

## **COUNCIL CORRESPONDENCE UPDATE TO JANUARY 22, 2025 (8:30 a.m.)**

### **Correspondence**

- (1) January 15, 2025, regarding “Potential Storm water problems at 737 20th St Triplex”**
- (2) January 16, 2025, regarding “Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"”**
- (3) January 20, 2025, regarding “Urban Wildfire”**
- (4) January 21, 2025, regarding “2550 Queens Ave. Proposed Development”**
- (5) Memorial Library Board Meeting Minutes – December 11, 2024**

### **Correspondence from Other Governments and Government Agencies**

No items.

### **Responses to Correspondence**

No items.

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, January 15, 2025 9:23 AM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Potential Storm water problems at 737 20th St Triplex

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To Mayor and Council, District of West Vancouver

I have lived [REDACTED] s.22(1) my biggest concern here has been dealing with groundwater and rain water in our sumps. I am concerned that 737 has not addressed this issue adequately.

I want to share our rainwater handling experience [REDACTED] s. 22(1) in the October extreme rain event as a caution for the design of 737.

At the height of that storm the sump pumps [REDACTED] s. 22(1) were not able to keep up with the water inflow. The 2 pumps in each sump were over-topped and the water rose up in the caisson enclosing the sumps.

This meant the water around the building rose up above the level of the bottom of the basement floor and up the walls of the building. The over-topping situation lasted until the rain eased.

The 737 \Triplex basement rooms have doors opening on to a patio at ground level. In a rain situation similar to what we experienced in Oct 2024, very likely those rooms would flood.

[REDACTED] s. 22(1) the below ground basement windows were required to be 3' above the floor. The duplex in the [REDACTED] s.22(1) elected to put no windows in the basement rooms to avoid water problems.

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, January 16, 2025 4:20 PM  
**To:** correspondence  
**Cc:** Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; Scott Snider  
**Subject:** Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

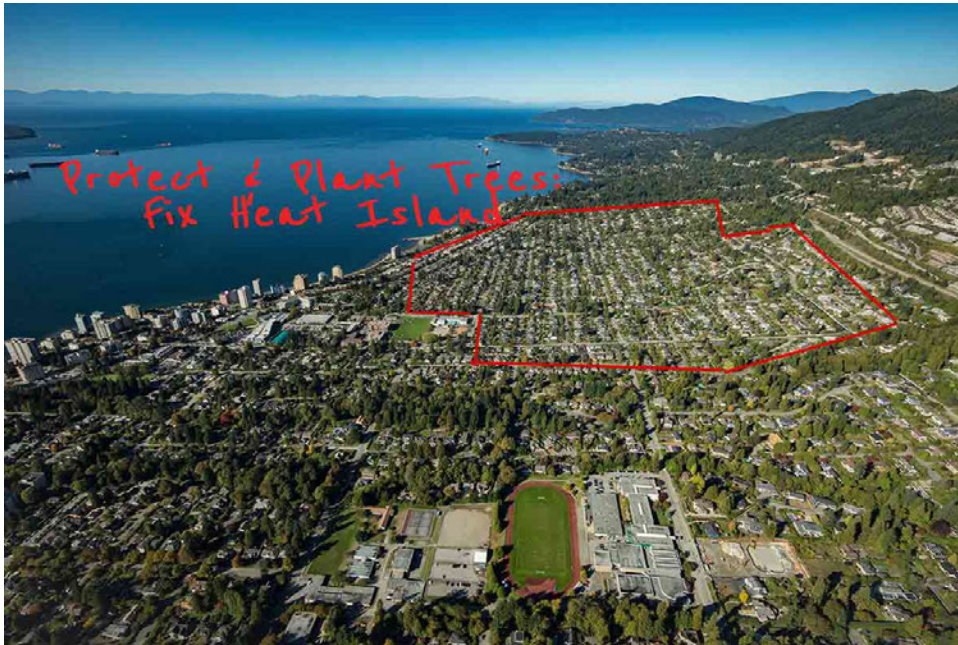
**CAUTION:** This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

It's appreciated that there must be a lot of work and expertise to come up with complex planning documents in our complex times. I have no doubt that the planning department and their resources are hardworking, eloquent and expert at planning cityscapes and they prepared a plan per usual for normal times.

**However, these are not normal times. We are facing critical and uncontrollable environmental challenges from atmospheric rivers to heat islands. In my view, any Ambleside LAP requires environmental science, law and engineering experts that are also experts in Ambleside/WV. This was not mentioned or discussed at the council meeting. I am writing to request that the Environment, specific to Ambleside, have a "seat at the table" at the upcoming meetings to protect our beautiful, natural Ambleside environment, for the following reasons:**

1. Since Ambleside is at the foot of a mountain down which fish bearing creeks flow into the ocean, we are subject to the laws of nature and strict provincial and federal laws. Environmental realities must be on the planning table, not just because we are restricted by environmental laws to protect habitat, but e.g. according to news reports, the tragedy of Lions Bay during the Oct 2024 atmospheric may have possibly been the result of improperly planned human development disturbance of land near Battani Creek.
2. Soil disturbance and drilling effecting tree roots has been raised as a significant concern on our hilly terrain of tree roots holding it all together, particularly riparian trees. Cautions have not been heeded to date that I am aware of.
3. So many trees have been cut down legally and illegally not just for development, but for views, etc. that (as reported in the UFMP) Ambleside is now a concerning heat island with a 19% tree canopy and a vulnerable population of almost half seniors over 60.



- 4.
5. In my view, any meetings regarding the Ambleside LAP that include cutting down more trees, disturbing more soil, drill into more land, and e.g. fanciful ideas like contaminating a fish bearing creek to make it into a “water feature” has to first and foremost pass environmental science, law and engineering considerations that address the realities of our location from experts on our location.

I agree with Staff that in working on the *Ambleside* LAP draft plan for its final version, the District has to this time hear from Ambleside stakeholders. To date, the vast majority of the respondents do not live in Ambleside or even WV, and they are the ones that drove the pretty consistent 60% approval of Ambleside LAP. How would one know that?

We know 60% of the engagement on the Ambleside LAP was made up of external, non-Ambleside stakeholders. We also know that almost exactly the same percentage support the plan at roughly 60%. This would be e.g. Metro region, non-stakeholder respondents who have nothing to lose and everything to gain by chiming in with everything from personal shopping preferences to development plans to make money. It’s possible that some non-Ambleside stakeholders took the time to speak on behalf of Ambleside stakeholders to say they did not support more density and shopping in Ambleside, but pretty unlikely.

This leaves the 40% of Ambleside stakeholders for whom it makes sense that they would be 40% opposed having everything to lose if there were even higher density bringing a lower quality of life.

Even 40% is high. The 40% is based on the assumption that the workshops were largely if not entirely Ambleside stakeholders. However, in reality as Staff point out, the workshop attendees were simply asked if they live in Ambleside. Half of the attendees at the workshop I attended were not from Ambleside or even WV. If only roughly half of the 430 workshop attendees were Ambleside stakeholders that leaves only (215) out of the (1100) responses from Ambleside resident stakeholders.

Moreover, those in favour of the plan did not have the questions framed to include the environmental costs. For example, the question was not: would you like to see us expose fish bearing Lawson Creek to significant human disturbance as a water feature in a public square which will kill the fish and the biology of the creek in violation of environmental laws and ethics; or build a fountain in an non-environmentally protected area?

**This leaves only about 20% engagement or (215) actual Ambleside stakeholders, and a strong indication that the vast majority of those (215), if not all, opposed the plan.**

Staff defended this imbalance engagement process by citing the fact that Ambleside is visited and used as a central town centre by many in WV and Metro Region visitors. So, those non-Ambleside stakeholders claimed they had a right to have a say in the Ambleside LAP and clearly dominated it.

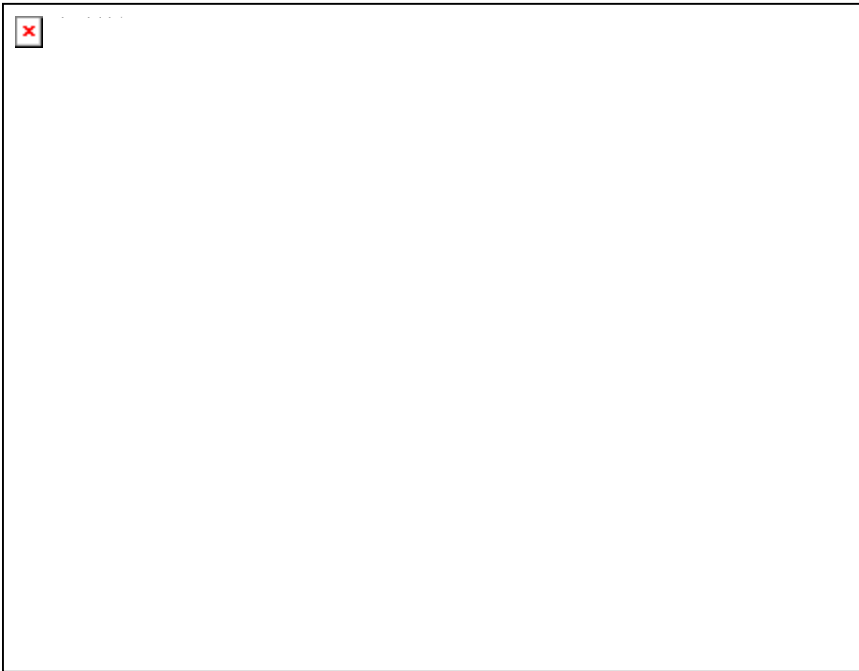
Staff also pointed out that the *successful* Horseshoe Bay LAP was based, if not entirely, on Horseshoe Bay stakeholders' engagement only - where lots of people visit just like Ambleside. This appears to be why Staff encouraged that this review of the draft plan to include Ambleside stakeholders to make up for the earlier engagement process.

However, while it's appreciated there is an opportunity for "public" input we are again in a position where the "public" is not Ambleside stakeholders. The WV website accepts input from anyone, including developers and people hoping Ambleside will be more densified for cheap rental locations, etc. Again, it is not an Ambleside resident taxpayer, stakeholder forum.

I am requesting that the unique and critical issues of the Environment and Ambleside Stakeholders at least have a "seat at the table" at the upcoming planning meetings to finalize the draft LAP for presentation to Mayor and Council. ABDIA is made up of 50% external WV businesspeople and ADRA is heavily weighted to Dunderave, and they have already had their voices heard and included in the 60%.

Just as Horseshoe Bay residents would not want Ambleside residents chiming in on issues detrimental to them about e.g. the ferry terminals when we only have a passing understanding of the issues, the Ambleside LAP needs experts on Ambleside, and especially experts on our natural Ambleside realities and its natural environment.

For example, should the plan proceed based on 60% of people who do not live in Ambleside, and as described in the plan, fish bearing Lawson Creek is turned into a water feature, the below from the US Environmental Protection Agency shows the result. There will be "aquatic garbage" in the creek which also flow out into the ocean destroying vital habitat, not to mention the hard work by many volunteers that have gone into protecting the creeks for decades.



The Environment and Ambleside Stakeholders should be the ones making up the engagement refining the draft plan. ABDIA and ADRA have already had a significant voice in sharing their desires and expertise in the formulation of the draft.

At the very least the Environment and Ambleside stakeholders need a seat at the table of these meetings. I am not an environmental expert, so I humbly request that if an environmental expert that knows Ambleside and its local natural environment and challenges cannot attend these meetings on short notice (whenever those meetings might be) then at least I or someone else be permitted to attend to take notes, review the issues with an objective environmental expert, and report that back for input on the plan *before* it proceeds to a formal plan and is presented to Mayor and Council.

Sincerely, [REDACTED] s. 22(1)

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

**From:** s. 22(1)  
**Sent:** Monday, January 20, 2025 7:46 PM  
**To:** correspondence  
**Subject:** Urban Wildfire

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It could happen here. As the District’s website states: "Many homes in West Vancouver are located next to forested green space, creating significant risk of urban wildfires." There are numerous examples of the extreme seriousness of urban wildfire, most recently the conflagration in Los Angeles that overwhelmed local firefighting capabilities, which prompts this letter.

I question whether the District is doing enough to mitigate this “significant risk”. The District touts itself as a FireSmart Community, but is it?

Consider the critical issue of vegetation management. Much of the developed area of West Vancouver is located next to if not within native forest, dominated by conifers including ubiquitous, over-mature cedar hedges which in drought conditions are highly flammable, and can often be found within the ignition zones of individual homes. As a result, hundreds of homes will score high or extreme on the FireSmart Home Ignition Scorecard. Many homeowners are not aware of this risk, and/or cannot take action to manage or remove vegetation and other flammable materials that are within their homes’ ignition zones because the vegetation and materials are on adjacent public land, including boulevards, or other owners’ private property. The tree bylaw and boulevard bylaw also protect many conifers that are located within home ignition zones.

The District has plenty of tools in its regulatory, administrative and communications toolboxes to do more to mitigate the risk of urban wildfire. For example it is worth asking whether perhaps our prioritization of tree protection needs to be balanced a bit more with wildfire risk mitigation. The guidelines to incorporate FireSmart Principles apply only to new developments within the arbitrarily defined Wildfire Hazard Development Permit Area is a partial measure and won’t move the needle. Indeed the West Vancouver Fire Department recommends these guidelines for all existing homes.

The West Vancouver Community Wildfire Protection Plan 2019 includes numerous recommendations, including that it be updated by now (Recommendation #29). As it considers the 2025 budget, Council should ensure funds are available for a review and report to Council on the progress that has been made towards meeting the 2019 recommendations, and for the plan to be updated and implemented.

Please give the “significant risk of urban wildfires” the attention it deserves.

s. 22(1)

s. 22(1)

West Vancouver

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, January 21, 2025 11:19 AM  
**To:** correspondence; Michelle McGuire; Lisa Berg; Mark Sager, Mayor; Christine Cassidy  
**Cc:** Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** 2550 Queens Ave. Proposed Development  
**Attachments:** Queens Proposed Develop\_01\_13\_2025.pdf

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

To: The Mayor and Councillors and Planning Department:

We have recently received the attached notice from the owner and potential developer of 2550 Queens Avenue. Together with a substantial number of long-term residents living in well-established homes on Queens, and neighbours in the process of building new single-family homes, we are again placed in the position of having to defend our homes and properties from the proposed development of 2550 Queens Avenue.

We know that the province of BC has enacted a hastily written law that the developer is hoping to use on his benefit. This law is far from representative of the general population's wishes, and certainly not representative of the extended Queens, Palmerston, and Rosebery Avenue neighbourhoods.

We have previously stated in written communication to the District justifiable reasons why such a development should not take place. We know that our municipal government can deny development applications for many reasons, including:

- Steep sloped properties, which among other things make access difficult to the main dwelling
- Development plan not in keeping with the character of the existing neighbourhood
- Soil absorption difficulties due to changing weather patterns and too much hardscaping coverage on small lots
- Too much building density for size of lots
- Lack of privacy for adjoining properties
- Additional vehicular traffic to a street which was at one time not a through street, and was also affected by the closing of the 26<sup>th</sup> Street highway entrance
- Lack of suitability given what has been built and what is currently being built
- Added drainage of water into Marr Creek
- Lack of 80-foot lot sizes in the Ambleside/Dundarave area for building family homes
- Division of lots too small for proposed plans. 2550 Queens is the smallest 80-foot lot on the south side of Queens
- Inappropriateness in every way to surrounding neighbourhoods



I believe that the term Single-Family Zoning may now be a misnomer of sorts given what has taken place over the past at least twenty years and what is permitted by the municipal OCP and well thought out judgement of our Mayor and Councillors. Density can be doubled by adding a suite to a home, and tripled by adding a suite above a garage. It is absolutely not necessary or appropriate to destroy the character or ambiance of an established neighbourhood by changing variances, and zoning in order to cram in two houses on micro sized lots. Today Single-Family Zoning appears to have the availability to build:

- Coach Houses,
- Suites built above garages,
- Suites within the primary residence
- Tiny houses keeping within allowable square footage based on lot size
- Look alike single homes that are in fact duplexes and fit within the context of one buildable house per lot

Please refer to [REDACTED] s. 22(1) previous letter and [REDACTED] s. 22(1) letter of June 19, 2024.

The Planning Department report dated April 24, 2024 by Hanna Demyk, Planning Technician was clear in its opposition to the proposed development of 2550 Queens Avenue. However, Council voted to send the proposal back to the Planning Department to, "Review and process the proposed Zoning Bylaw amendment and development variance permit."

It is our belief that the vote may have been influenced based on certain inaccurate information about the 2500 block of Queens, such as Queens consisting of mainly old, with an inference to poorly kept homes. The bus service was not correct, nor is it practical or possible in the majority of cases to remove driveways from Queens due to the steepness of the properties.

We ask the Planning Department, along with the Mayor and Councillors to vote against the proposed development, and to put an end to what we feel may be disingenuous harassment by the developer. The existing homes and those now being built are what is suitable to Queens and the extended neighbourhood. What is not appropriate in any way is the proposed development at 2550 Queens Avenue. The owner of this property is indefatigable in his desire to get what he wants at the expense of the proximate neighbours and surrounding neighbourhood. Thank you.

Yours truly,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

# Applicant Hosted Development Application Information Meeting

Site: 2550 Queens Avenue

Date & Time: Jan. 23 2025 5:00 to 7:00 p.m.

Place: Cedar Room – Community Centre 2121 Marine Dr. West Vancouver

Douglas Johnson is hosting this meeting regarding a single-family subdivision proposal at “2550 Queens Ave”. As required by the District of West Vancouver, the applicant is required to conduct an “Applicant Hosted Public Information Meeting” prior to Council consideration.

**Proposal:** To subdivide the existing property (Lot area: 1111 m<sup>2</sup> / 11958.7sqf), and to facilitate subdivision of this lot into two smaller properties. The created west lot would be approximately 493 sm in area and the east lot will have approximately 618 sm in area. Each lot will have a will have an approximately 265 sm of residential building.

**Meeting Topic:** The purpose of this meeting is presenting and discussing the new development in our neighbourhood, and we would love to hear your comments about this project.

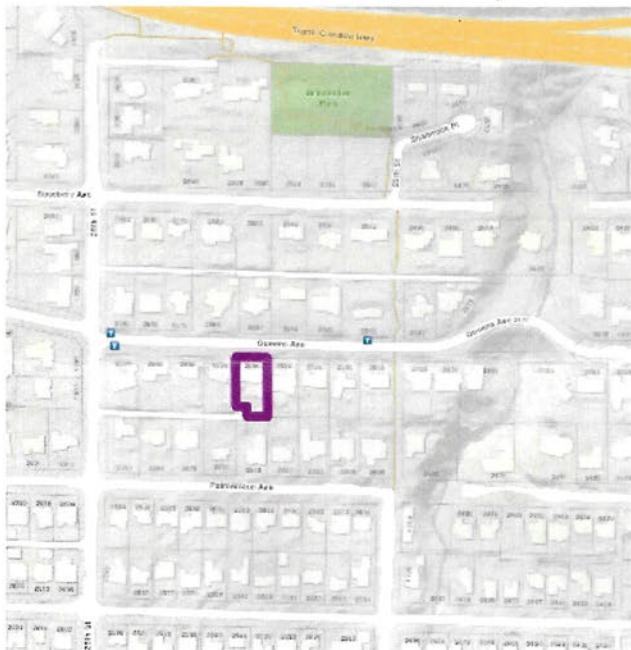
Information and drawings on the proposal may be viewed using the following link:

<https://sites.google.com/view/themothersonqueens>

If you have questions, please contact us or visit our website for more Information.

Applicant Doug Johnson Phone **604-725-0429** or email **drjarch@shaw.ca**

Thank you, we look forward to seeing you all.



This Development Information meeting is not a District of West Vancouver function. The District Council may formally consider the proposal at a later date.”

If you have any questions, please contact us or visit our webpage for more information.

District File Planner (if you have any questions for the District)

Michelle McGuire

Phone: **604-925-7059**

email: **mmcguire@westvancouver.ca**



**WEST VANCOUVER MEMORIAL LIBRARY BOARD**

**MINUTES**

**December 11, 2024, 7:00 p.m.**

**Welsh Hall**

**Present:** T. Wachmann [Chair], B. Hafizi, E. He, A. Krawczyk (via Zoom), A. Nimmons (via Zoom), L. Yu, S. Thompson, H. Vanee

**Absent:** W. Marais, P. Morris, S. Sanajou

**Staff:** S. Hall, S. Barton-Bridges, S. Dale

**1. Call to Order**

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

**2. Approval of Agenda**

Moved by: L. Yu

Seconded by: E. He

THAT the Agenda be approved.

**CARRIED**

**3. Approval of Consent Agenda**

Moved by: H. Vanee

Seconded by: L. Yu

THAT the Consent Agenda be approved.

**CARRIED**

The Board acknowledged Communications on their outstanding media report and thanked them specifically for all their hard work on the Timothy Caulfield event.

S. Hall advised that the physical circulation stats are down as the mezzanine has been closed and this has been offset by digital borrowing.

4. Business Arising from Minutes

None.

5. Director

a) Update

Please see report attached report from the Director.

6. Governance

a) Board Transitions – Thank you to Tracy & Andy

S. Hall thanked T. Wachmann and A. Krawczyk for their work and presented them with flowers. They expressed their appreciation for being part of the Library Board and thanked the Board and staff.

b) Election of Officers – S. Hall presided as election officer.

A. Krawczyk has been nominated and accepted the position of the Chair by Acclamation for a two-year term.

T. Wachmann has been nominated and accepted the position of the Vice-Chair by Acclamation for a one-year term.

S. Hall thanked T. Wachmann and A. Krawczyk for their hard work as Chair and Vice-Chair.

c) Workshop Topics of Interest for 2025

T. Wachmann noted that workshops will continue to be held for Board Trustees prior to the regular Board meetings.

S. Hall noted that the topics for workshops in the past have been suggested:

- Joint school board meeting
- AI and digital workshop
- Presentation of youth digital framework
- Library Service Delivery – alternative models
- Intellectual Freedom
- Indigenous workshop –
  - Potential topic for the joint NS libraries fall workshop?

A short discussion ensued with Trustees making suggestions for workshop topics as follows:

- Ambleside Stage 2 commercial area – David Hawkins
- Climate action and environment – Heather Keith

The Chair asked trustees to email T. Wachmann with any further suggestions for topics.

S. Hall will report back at the January meeting with a proposed workshop schedule.

## 7. Strategy

### a) Strategic Framework – Annual Review

Discussion ensued and there were no changes requested.

The Board commented that it is a great guiding document and spoke in support of the structure of this plan.

The Board thanked S. Hall for her leadership in bringing forward the Strategic Framework / Business Plan model and the associated streamlined reporting system.

## 8. Finance

None.

## 9. Infrastructure Committee

B. Hafizi reported on the following projects:

- The plan is to commence construction on the new heating system in late spring/summer 2025.
- We have received the permit for the elevator to the rooftop parking project and are preparing for construction this Fall. It will likely take a few months to complete the project barring any unforeseen delays.
- As required by District Planning, we have now engaged an architect to review and sign off on the drawings and schedules for the Mezzanine renovation. We anticipate the architect's work will be completed the week of December 16th and we hope to receive the building permit a week or two after. We will commence construction as soon as the permits are issued. The construction manager for the Mezzanine renovation is the same contractor for the elevator to the rooftop parking project, which should allow for efficiencies.
- The \$45,000 for the Youth area space plan has been approved. We have engaged a structural engineer to perform a feasibility review on how much infill is possible to maximize the Youth floor's square footage. Once this work is complete, we will

[4]

engage an architect. As mentioned last month, District Finance has confirmed that unspent funds from 2024 can be carried over to 2025.

#### 10. Engagement Committee

T. Wachmann advised that the Community Relations Opportunities calendar is now a live document in SharePoint and encouraged Trustees to sign up for events that they are interested in attending. S. Dale circulated the signup sheet to Trustees.

T. Wachmann has assigned Trustees to Councillors for their Coffee meetings and will email the Board with contact information.

The following documents will also be provided to Trustees to help support them in their conversations:

- Key Messages for WVML Board
- WVML 2023 Impact Report
- Council bios
- Mid-year Director's Report.

The Board spoke to the importance of building strong relationships within the community.

#### 11. Council Update

S. Thompson reported on the following:

- The last Council meeting of the year is on Monday, December 16 and the District will be closed between the holidays.
- West Vancouver Place for Sport and the Harry Jerome Oval, the new track and field facility located at West Vancouver Secondary School, opened on Tuesday, December 10.
- Encouraged trustees to think about what presence the library would like to have in Horseshoe Bay.
- Council is considering a plan to expand their pay parking program and pay parking would be added throughout the Cypress Fall Park, Seaview Walk, Ambleside Park, Argyle Avenue between 14th and 15th Street, John Lawson Park and Dundarave Park parking areas.
- Notice of Motion regarding the Living Donor Circle of Excellence program.

#### 12. New Business

T. Wachmann thanked S. Hall for her work and presented her with flowers. S. Hall thanked the trustees noting that it is a pleasure working for them.

[5]

T. Wachmann thanked the Senior Team staff for their hard work and acknowledged their accomplishments throughout the year and presented them with gifts.

13. Date of Next Meeting

Wednesday, January 15, 2025, 7 p.m.

14. Adjournment

The meeting was adjourned at 8:12 p.m.

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

s. 22(1)

A large black rectangular redaction box covers the right side of the page, obscuring the signature and any other text that might have been present.

Tracy Wachmann  
Chair, West Vancouver Memorial Library Board