties.

With respect to the article regarding fuel management work in Whistler, staff have discussed this with wildfire experts and believe that article's conclusion that no thinning (i.e., fuel management) should be done in forested areas, is potentially too broad in application as each prescription is developed specific to an area. As the author of the article indicates, the in-stand microclimate variables can potentially change depending on the extent of thinning that is completed. It is recognized that although we continue to observe drier conditions and longer periods of drought, which is changing coastal forest conditions over time, any humidity or moisture that can be retained in the forested area is critical. As such, the focus of the District's fuel management is on the removal of accumulated ladder fuels and raising base canopy height while maintaining the higher canopy and therefore, not significantly increasing solar radiation or dryness.

For your reference, in follow up to the article that was referred to in the attached correspondence, the Resort Municipality of Whistler has provided a response and their perspective:

<https://www.piquenewsmagazine.com/local-news/fuel-thinning-part-of-a-broader-fire-mitigation-program-rmow-9443253>.

Regarding your comments about early detection technology, it is first important to understand that there are four pillars of wildfire management: (1) prevention and mitigation; (2) preparedness; (3) response; and (4) recovery. Fuel management is a mitigation measure while early detection is a response measure; therefore, both tools are important for a complete and comprehensive approach to wildfire management. Partners across the North Shore and the region are exploring options and feasibility of early detection technology to contribute to the North Shore's approach to wildfire management.

I hope you find this information helpful.

Kind regards,
Hope

Hope Dallas, CMC (she/her/hers)
Senior Manager, Legislative Services/Corporate Officer | District of West Vancouver
t: 604-925-7045 | westvancouver.ca

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

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From: Paul Hundal [REDACTED] s. 22(1)
Sent: Tuesday, September 3, 2024 9:57 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson
Subject: Study implication is that West Vancouver's fuel thinning program may make matters worse and/or be a waste of taxpayer money

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To Mayor and Council.

The effectiveness of West Vancouver's fuel thinning program is under question as result of a peer reviewed study - Millikin, R.L.; Braun, W.J.; Alexander, M.E.; Fani, S. The Impact of Fuel Thinning on the Microclimate in Coastal Rainforest Stands of Southwestern British Columbia, Canada. Fire 2024, 7, 285.

BLOCKEDdoi[.]org/10[.]3390/fire7080285BLOCKED

As Council knows I have questioned the effectiveness and value of this logging program since it started operations in 2022. Now we have a peer-reviewed study of a similar program done in Whistler that raises the very same concerns. The half million dollars that West Vancouver taxpayers are paying this fall may actually be increasing the risk of wildfire. What a profound waste of money. Meantime staff have failed to proceed with a rapid detection program that would have cost far less than the half million dollars, yet would have provided very real protection on a much longer time frame. The quicker you detect a fire, the easier it is to suppress at less cost and with less damage.

I urge Council to put an immediate halt to the program spending for this fall based on the peer-reviewed study published in the Journal "Fire" on August 14, 2024 (cited above). The conclusions of the study apply specifically to the Coastal Western Hemlock biogeoclimactic zone that the North Shore is located in. When I was on the West Vancouver Environment Committee, staff presented a study of Logan Lake in the interior to justify their planning even though this interior stand is in a completely different biogeoclimactic zone where fire is an established part of its ecology. The coast is completely different and this is the first independent study to assess the effectiveness of these costly fuel reduction programs on our coastal forest type which is very different to most of BC.

I believe the Provincial government has been remiss in pushing these kind of programs on the coast. I believe their motivation may be political in that it provides an excuse to log forest that the public does not want logged because of high recreation and conservation values. The fact that the provincial government is enthusiastically promoting these programs within municipalities may be their way to create forestry jobs and provide fibre to mills for those communities that have to sell the wood to help pay for the programs.

I urge you to put this program on hold until the science is clear on whether this program has any effectiveness in the Coastal Western Hemlock zone or whether West Vancouver taxpayers are actually paying a high financial cost with no benefit or making matters worse.

Paul Hundal [Please do not redact name]

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

From: Tiffany Bentley
Sent: Monday, September 16, 2024 4:45 PM
To: s.22(1)
Cc: correspondence
Subject: s. 22(1) - Private Property Issues s. 22(1) Hay Park
Attachments: s. 22(1) - Private Property Issues s. 22(1) Hay Park.pdf; photos s. 22(1).pdf

Dear s. 22(1),

Thank you for your correspondence regarding the ongoing issues related to invasive plants and trees. Your correspondence has been forwarded to me for response in my capacity as the Parks Environmental Operations Manager. We understand that s.22(1) a park has both benefits and challenges.

All known knotweed sites on District property are actively monitored and treated annually. Our records indicate that no knotweed was located in Hay Park this year and as such no treatment occurred in this area. Sites will continue to be monitored until they have been knotweed free for three years. The plant in the first two photos provided is not a knotweed and does not require treatment. The third photo is possibly knotweed and if so it should be treated by a professional, the District of West Vancouver does not perform work on private property.

If you would like to have some tree trimming done on s. 22(1), you can trim the overhanging branches s. 22(1). No permit would be required for this. This also applies to blackberry and other shrubs s. 22(1).

If there are particular trees that you concerned about, you may submit a request for inspection to parks@westvancouver.ca and an arborist will inspect the tree. The District only removes trees and limbs deemed to be hazardous and does not prune or remove a tree or limb for nuisance issues.

If would like to have other tree work completed, you can submit a tree permit application: <https://westvancouver.ca/climate-environment/trees/tree-cutting-permits/tree-cutting-permit-parks-trails>

We appreciate you taking the time to write to us about this.

Thank you,

Tiffany

Tiffany Bentley
 Parks Environmental Operations Manager | District of West Vancouver
 t: 604-921-2913 | c: 604-612-0843 | westvancouver.ca



 We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətaʔ4 (Tsleil-Waututh Nation), and xʷməθkʷəyəm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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From: [Redacted] s. 22(1)
Sent: Monday, September 9, 2024 5:56 PM
To: [Redacted] correspondence
Subject: [Redacted] s. 22(1) Private Property Issues [Redacted] s.22(1) Hay Park

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Dear Mayor and Members West Vancouver Council,

I am writing to bring to your attention ongoing issues related to Hay Park [Redacted] s. 22(1) . Over [Redacted] s.22(1) experienced significant challenges due to the trees, invasive Japanese knotweed and blackberries that have become increasingly problematic.

1. Japanese Knotweed

Japanese Knotweed is currently the most immediate problem. We discovered Knotweed in the park two years ago, which we immediately reported to the Parks Department. We were told that it would be recorded and treated. This past May I noticed it was still growing [Redacted] s. 22(1) in the Park. I phoned the District again and was told Knotweed is a problem in many areas and that it is treated on a priority basis. I took this as meaning don't expect immediate treatment. Fast forward to this August when I noticed the plant had grown much taller - approximately 12 feet - reaching over [Redacted] s.22(1) . When called, District staff told us the plant had been treated and that we are responsible for hiring a private contractor [Redacted] s.22(1) .

First I don't believe that treatment has occurred. Below is a photo of the very healthy Knotweed today - 3-4 weeks after District staff told me it had been treated. Following are photos of the invading plants [Redacted] s.22(1) . Treatment is expensive and [Redacted] s. 22(1) should not be responsible for the District's failure to effectively treat the outbreak of this highly invasive species I reported 2 years ago.

2. Damage from falling tree

Three years ago, a large tree from the park fell [Redacted] s.22(1) . We were told this was an insurance claim and not the District's responsibility. [Redacted] s.22(1) . However this incident has left us concerned about [Redacted] s.22(1) further property damage as other trees continue to add 5 feet per year.

s.22(1), we submitted an application to the city remove some of the trees, and we were granted permission at a personal cost of about s. 22(1). After this incident we requested to remove a few of the larger trees s. 22(1) at our cost but were told the District would not permit any tree removal..

3. Blackberry Bushes

s.22(1) invading blackberry bushes every year since s.22(1). Shortly after we had several 30-40 foot tall Alders removed as noted above, s.22(1) cleared out all the blackberry bushes in a 100 foot stretch of Hay Park and planted several Vine Maples and several other bushes in an attempt to naturalize the space. Since then the Blackberries has overtaken over the space again and for the first time after a call, the District actually cleared out 2 large sections of Blackberries. Thank You!

4. My Request

Given the recurring nature of these issues and the financial burden we have already shouldered, we believe it is reasonable to request the following:

1. ****District-Sponsored Treatment of Japanese Knotweed****: We ask that the District cover the cost of professionally treating and removing the Japanese knotweed that has spread s. 22(1)
2. ****Permission to Cut Back Trees****: We request permission to cut back or remove a few more of the trees that pose a potential threat s.22(1) and to prevent incurring additional costs from damage.

We believe these actions are the least the District could do in light of the ongoing issues s.22(1) s. 22(1). Addressing these concerns would not only help us s. 22(1) but also maintain the safety and aesthetics of the Park.

We appreciate your attention to this matter and look forward to your prompt response.

Sincerely,

s. 22(1)

West Vancouver

s. 22(1)

