

## **COUNCIL CORRESPONDENCE UPDATE TO JULY 6, 2022 (8:30 a.m.)**

### **Correspondence**

- (1) June 29, 2022, regarding “Thank you” (Utilities Repair and Query)**
- (2) 10 submissions, June 29 - July 5, 2022, regarding Fire Rescue Bylaw No. 5163, 2021**
- (3) 2 submissions, June 30, 2022, regarding Climate Action and Construction Activities**
- (4) G. McIsaac, July 2, 2022, regarding “Re Monday June 27 Council Meeting - 2195 Gordon Avenue subsidized housing” (Council Proceedings)**
- (5) July 3, 2022, regarding “Planters”**
- (6) J. Chalmers, July 5, 2022, regarding “June 13 Council meeting speaking notes re:2195 Gordon Ave”**
- (7) July 5, 2022, regarding “An Option for the Power Poles in Horseshoe Bay”**
- (8) West Vancouver Chamber of Commerce, July 5, 2022, regarding Upcoming Events and Programs**

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

- (9) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country) (3 submissions), June 29 - July 5, 2022, regarding Federal Programs and Initiatives**

### **Responses to Correspondence**

- (10) Engineering & Transportation Services, June 30, 2022, response regarding “Question Regarding Welch Street Bridge”**
- (11) Assistant Chief of Fire Protection, June 30, 2022, response to Access Law Group regarding Fire Rescue Bylaw No. 5163, 2021**
- (12) Engineering & Transportation Services, July 4, 2022 response regarding “Thank you” (Utilities Repair and Query)**

**From:** [Redacted] s. 22(1)

**Sent:** Wednesday, June 29, 2022 12:51 PM

**To:** Mary-Ann Booth <mbooth@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>

**Subject:** Thank you

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[Redacted] s. 22(1)

Good afternoon,

Thank you to the members of Truck 9 for repairing water situation on [Redacted] s. 22(1). I expressed my appreciation for their work. Apparently Fortis refused to repair damage caused by a combination of the installation of a gas line and paving of the street edge.

So the District pays for repairs - my tax dollar.

The sad part is that the ditch on the north side of the street served as a natural drainage system until it was slowly filled in.

Now rainwater runoff finds its own path and just cuts through the compacted soil. Sediment also ends up in Pipe Creek. What happens to the fish in the creek? the ocean?

Regards,

[Redacted] s. 22(1)

Celebrate, protect, restore,

Nature at our door.

Sent from my iPhone

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**From:** Tomomi Davis <tdavis@accesslaw.ca>  
**Sent:** Wednesday, June 29, 2022 1:45 PM  
**To:** Fire Prevention; correspondence  
**Cc:** Jamie Bleay  
**Subject:** [REDACTED] s.22(1)  
[REDACTED], West Vancouver, and inspection of enclosed storage garage

**Attachments:** 2022-06-29 LT West Van Fire Dept and District of West Vancouver.pdf

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Please find attached correspondence with respect to the above referenced matter.

Sincerely,

**Tomomi Davis**  
Paralegal  
*Jamie A. Bleay Law Corporation*  
*A member of Access Law Group*

**T** 604 628 6725 **F** 604 689 8835  
**E** [tdavis@accesslaw.ca](mailto:tdavis@accesslaw.ca)



1700 - 1185 W. Georgia St.  
Vancouver B.C. V6E 4E6  
[accesslaw.ca](http://accesslaw.ca)

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**Jamie Bleay**  
BARRISTER & SOLICITOR

*direct* 604 801 6029  
*email* JBLEAY@ACCESSLAW.CA

File No.: 20446234

June 29, 2022

District of West Vancouver Fire & Rescue  
Fire Prevention Office  
760 16<sup>th</sup> Street  
West Vancouver, B.C. V7V 3S1

by email: [fireprevention@westvancouver.ca](mailto:fireprevention@westvancouver.ca)

Attention: Assistant Chief Jeremy Calder

And to:

District of West Vancouver  
1564 Argyle Avenue  
West Vancouver, B.C. V7V 1A1

By email: [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)

Dear Sir/Madame:

Re: [REDACTED] s.22(1) West  
**Vancouver, and inspection of enclosed storage garage**

We are the solicitors for [REDACTED] s.22(1). We have been provided with a copy of a letter from West Vancouver Fire & Rescue (the "Letter") to our client's property manager dated March 30, 2022 in connection with the above-noted matter.

The Letter refers to Fire Rescue Bylaw No. 5163, 2021 (the "Bylaw"). The Bylaw was not in force at the time the construction of the last phase of [REDACTED] s.22(1). Our client has confirmed that the development permit issued [REDACTED] s.22(1) included the construction of private enclosed storage garages (the "Enclosed Garages") in [REDACTED] s.22(1). We are advised by our client that the Enclosed Garages were built in compliance with building codes in force at that time, the bylaws of the District of West Vancouver ("West Vancouver") and the BC Fire Code.

We are advised by our client that the Enclosed Garages were constructed with fire protection equipment, including automatic sprinkler systems. Presumably West Vancouver inspected the construction of [REDACTED] s.22(1), including the Enclosed Garages, to ensure that the construction complied with the building permits issued for [REDACTED] s.22(1) and with all applicable building and fire codes of the day.

Section 9.60 of the Bylaw states that “Enclosed Storage Garages in any multifamily residential development must be used for parking of vehicles only (including bicycles, scooters, motorcycles and watercraft”. Section 9.61 states that “Private Storage Garages are not permitted.”

While our client acknowledges that pursuant to the Bylaw flammable and combustible liquids and hazardous materials are not be stored or accumulated in a “Storage Garage” or “Underground Storage Garage, it is our understanding that at the time [REDACTED] s.22(1) was constructed, storage units, cabinets and shelving were permitted in the Enclosed Garages. To now require the residents of [REDACTED] s.22(1) to remove items stored that have been stored in storage units, cabinets and shelving installed in the Enclosed Garages more [REDACTED] s.22(1) years (other than flammable and combustible liquids and hazardous materials), when no other storage areas were built by the developer of [REDACTED] s.22(1) (other than in the Enclosed Garages), is unfair and prejudicial to the residents at [REDACTED] s.22(1)

Our client is prepared to ensure that during any subsequent fire inspection of [REDACTED] s.22(1) by the fire department, the interior spaces, storage units, cabinets and shelving in the Enclosed Garages will be available for viewing/inspection. In return our client requests that the fire department and West Vancouver immediately rescind the letter of March 30, 2022 and confirm in writing that the residents of [REDACTED] s.22(1) are permitted to use their Enclosed Garages for storage.

If you are not prepared to rescind the March 30, 2022 letter as it relates to the Enclosed Garages, our client intends to consider all legal options available to the Strata Corporation to overturn that part of the Bylaw that requires the residents to remove all stored items from the Enclosed Garages.

Yours very truly,

JAMIE A. BLEAY LAW CORPORATION  
a member of ACCESS LAW GROUP

[REDACTED] s.22(1)  
Per: [REDACTED]

Jamie A. Bleay

JB/td

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, July 1, 2022 11:24 AM  
**To:** ccameron@westvancouver.bc; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong; correspondence; Mary-Ann Booth  
**Subject:** New Fire Regulations.....  
**Attachments:** image001.png

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Dear all,

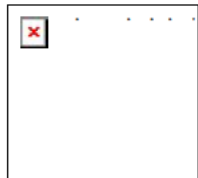
I am writing concerning the new regulations from the West Vancouver Fire Department limiting the use of storage in our garages in our condo building at [REDACTED] s. 22(1) .

1. This is a NEW regulation. It was passed after our condo was built. How can it be attributed retroactively to our building ??
2. When we purchased our condo we were told our garage unit could be used for storage. Our garages have concrete floors, concrete walls and sprinklers. Our cabinetry is metal. At a minimum, why are we not allowed to store non-flammable items in our garage??
3. If this new regulation is to apply to garages within condo buildings, why does it not also apply to garages in single family homes, all over West Vancouver?
4. This is an unthoughtful regulation in the extreme.  
I am certain everyone of you on Council has a garage that you also use for storage! Are you going to apply this ridiculous by-law to yourselves???

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)



**From:** s. 22(1)  
**Sent:** Sunday, July 3, 2022 12:47 PM  
**To:** correspondence  
**Cc:** Peter Lambur; Nora Gambioli; Sharon Thompson; Bill Soprovich; ccameron@westvancouver.bc; Marcus Wong; s. 22(1)  
**Subject:** Re: Fire Regulations

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Attention: West Vancouver District Council

Regarding the decision by Fire Department to implement the usage limit of the garages at s. 22(1) building, I wanted to express my disagreement and frustration with such unfair and unlogical decision as it would make it very hard for all the residents to lose their only storage space they have in the building and they have paid so much to have their spaces of multiple garages per unit with roll up garage doors which are fully safe and secure for general storage other than just parking cars and without the space we would not have anywhere else to store our goods such as tools, freezer, bikes, christmas tree, picnic chairs and many other accessories.

We adamantly protest against this decision and will not be able to adapt this change as it will be impossible.

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Thursday, June 30, 2022 10:11:38 AM  
**To:** s. 22(1)  
**Cc:** s. 22(1)  
**Subject:** Fire Regulations

Good morning residents,

Please see the message below:

Following is information should you wish to e-mail or write West Vancouver District Council to protest against the West Vancouver Fire Department's implementation of new rules limiting the use of private garages at s. 22(1) which we recommend be done soon while the matter is being discussed by West Vancouver District Council

E-mail to: [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca), with a copy to: [mbooth@westvancouver.ca](mailto:mbooth@westvancouver.ca) and/or

- [ccameron@westvancouver.bc](mailto:ccameron@westvancouver.bc),
- [ngamboli@westvancouver.ca](mailto:ngamboli@westvancouver.ca),
- [plambur@westvancouver.ca](mailto:plambur@westvancouver.ca),
- [bsoprovich@westvancouver.ca](mailto:bsoprovich@westvancouver.ca),
- [sthompson@westvancouver.ca](mailto:sthompson@westvancouver.ca),
- [mwong@westvancouver.ca](mailto:mwong@westvancouver.ca)

Write to: Correspondence, 750 17th Street, West Vancouver V7V3T3, attention of Mayor Booth and/or any of the other council members

Phone for information: 604-925-7000.

Regards, s.22(1) for Strata Council

Thank you for taking the time to connect with me today. Your feedback is important, please take a few moments and [Click Here to Leave A Review](#).

s. 22(1)





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From: [REDACTED] s.22(1)  
Sent: Monday, July 4, 2022 8:00 AM  
To: correspondence <correspondence@westvancouver.ca>; Mary-Ann Booth <mbooth@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>  
Subject: West Vancouver Fire Bylaw

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

July 4, 2022

Ms Mary-Ann Booth  
Mayor, West Vancouver  
750 15<sup>th</sup> Street  
West Vancouver, BC  
V7V 3T3

**Re: West Vancouver Fire Bylaw**

-  
Dear Ms Booth,

I am writing to express my deep frustration with the inflexible, heavy-handed, and retroactive application of the fire bylaw passed in West Vancouver in December 2021. It was passed quickly and quietly without any West Vancouver resident input or notification. It is now being strictly applied without regard to individual circumstances.

My understanding after speaking with current and former West Vancouver fire officials is that there have been **zero fires in individual concrete garages in multi-family concrete buildings in West Vancouver in 20 years.** Note I say **West Vancouver.** I understand this is a very different circumstance than North Vancouver City or District; different types of buildings and a different demographic. I also understand that in the past, when garages were inspected, common sense was used. This doesn't seem to be the case any longer!

- **The preface to the bylaw states that it has been brought about by a high incidence of fires.**

[REDACTED] s.22(1) building I live in received its occupancy permit in [REDACTED] s.22(1). However, as Council well knows, ample parking spaces in each [REDACTED] s.22(1) garage were required for the building permit, even though there was not an accommodation for storage in the building. We, the new owners in this

building, were all led to believe we had ample space to park 3 cars as well as space to provide for our own storage needs.

All garages in [REDACTED] s.22(1) building are concrete – floors, ceilings, walls; they are all separate enclosed garages; all are sprinklered; all are ventilated. The majority of the garages fall on an outside wall. Mine is one of them. I think (but am not sure) that the 7 largest garages are in the centre of the [REDACTED] s.22(1) private parking area.

In my garage I have installed 6 steel cabinets along one wall: [REDACTED] s.22(1) [REDACTED] tool cabinet on the opposite wall - containing metal tools. This is ample storage, and still allows me to open my car doors easily. I have 2 cars, and 2 bicycles which are off the floor as required (hanging on the opposite wall). I have no combustibles stored either in the cabinets or anywhere in my garage. Everything is clean and tidy. There are 4 sprinklers in my garage.

My garage has been inspected. For my steel cabinets and tool cabinet I was given a conditional pass - in other words, get rid of them! The baby carseat for [REDACTED] s.22(1) was given a fail. Really?! It sits on top of the steel cabinet. A level hanging from the wall beside the tool cabinet was failed, as was a solid bronze sculpture on the front wall, and the cart in which we carry our groceries to our apartment! Seriously?! The residents in this building are mainly seniors!

- **Fire requires heat, oxygen, fuel, and needs a spark to start a flame. There are: 1) no combustibles in my garage to start a fire; 2) nowhere for this supposed fire to go.**

The garages at the Bellevue have been inspected 3 times within the past 2 months (??!!)

- **This begs the question: who has time for that?!**

**I DO** believe in the safety of buildings and property. **I DO** respect the firemen's safety. **I DO** believe in data. **I DO NOT** believe there is any West Vancouver data to support the strict and inflexible enforcement of this bylaw. **I DO NOT** believe my concrete, ventilated, sprinklered garage with steel storage cabinets, and no combustibles, poses a fire hazard. This bylaw was passed and applied without any warning to, or input from West Vancouver residents, and without any West Vancouver specific statistical data to support it.

I will band together with other concerned (angry!) residents in similar situations to oppose such strict enforcement of this bylaw.

**I am expecting to see:**

- **The West Vancouver specific historical data which precipitated and which supports the necessity of such strict enforcement of this bylaw;**
- **A repeal, an amendment, or at the very least, intelligent, data supported, and logical exemptions applied!**

Sincerely,  
[REDACTED] s.22(1)

Cc: Councillor Craig Cameron

Councillor Bill Soprovich

Councillor Nora Gambioli  
Councillor Peter Lambur

Councillor Sharon Thompson  
Councillor Marcus Wong

s.22(1)

Reply Reply all Forward

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s.22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, July 4, 2022 8:17 AM  
**To:** correspondence; Mary-Ann Booth  
**Cc:** Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong  
**Subject:** Garage storage bylaw

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Hello Mayor Booth,

In December of 2021 a new fire bylaw was passed in West Vancouver without citizen consultation and in a manner that can only be described as stealthy. West Vancouver Fire Department is now enforcing this bylaw rigorously and inflexibly, as a broad brush, one-size-fits-all application across the entire community, causing wide spread disruption, angst, and confusion. I am writing to you to ask that you bring a sense of balance and common sense to this extremely distracting issue.

Over the past few decades, building codes have been extremely effective at reducing the incidence and destruction of fires by using new technologies and materials in the design and construction of residences of all sorts. It's why we have them. And they have been successful, as I'm certain a review of residential fire statistics for the past twenty years or so would quickly verify.

The building in which I live is brand new and is a shining example of the application of state of the art fire avoidance technology throughout. That is particularly the case for the parking areas, which appear to be the point of contention with WVFD. My 'garage' has room for three cars, has two concrete exterior walls and a concrete ceiling, **and has eight sprinklers**. When I purchased my unit, I had every reason to believe that my garage space would easily suffice for storage of items like luggage, foldable chairs, golf clubs, and the like. In the absence of information to the contrary, my impression that the garage doubled as a safe storage unit would surely be seen as reasonable in the eyes of an objective third party, like a court of law.

For the municipality to now retroactively enforce this bylaw for a building as distinct and compliant to all the latest codes as [REDACTED] s. 22(1), in the same manner as buildings decades older, makes no sense.

Energetic enforcement of every detail of this bylaw by WVFD will cause significant disruption for thousands of residents and, in some cases will significantly impact market values. Off-site

storage is scarce at best. The newest buildings, in particular, have built-in safety technology. Furthermore, statistics on fire events in West Vancouver simply don't support it and contradict the department's claim that they have data pointing to the need to clamp down.

**This is a draconian and expensive solution to a problem that does not exist**, and appears to support some other agenda. It's quite surprising to me that, given the widespread impact of this enforcement over-reach, it has not been picked up by the news media as just one more cost to residents in these inflationary times.

It also seems logical then that, considering the success of building codes on structure safety, firefighting resources and tax dollars gradually be shifted to other priorities as the needs of the community change.

**Here's what I ask of you and your colleagues on Council:**

Either provide **transparent data** that supports the need for such energetic enforcement of this bylaw;

or, set it aside and introduce a mechanism that reflects current fire security realities;

or, recognize that a one-size-fits-all approach is inappropriate and leave room for exemptions.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Monday, July 4, 2022 9:48 AM  
**To:** correspondence  
**Subject:** Bylaw 5163  
**Attachments:** Letter to Council.pdf

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Please find attached our concern re Bylaw 5163

Thank you,  
s. 22(1)

July 4, 2022

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

Dear West Vancouver Council

This letter is to address the confusion with respect to the recently adopted West Vancouver Fire Rescue Bylaw 5163, as well the approach taken by the Assistant Fire Marshall (AFM) in enforcement.

We fully agree that the safety of our fire fighters is of the utmost importance and must be protected. In no way are we debating that this is the ultimate intent of the BC Building code and bylaw 5163.

Having said that, we believe this bylaw is primarily focused on open parkades, and not enclosed, fire separated and suppression sprinklered individual garages. We also understand the BC Building code, under which this bylaw was drafted, does not contemplate private garages within multi-unit residential buildings, and was created before the proliferation of condominium apartment buildings, which are still included in the BC building code under the section for Hotels...

Our building was completed [REDACTED] s.22(1) and at that time met all current BC Building Code and West Vancouver bylaws. Permits were issued and occupancy was granted. Since then many of our garages were further improved with permanent shelving and storage cabinets. For over 30 years these garages have passed inspection by the West Vancouver Fire Department (WVFD).

Until the BC Building code is amended to better capture a private garage within a multi-unit residential building, we ask that West Vancouver Council work within its bylaws for approved storage spaces and parking garages. A simple amendment to allow parking within an approved storage space, which carries a much higher standard of construction than a parking garage, would begin to solve this issue. Further, if the garage door exits outside, there should be no need for it to be 1.5 hour fire rated, which is only required where a space adjoins the interior of a building.

With regard to the AFM, we take issue with the "no discretion, no practical consideration, no reasonable cure period" approach to compliance. We are seniors and full time residents in West Vancouver. We have lived in this building since [REDACTED] s.22(1) To expect compliance under a 30 day order, for something that has passed inspection for several decades, is unreasonable and/or impossible. Our council president has not had any response, positive or negative, to an attempt to discuss any of this with the AFM.

We ask that WVC consider the above solutions in its review of the situation, which has caused me undue stress and worry.

Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

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**From:** s. 22(1)  
**Sent:** Monday, July 4, 2022 12:03 PM  
**To:** correspondence; Mary-Ann Booth  
**Cc:** ccameron@westvancouver.bc; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong  
**Subject:** Fire Regulations

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Madam Mayor and Counciller's  
I've lived here in West Van for over 40 years and seen some pretty silly municipal issues but the silliest one has got to be West Vancouver Fire Department's implementation of new rules limiting the use of private garages at s. 22(1). Everyone wants and supports fire safety but basic common sense should also prevail. Please make it a point to understand the good the bad and the ugly of what your new rule imposes and listen to the comments from the affected **VOTING** residents.

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



To: correspondence  
<correspondence@westvancouver.ca>

From: [REDACTED] s. 22(1)

Sent: Tuesday, July 5, 2022 2:16 PM

To: Mary-Ann Booth <mbooth@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>

Cc: [REDACTED] s. 22(1)

Subject: West Vancouver Fire Rescue Bylaw 5163

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July 5, 2022

To: The District of West Vancouver -Mayor and Council

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

Dear Mayor and Council:

This letter is to address a problem created for our household due to a recently adopted West Vancouver Fire Rescue Bylaw 5163, as well the approach taken by the Assistant Fire Marshall(AFM) in enforcement.

We are in full agreement that the implementation of Fire Codes are important for the safety of our entire Community and are not disputing the validity of its ordinances as part of the BC Building Code and bylaw 5163.

Having said that, we believe this bylaw is primarily focused and intended to be enforced on open parkades that are the generality of parking structures in apartment complexes in our Municipality.

We also understand the BC Building code, under which this bylaw was drafted, does not contemplate private garages within multi-unit residential buildings, and was created before the proliferation of condominium apartment buildings, which are still included in the BC building code under the section for Hotels and not directly referring to apartment complexes.

Our building was completed [REDACTED] s. 22(1), and at that time met all current BC Building Code and West Vancouver bylaws. Permits were issued and occupancy was granted. That was certainly including what is today denominated as private storage garages. These garages in our building are enclosed areas with walls, ceiling and floor made of concrete exceeding by far the required 1.5 fire rating and sprinklered as required by code.

Since then many of our garages were further improved with permanent shelving and storage cabinets. For [REDACTED] s. 22(1) years these garages have passed inspection by the West Vancouver Fire Department (WVFD).

Until the BC Building code is amended to better capture a private garage within a multi-unit residential building, we ask that West Vancouver Council work within its bylaws for approved storage spaces and parking garages. There are only a handful of such enclosed garages in a few of the apartment buildings in West Vancouver. A simple amendment to allow parking within an approved storage space, which carries a much higher standard of construction than a parking garage, would begin to solve this issue. Perhaps it would be simpler to avoid confusions and misinterpretation that this Council consider a "Grandfathering" ruling attached to the existing private storage garages at this time.

With regard to the AFM, we take issue with the “no discretion, no practical consideration, no reasonable cure period” approach to compliance. We are seniors and residents of West Vancouver s. 22(1) and to expect compliance under a 30 day order, for something that has passed inspection for several decades, is unreasonable and/or impossible to comply.

Our council president has not had any response, positive or negative, to an attempt to discuss any of this with the AFM.

We respectfully ask that you as carriers of the well being of this community, to please consider the above solutions in its review of the situation, which is causing to us and our neighbours undue stress and concerns.

Thank you all.

s. 22(1)

West Vancouver, BC s. 22(1)

Sent from my iPad

---

To: correspondence <correspondence@westvancouver.ca>

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From: [REDACTED] s. 22(1)

Sent: Tuesday, July 5, 2022 9:17 AM

To: Mary-Ann Booth <[mbooth@westvancouver.ca](mailto:mbooth@westvancouver.ca)>; Craig Cameron <[ccameron@westvancouver.ca](mailto:ccameron@westvancouver.ca)>; Nora Gambioli <[ngambioli@westvancouver.ca](mailto:ngambioli@westvancouver.ca)>; Sharon Thompson <[sthompson@westvancouver.ca](mailto:sthompson@westvancouver.ca)>; Marcus Wong <[mwong@westvancouver.ca](mailto:mwong@westvancouver.ca)>; Peter Lambur <[plambur@westvancouver.ca](mailto:plambur@westvancouver.ca)>; Bill Soprovich <[bsoprovich@westvancouver.ca](mailto:bsoprovich@westvancouver.ca)>

Cc: [REDACTED] s. 22(1)

Subject: Re: West Vancouver Fire Rescue Bylaw 5163

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Dear Mayor and Council,

Please see attached,

Regards,

[REDACTED] s. 22(1)

July 5, 2022

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

Dear West Vancouver Council

This letter is to address the confusion with respect to the recently adopted West Vancouver Fire Rescue Bylaw 5163, as well the approach taken by the Assistant Fire Marshall (AFM) in enforcement.

We fully agree that the safety of our fire fighters is of the utmost importance and must be protected. In no way are we debating that this is the ultimate intent of the BC Building code and bylaw 5163.

Having said that, we believe this bylaw is primarily focused on open parkades, and not enclosed, fire separated and suppression sprinklered individual garages. We also understand the BC Building code, under which this bylaw was drafted, does not contemplate private garages within multi-unit residential buildings, and was created before the proliferation of condominium apartment buildings, which are still included in the BC building code under the section for Hotels...

Our building was completed in [REDACTED] s. 22(1) and at that time met all current BC Building Code and West Vancouver bylaws. Permits were issued and occupancy was granted. Since then many of our garages were further improved with permanent shelving and storage cabinets. For [REDACTED] s. 22(1) years these garages have passed inspection by the West Vancouver Fire Department (WVFD).

Until the BC Building code is amended to better capture a private garage within a multi-unit residential building, we ask that West Vancouver Council work within its bylaws for approved storage spaces and parking garages. A simple amendment to allow parking within an approved storage space, which carries a much higher standard of construction than a parking garage, would begin to solve this issue. Further, if the garage door exits outside, there should be no need for it to be 1.5 hour fire rated, which is only required where a space adjoins the interior of a building.

With regard to the AFM, we take issue with the "no discretion, no practical consideration, no reasonable cure period" approach to compliance. I am a senior, and am not a [REDACTED] s. 22(1) in West Vancouver. To expect compliance under a 30 day order, for something that has passed inspection for several decades, is unreasonable and/or impossible. [REDACTED] s. 22(1) I have not had any response, positive or negative, to an attempt to discuss any of this with the AFM.

We ask that West Vancouver Council consider the above solutions in its review of the situation.

Regards, [REDACTED] s. 22(1)

West Vancouver

To: correspondence <correspondence@westvancouver.ca>

From: [REDACTED] s. 22(1)

Sent: Monday, July 4, 2022 4:34 PM

To: Mary-Ann Booth <[mbooth@westvancouver.ca](mailto:mbooth@westvancouver.ca)>

Cc: Craig Cameron <[ccameron@westvancouver.ca](mailto:ccameron@westvancouver.ca)>; Nora Gambioli <[ngambioli@westvancouver.ca](mailto:ngambioli@westvancouver.ca)>; Peter Lambur <[plambur@westvancouver.ca](mailto:plambur@westvancouver.ca)>; Bill Soprovich <[bsoprovich@westvancouver.ca](mailto:bsoprovich@westvancouver.ca)>; Sharon Thompson <[sthompson@westvancouver.ca](mailto:sthompson@westvancouver.ca)>; Marcus Wong <[mwong@westvancouver.ca](mailto:mwong@westvancouver.ca)>

Subject: Bylaw 5163

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July 4, 2022

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

Dear West Vancouver Council

This letter is to address the confusion with respect to the recently adopted West Vancouver Fire Rescue Bylaw 5163, as well the approach taken by the Assistant Fire Marshall (AFM) in enforcement.

We fully agree that the safety of our fire fighters is of the utmost importance and must be protected. In no way are we debating that this is the ultimate intent of the BC Building code and bylaw 5163.

Having said that, we believe this bylaw is primarily focused on open parkades, and not enclosed, fire separated and suppression sprinklered individual garages. We also understand the BC Building code, under which this bylaw was drafted, does not contemplate private garages within multi-unit residential buildings, and was created before the proliferation of condominium apartment buildings, which are still included in the BC building code under the section for Hotels...

Our building was completed in [REDACTED] s. 22(1) and at that time met all current BC Building Code and West Vancouver bylaws. Permits were issued and occupancy was granted. Since then many of our garages were further improved with permanent shelving and storage cabinets. For [REDACTED] s. 22(1) years these garages have passed inspection by the West Vancouver Fire Department (WVFD).

Until the BC Building code is amended to better capture a private garage within a multi-unit residential building, we ask that West Vancouver Council work within its bylaws for approved storage spaces and parking garages. A simple amendment to allow parking within an approved storage space, which carries a much higher standard of construction than a parking garage, would begin to solve this issue. Further, if the garage door exits outside, there should be no need for it to be 1.5 hour fire rated, which is only required where a space adjoins the interior of a building.

With regard to the AFM, we take issue with the "no discretion, no practical consideration, no reasonable cure period" approach to compliance. We are seniors, and have been full time residents in West Vancouver [REDACTED] s. 22(1). We bought into [REDACTED] s. 22(1) and will consider moving back into a home if this bylaw continues to be in effect. To expect compliance under a 30 day order, for something that has passed inspection for several decades, is unreasonable and/or impossible. Our council president has not had any response, positive or negative, to an attempt to discuss any of this with the AFM.

We ask that WVC consider the above solutions in its review of the situation, which has caused me undue stress and worry.

Regards,

[REDACTED] s. 22(1)

From: [Redacted] s. 22(1)

Sent: Thursday, June 30, 2022 11:32 AM

To: Mary-Ann Booth <mbooth@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>

Cc: Heather Keith <hkeith@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; Matthew MacKinnon <mmackinnon@westvancouver.ca>

Subject: 2972 Mathers Ave

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- > Good morning,
- > Take away green ( endothermic )
- > 🌲🌲🌲
- > Replace with grey ( exothermic )
- > □□□
- > Increase the temperature today.
- > ↑😊↑
- > What process allowed this concrete wall in the boulevard?
- > Regards,



- > [Redacted] s. 22(1)
- > [Redacted]
- > [Redacted]
- > Celebrate, protect, restore,
- > Nature at our door.
- >
- >
- >> Sent from my iPhone

From: [REDACTED] s. 22(1) >

(3)(b)

Sent: Thursday, June 30, 2022 12:15 PM

To: Mary-Ann Booth <mbooth@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>

Cc: Heather Keith <hkeith@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; Matthew MacKinnon <mmackinnon@westvancouver.ca>

Subject: 1468 30th

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Good afternoon,

Observation:

1. Tree removal > dbh 75 cm
2. Expanded house footprint

Our actions do not reflect our Climate Crisis, Neighbourhood Character or our intentions to increase tree canopy as well as reduce impermeable surfaces.

How can the built environment harmonize with our awesome natural setting?

Thank you.

Regards,

[REDACTED] s. 22(1)

Treasure our wealth.  
Nature for our health.





---

**From:** Graham Mclsaac [REDACTED] s. 22(1)  
**Sent:** Saturday, July 2, 2022 7:13 PM  
**To:** Mary-Ann Booth; correspondence  
**Cc:** Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong  
**Subject:** Re Monday June 27 Council Meeting - 2195 Gordon Avenue subsidized housing

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> Dear Mary-Ann,

> It is with regret that I feel compelled to write to you re your chairing of the Council Meeting on Monday night. ( unfortunately not the first time I have done so during your tenure)

> For residents to have to watch this was extremely disappointing to say the least.

> Your interruption of Councillor Thompson and your and Cameron's suggestions that she was seeking some sort of " unicorn " was impertinent and disrespectful to a Councillor seeking a better solution.

>

> Councillor Lambur had genuine and justified concerns re the project for subsidized housing at Gordon Avenue and made his comments in a respectful way.

>

> Councillor Cameron for no good reason personally attacked Councillor Lambur re the " stench of his words hanging in the air" . At that point you ought to have reprimanded and cut off Councillor Cameron- Councillor Lambur raised a point of order re Cameron's personal attack. You proceeded to cut Councillor Lambur off asking him to leave the meeting.

>

> Your failure to stop Councillor Cameron and then allow him to continue to speak and disparage a Councillor who was no longer present was a complete disgrace. Without an apology from Cameron you ought to have asked him to leave the meeting!!

>

> You have failed to provide a respectful environment for Councillors and residents at Council meetings. I hope you will reflect on your performance as Chair and in future try and chair meetings in a more professional and even handed manner.

>

> Respectfully submitted,

>

> Graham Mclsaac

> [REDACTED] s. 22(1) ,

> West Vancouver,

> [REDACTED] s. 22(1)

>

> [REDACTED] s. 22(1)

> [REDACTED] s. 22(1)

>

> Please do not redact my name

**From:** [Redacted] s. 22(1)  
**Sent:** Sunday, July 3, 2022 5:02 PM  
**To:** correspondence  
**Subject:** Planters

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Hi

I travel on Highway 1 a lot and come off at exit 15 to West Vancouver.

Wondering what you are doing with these dead plants. They look hideous and it's been like this for months.

Thanks

Regards

[Redacted] s. 22(1)

North Vancouver  
[Redacted] s. 22(1)

Sent from my iPhone



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**From:** judy c [REDACTED] s. 22(1)  
**Sent:** Tuesday, July 5, 2022 3:23 PM  
**To:** correspondence  
**Subject:** June 13 Council meeting speaking notes re:2195 Gordon Ave

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The following letter is my speaking notes from the June 13 Council meeting regarding 2195 Gordon Ave

Mayor and Council

I am not speaking tonight to give an opinion in favour of, or in opposition to the merits of this project. I want to speak to the process that this development, of a very valuable District asset, has taken.

It is apparent that what was presented to our community was done in discussions behind closed doors when our Mayor was Mike Smith. When it was presented to us for community engagement in 2019, it had already been decided that this land would be used for 2 buildings for below market housing, and one Strata building. No other options were given, and even with community engagement the only change to the original plan was the addition of a much needed Adult Day Centre, and that the land would be leased, not sold. The District would see a profit of just over \$6M.

Ironically, it took the sale of another valuable District asset, the 1300 block Marine Drive, in order to use some of those funds to purchase 2195 Gordon.

Many considered it a done deal from the very beginning, and certainly it was with almost unanimous votes by Council at every step of the process. At the May 9 Council meeting, Council voted to have staff publish Notices of Disposition for this District-owned land. On May 10, a website was up and ready for people to sign up for information with Darwin, with 'plans and pricing coming soon'. It has not even been formally approved yet, so did Darwin know more than the residents of this community? And then why are you still asking for the community's comments on this project?

There are many other valuable parcels of land the District owns, for example: the Lawn Bowling site, the Lawson House, already apartment zoned, the property on Fulton from the firehall to 15th Street....valuable assets that this community should have a say in what is to be done with them BEFORE it is already decided in closed discussions, should they ever come up for development, or sale.

This and future Councils could even take the bold step of putting it to a referendum, it would certainly make the community feel that they have a voice in what actually belongs to them, from the very beginning.

Respectfully submitted,

Judy Chalmers (do not redact my name)

[REDACTED] s. 22(1)

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

Sent from my iPhone

**From:** s. 22(1)  
**Sent:** Tuesday, July 5, 2022 1:53 PM  
**To:** correspondence; Craig Cameron; Bill Soprovich; Mary-Ann Booth; Sharon Thompson; Peter Lambur; Western Association; Marcus Wong; s.22(1)  
**Subject:** An Option for the Power Poles in Horseshoe Bay

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

Hello,

I understand that burying of the powerline along Royal and Bay Ave. are out of the question due to the expense.

Have you considered burying the corner pole on Bay/Royal. This is where the boat launch is and everyday I see drivers struggling to maneuver around the pole and the fire hydrant.

I do know that the lines are underground already along Royal and the building with Starbucks is all set up to connect onto the underground facilities. This would enhance the look of Horseshoe Bay as you drove or walked down Royal Ave. with minimal cost.



Please let me know what your thoughts are on this.

Best regards

s. 22(1)

**West Vancouver BC**

s. 22(1)



**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Tuesday, July 5, 2022 5:31 PM  
**To:** correspondence  
**Subject:** 🏆 West Vancouver Community Awards

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West Vancouver Chamber of Commerce

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West Vancouver honoured nine individuals Community Awards on June 9, 2022, at a special presentation held at Kay Meek Arts Centre.

The awards were presented by members of West Vancouver Council, with winners selected by the District's Awards Committee.

We would like to congratulate all the winners including one of our very own directors, Yang Wang, who was recognized for his dedication and leadership to local organizations, promoting cultural diversity and engagement in the community.



- Yang has been a Director of the West Vancouver Chamber of Commerce since 2018, where his support and leadership have contributed to the well-being of the business community.
- Yang directed the visioning and the execution of the Chinese New Year events, collaborating to a broader involvement of the Asian community in events such as the Bridge Festival.
- He is actively involved and taking leadership roles in a variety of non-profit organizations across the North Shore, including Lions Gate Hospital Foundation, Enhance West Van, and West Vancouver Foundation.

Learn more about the [2022 Community Award Winners!](#)



Vital Signs is a community check-up that measures the vitality of our community and identifies significant trends and priorities critical to ensuring a liveable, sustainable community for all. Local data gathered through the program is used to support evidence-based, *locally-relevant* solutions and inspire open and frank conversations in the community.

New this year, the 2022 Vital Signs report reflects the thoughts of over five hundred West Vancouver residents who shared their unique perspectives and impressions through survey answers and open-format comments. It also celebrates the contributions of several community organizations.



## How are we doing? Snapshot of Results

For the 2022 Vital Signs report, 500+ residents were surveyed and asked to assign a grade to each of 14 key issue areas. The 'grades' provide a snapshot of community opinion.

### Together

Quality of Life	A
Sense of <b>BELONGING</b>	A-
Embracing <b>DIVERSITY</b>	B+
<b>GETTING STARTED</b>	C+

### Priorities moving forward

<b>HOUSING</b> Options & Choices	F
<b>GETTING AROUND:</b> Transportation	C
<b>ENVIRONMENT</b>	B-
<b>VOICES HEARD</b> Having a Say	B-

### Sense of well-being

<b>SAFETY</b>	A
<b>HEALTH &amp; Wellness</b>	A-
<b>ECONOMY</b>	B-

### How we connect

<b>SPORTS &amp; RECREATION</b>	A-
Life-long <b>LEARNING</b>	B-
<b>ARTS &amp; CULTURE</b>	B

Read the full [Vital Signs report](#) to get more details on these themes and main topic areas.

*\*The West Vancouver Vital Signs initiative is fully funded through partners from the community. [British Pacific Properties](#), [Larco Park Royal](#), [District of West Vancouver](#), [Leith Wheeler Investment Counsel Ltd](#), [Rotary Club of West Vancouver Sunrise](#).*



**Join now!**

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

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



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**in** LinkedIn

## **SPONSORSHIP OPPORTUNITIES**

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

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

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

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**From:** Patrick Weiler <patrick.weiler@parl.gc.ca>  
**Sent:** Wednesday, June 29, 2022 9:23 PM  
**To:** correspondence  
**Subject:** June 2022 MP Newsletter

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Dear Mayor and Council,

As we approach July 1, I want to wish everyone in our community and our country a very Happy Canada Day! I hope you and your loved ones enjoy a day full of events, celebration, and reflection as we work to make Canada an even better country for everyone.

Information on Canada Day events can be found below, and feel free to stop by our office as we are giving away Canada Day merch, including flags of all sizes and pins!

With the House of Commons rising for the summer, I'm looking forward to the next few months I have back in the riding to connect with constituents. We have a jam-packed schedule ahead, from community events, announcements, townhalls, meetings, and much more.

June capped off a busy parliamentary session, where we passed major pieces of

legislation. From implementing the many provisions in Budget 2022, to removing certain mandatory minimum sentences, and ensuring criminal liability for self-induced individuals who are extremely intoxicated to make our justice system fairer, our government is working hard to continue making life more affordable and creating a more equitable country for all Canadians.

I was especially proud to successfully present and pass a unanimous consent motion for Bill S-10 in the House which will, among other things, modernize the shíshálh (Sechelt) nation's self-governance agreement, marking an important step forward for reconciliation in our community and across the country. You can watch this moment in the video below.



Several important environmental policies were advanced, such as the announcement of regulations to ban six single use plastic items that will go into effect by the end of this year, the launch of the \$40,000 interest free loans for home retrofits, and finalization of the Clean Fuel Standard which will significantly reduce emissions from transportation fuels.

We also announced earlier this month the suspension of vaccination requirements for domestic and outbound travel, federally regulated workers, and federally regulated employees.

As Canadians are travelling more than they have in almost three years, we are seeing a significant stress being put on our passport systems, in spite of nearly a thousand more employees that have been brought on or redeployed in the last few months. You can find up to date information about the services available at Service Canada and Passport Canada offices and their expected wait times on [this webpage](#).

While I was in Ottawa for most of this month, I did get the chance when in the riding to stop by the West Vancouver Bridge Festival and join the Make Cystic Fibrosis History walk-a-thon. I celebrated Squamish's Open Street Day and Mural Walk Festival and mark a belated Vaisakhi celebration. Importantly, I was also able to partake in the National Indigenous People's Day

celebration in Sechelt.

June also marked National Indigenous History Month, the start of Pride season, and grad season! We also celebrated National Health and Fitness Day on June 4, World Oceans Day on the 8th, and as mentioned National Indigenous People’s Day on June 21.



**Canada Day Events Happening in West Vancouver-Sunshine Coast-Sea to Sky Country**

I am looking forward to attending Canada Day festivities on the Coast and sharing in the spirit of the many events the community has planned. If you see me, come by and say

hello! I've also listed a few other Canada Day community events across the riding.

### **Sunshine Coast**

[syiyaya Days: July 1 - "In This We Journey Together"](#)

You'll be able to find me at the parade and I'll be speaking at the Grand Opening of Hackett Park Stage. Itinerary and details in the link above!

### **West Vancouver**

[John Lawson Park: Canada Day 2022 | District of West Vancouver](#)

### **Bowen Island**

[Canada Day Reimagined: Reconciliation, celebration and community](#)

### **Sea to Sky**

[Whistler's Canada Day](#)

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## **Parliamentary Work**

The parliamentary session wrapped up on June 23rd after a number of important pieces of legislation were passed over the last month.

### **Bill C-19: The Budget Implementation Act**

Bill C-19, the Budget Implementation Act, received Royal Assent just last week. This bill contained numerous measures to help address housing affordability, healthcare, tax fairness, financial crimes, and climate change. Last month, I had the opportunity to speak in the House on this bill, focusing on the creation of a beneficial ownership registry which will help identify the true owners of real property and other assets in Canada and crack down on the money laundering that is driving up housing prices, and fueling crime in our country. The bill also introduces a two-year ban on non-resident purchase of Canadian residential properties, \$2 billion for the provinces to reduce the backlog of hospital surgeries and procedures, the creation

of a new dental care program, a \$2 billion expansion of the Oceans Protection Plan, along with many more measures to help make life more affordable, protect our environment, and grow our economy. More information on the budget will be arriving on your doorstep shortly.

### **Bill C-28: An Act to amend the Criminal Code (self-induced extreme intoxication)**

In response to a recent Supreme Court ruling, we were able to pass Bill C-28 by unanimous consent to ensure that self-induced extreme intoxication cannot be used as a defence for violent crimes such as assault, sexual assault, and manslaughter.

### **Unanimous Adoption of Bill S-10**

I was honoured to move an ultimately successful unanimous consent motion in the House to pass Bill S-10 which amends the revolutionary Sechelt Indian Band Self-Government Act to bring the landmark self-government agreement into the 21st century. This legislation better recognizes the shíshálh (Sechelt) Nation's right to self-government and ensures that the nation's authority over their own internal matters is respected. This legislation, which was many years in the making, and has overwhelming support, removes many paternalistic features and represents a major step forward in reconciliation.

Getting this important piece of legislation passed before the summer was one of my main priorities, and I could not be happier for the shishalh nation that it passed with unanimous consent on the second last day the House sat before the summer. [You can watch the full video here.](#)

### **Bill C-5: An Act to amend the Criminal Code and the Controlled Drugs and Substances Act**

Bill C-5, which removes a number of mandatory minimum sentences for non-violent crimes, particularly drug related offences, and creates the conditions for more conditional sentencing orders, was also passed through the House of Commons. It is important that the judiciary, which hears the evidence of a particular case, has the ability to determine the punishment that fits the crime. Previous legislation on mandatory minimums represented an unacceptable and unconstitutional intrusion by the legislative branch into that ability, and these laws were frequently found not to be compliant with the Charter of Rights and Freedoms. Mandatory minimums have led to overrepresentation of Indigenous and racialized populations in our penal system, resulted in numerous unjust sentences, and in fact they do little to prevent the recommitment of crime. This bill is now currently in the Senate, but I look forward to it receiving Royal Assent soon.

This is just some of the legislation that we were able to pass this month, but hopefully this snapshot should give you an idea of some of the most impactful bills that we were able to implement despite opposition tactics to delay this important work. Now for the next couple months, I'll be here the riding meeting with businesses, organizations, and individuals to hear your priorities for the next parliamentary session. I'm looking forward to hearing from and engaging with you so I can bring your concerns and ideas back to Ottawa in the fall.

---



## Introducing the New Canada Greener Homes Loan

Earlier this month, we announced the launch of the first phase of the new Canada Greener Homes Loan, which will provide interest-free loans of up to \$40,000 per household so homeowners can undertake deeper, more costly retrofits that will have a significant impact in reducing a home's environmental footprint, energy bills, and in improving home resiliency.

The first phase, which started on June 17, 2022, is open to eligible homeowners who are applying or have an open application (pre-retrofit stage) to the Canada Greener Homes Grant. The second phase, starting in early September 2022, will expand the eligibility to homeowners who have closed their application (those who have requested their post-retrofit evaluation or grant), but still have remaining eligible retrofits they are interested in pursuing, that have not yet commenced.

For more details on eligibility and how to apply to the Canada Greener Homes Loan, [please visit this website.](#)

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## **Delivering on our Commitment to Ban Single Use Plastics & End Plastic Pollution**

On June 20th, I joined Laura Hardman, Director of Plastics with Ocean Wise at the Pacific Science Enterprise Centre to highlight how our government is delivering on the commitment to ban single-use plastics. A world-class, innovative research hub, PSEC's work includes studying the impacts of plastic pollution, an emerging and truly important addition to our understanding of environmental pollutants.

Scientific evidence confirms that plastic pollution is pervasive in the environment, and that single-use plastics, such as checkout bags, make up most of the plastic litter found on shorelines across Canada. That is why after working with Canadians and stakeholders alike to design the ban, we are taking the final step to deliver on this commitment. With the publication of the new Single-Use Plastics Prohibition Regulations, along with Canada's global commitments under the Ocean Plastics Charter, we are demonstrating Canada's continued commitment to reducing plastic pollution, and keeping our shorelines and oceans clean and pollution-free.

# Canada is **banning** harmful single use plastics

- ✘ checkout bags
- ✘ cutlery
- ✘ hard-to-recycle food containers
- ✘ ring carriers
- ✘ stir sticks
- ✘ straws

The ban on the manufacture and import of these harmful single-use plastics will come into effect in December 2022. To provide businesses in Canada with enough time to transition and to deplete their existing stocks, the sale of these items will be prohibited as of December 2023. The government will also prohibit the export of plastics in the six categories laid out in the regulations by the end of 2025, making Canada the first among peer jurisdictions to do so internationally.

Over the next decade, this world-leading ban on harmful single-use plastics will result in the estimated elimination of over 1.3 million tonnes of hard-to-recycle plastic waste and more than 22,000 tonnes of plastic pollution, which is equivalent to over a million garbage bags full of litter.



**Supporting Innovation in the Fuel Industry with Final Clean Fuel Regulations**

Putting in place smart climate policies that support innovative technologies will build a stronger Canadian economy as we drive down polluting emissions towards net zero. Today, with the publication of the final Clean Fuel Regulations (CFR), we sent a clear signal to investors and industry that now is the time to bring more clean technologies, energy efficiency practices, and affordable low-carbon fuels to market.

The Clean Fuel Regulations are a critically important part of Canada's overall approach to reducing emissions as described in the [2030 Emissions Reduction Plan](#). The CFR will reduce pollution by requiring gasoline and diesel to become less polluting over time while spurring investments in clean technology, delivering up to 26Mt of GHG emissions reductions in 2030. This is a significant contribution to Canada's climate change goals, equal to removing about two weeks of annual greenhouse gas emissions from the entire Canadian economy. [See this webpage to learn more.](#)

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### **Launch of the Wine Sector Support Program**

The growth of Canada's wine sector is a major success story, providing business opportunities for grape growers and wine makers, while contributing to the economic vitality of rural communities. We want to build on this success to ensure the wine sector continues to thrive, which is why today we announced the details of the Wine Sector Support Program, an initiative that will provide wineries with the tools they need to stay innovative and competitive, in order to capitalize on new opportunities. To learn more about the details of this program, you can [visit this webpage](#).



### **Community Updates from West Vancouver**

On June 4th, I spent my day at the West Vancouver Bridge Festival, visiting the many pavilions

that highlighted and celebrated BC's diverse cultural landscape, and had great music and dance performances from youth in our community. That evening, I also joined attendees at the Sneakers Ball, an important fundraiser to raise money for the Kay Meek Arts Centre and support our thriving arts community here on the North Shore.



On Friday June 10th I was invited by Oliver and his family to attend the Make Cystic Fibrosis History walk-a-thon at Ambleside Beach. It was great to see so many young people, who are our future leaders, out supporting their friends for a good cause in raising awareness for Cystic Fibrosis (CF) and raising money for research.

A couple weekends ago, I was up bright and early at Lighthouse Park with the Lighthouse Park Conservation Agency to celebrate the opening of their new accessible Birdsong Path and the unveiling of a new tree cookie, a cross section of a tree that dates back to around 500 CE.



*Visiting Rockridge Secondary School to speak to students on a range of topics, from my entry into politics, funding for mental health resources, foreign aid, and the importance of youth involvement in government and politics*

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### **Community Updates from the Sunshine Coast**

On National Indigenous People's Day, I joined the celebration hosted by the United Canadian Metis Nation at the Seaside Centre in Sechelt that highlighted the art, culture, and history of the Metis people. This was the start of an event series that was held throughout the week to learn about the rich and diverse cultures, voices, experiences, and histories of First Nations, Inuit, and Metis peoples.

June is also National Indigenous History Month and there have been a number of events happening across the country, but I especially want to recognize the syiyaya days on the Sunshine Coast. Starting with the name, which means family days, the goal of syiyaya days is to start planning events that the whole community could enjoy. It has been tremendous to see the greater Sunshine Coast community coming out in support of syiyaya and the Nation. [You can learn more about them here.](#)

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## Community Updates from the Sea to Sky

June saw the return and the introduction of some important events in Squamish that I had the pleasure of attending. The second Mural Festival (first in person) which coincided with Open Street Day took place last weekend. The artwork that was done was truly remarkable with a huge diversity of local and national artists. One of the murals is going to be a portrait of local legend Thor Forsley, who is the founder of Brackendale Art Gallery in Squamish. You can do your own tour by following this [handy map](#).

There was a great turnout for the belated Vaisakhi celebration earlier this month in Squamish as well. Folks from Squamish and throughout the Lower Mainland descended on Squamish for the parade, to listen to music and to taste some amazing food!

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### **National Indigenous Peoples Day**

National Indigenous Peoples Day on June 21st is an important moment to honour and celebrate the incredible diversity of traditions, languages, and cultures of the First Nations, Inuit, and Métis peoples across the country. I hope you had a chance to spend the day, and the rest of National Indigenous History Month, to listen and learn from those telling their stories.

Our beautiful riding of West Vancouver-Sunshine Coast-Sea to Sky Country is home to the Skwxwú7mesh (Squamish), Shíshálh (Sechelt), Lílwat (Lil'wat), səliłwətał (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), and N'Quatqua Nations. [If you are interested in learning more, I have added some links here, to classes and resources.](#) Read, listen, and learn as we move toward a more inclusive Canada – together.

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### **Congratulations to the Class of 2022!**

I took the opportunity in the House last Wednesday to congratulate all the graduates in West Vancouver-Sunshine Coast-Sea to Sky Country and across Canada. I wish you all the best as you enter this next chapter in your life.

Congratulations to the Class of 2022! [Click here to watch my statement in the House!](#)

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### **Celebrating the Opening of the oN5 Building**

Earlier this month, I had the opportunity to celebrate the official occupancy of the oN5 in Vancouver, a building constructed using high-performance, insulated, prefabricated cross-laminated timber (CLT) panels. When building with traditional materials, a four-story building would produce around 240 tonnes of CO<sub>2</sub>. Contrastingly, using this technology the building has a total carbon benefit of 620 tonnes. Transforming Canada's forest and construction sector in this manner is one of the many initiatives we are implementing on the path to Net Zero in 2050.



### **World Oceans Day**



On June 8, we celebrated World Oceans Day. With the longest coastline in the world, we have a responsibility to protect our oceans and coasts. As part of Budget 2022, we're investing an additional \$2 billion into the Oceans Protection Plan which since 2016 has helped to protect marine life and coasts and made shipping safer.

Here in our region, we have worked with local partners to protect Howe Sound (Átl'ka7sem), which is now a designated UNESCO Biosphere Region, helping to protect the sensitive marine life in it. We know though that there is more to do, which is why we will continue to work towards our government's goal of protecting 25% of our oceans by 2025, and 30% by 2030.

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**OFFICE OF MP PATRICK WEILER**  
**CONSTITUENCY OFFICE: 6367 BRUCE ST., WEST VANCOUVER**

**OFFICE HOURS: WEEKDAYS**  
**9AM - 5PM**



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House of Commons · 6367 Bruce Street · West Vancouver, bc v7w 2g5 · Canada

---

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Thursday, June 30, 2022 1:12 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** [Possible Scam Fraud]Letter from MP Patrick Weiler - Launch of the Wine Sector Support Program  
**Attachments:** Letter from MP Patrick Weiler - Launch of the Wine Sector Support Program.pdf

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

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Good afternoon,

Please see the attached letter from MP Patrick Weiler regarding the launch of the Government of Canada's Wine Sector Support Program.

Sincerely,  
Kevin Hemmat



Kevin Hemmat  
Office of Patrick Weiler  
Director of Communications  
West Vancouver-Sunshine Coast-Sea to Sky Country  
Office: 604-913-2660  
Cell: 604-353-2550  
Kevin.Hemmat.842@parl.gc.ca



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HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

Member of Parliament  
West Vancouver-Sunshine Coast-Sea to Sky Country

June 30, 2022

Dear Friends & Neighbours,

The growth of Canada's wine sector is a major success story, providing business opportunities for grape growers and wine makers, while contributing to the economic vitality of rural communities. The Government of Canada is building on this success to ensure the wine sector continues to thrive. That is why yesterday we **announced details of a new two-year, up to \$166-million Wine Sector Support Program** that will provide wineries with the tools they need to stay innovative and competitive, in order to capitalize on new opportunities.

All licensed wineries in Canada that produce or contract out the production of bulk wine from primary agricultural products, such as grapes, berries, other fruit, dandelions, rice and sap, will be eligible for support under the program. Support will be provided in the form of a grant based on the production of bulk wine fermented in Canada from domestic and/or imported primary agricultural products in the previous year. Individual payments will be dependent on the total litres of eligible wine submitted to the program and individual applicants' total eligible wine production.

Canada's vibrant wine sector is a significant contributor to country's economy, with growth taking place in all areas of the value chain, from grape growing to retail sales and tourism. The Government of Canada remains committed to helping strengthen the future of the Canadian wine sector so that wineries continue to thrive domestically and in the global marketplace.

**Applications for the first year of the Program can be submitted between July 4, 2022 and August 12, 2022. For more details on eligibility and how to apply for the Wine Sector Support program, [please visit this website.](#)**

As always, if you have any questions, please do not hesitate to reach out to our office.

Sincerely,

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

<i>Constituency</i>	<i>Ottawa</i>
6367 Bruce Street West Vancouver British Columbia V7W 2G5	Suite 282, Confederation Building 229 Wellington Street, Ottawa Ontario K1A 0A6
Tel.: 604-913-2660   Fax.: 604-913-2664	Tel.: 613-947-4617   Fax.: 613-847-4620

---

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Tuesday, July 5, 2022 12:01 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** More Information about the Government of Canada's Age Well at Home initiative  
**Attachments:** Age Well at Home Initiative.pptx

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

Good afternoon,

Please see the attached slide deck which provides more information regarding the launch of the Age Well at Home Initiative and the two program streams now open for applications: In-Home Support Pilot Projects and Scaling Up for Seniors.

Sincerely,  
Kevin Hemmat



Kevin Hemmat  
Office of Patrick Weiler  
Director of Communications  
West Vancouver-Sunshine Coast-Sea to Sky Country  
Office: 604-913-2660  
Cell: 604-353-2550  
Kevin.Hemmat.842@parl.gc.ca



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# Age Well at Home



## Information Session to Members of Parliament

Calls for Proposals  
June 22, 2022

# Purpose

- Provide an overview of the Age Well at Home (AWAH) initiative
- Outline the approach for Calls for Proposals (CFPs)
  - Explain how organizations can apply
  - Outline the communications and outreach plan
- Next Steps



# Context

- The pandemic has strengthened the resolve of many Canadian seniors to stay at home for as long as possible, but that can become difficult as they age, their income declines and/or their needs change. They most often turn to informal caregivers such as family and friends for help\*
- Provinces and territories face high demand for home health and personal care services delivered by health professionals and personal support workers. Other service offerings and community care vary across and within jurisdictions
- Supports offered by the growing number of companies focusing on seniors may not be an option for low-income seniors. Across Canada, seniors' access to practical supports to help them age well at home varies widely. Supports needed can include help with transportation, home repairs, housework and other instrumental activities of daily living
- Seniors-serving organizations from the charitable and non-profit sector play a valuable role in providing access to practical supports, including for vulnerable seniors
- These organizations often face challenges in finding funding to hire staff and mobilize volunteers to deliver services



\* Ageing Well Report by Queen's University, 2020; Public Health Agency of Canada, 2010.

# Age Well at Home Initiative Overview

- Canadian seniors want to stay in their own homes and communities as long as possible – but many vulnerable seniors do not have all the supports they need in order to live independently
- Budget 2021 committed \$90 million until March 2025 to support seniors in their homes through the Age Well at Home initiative
- AWAH complements, but does not duplicate, the Community-based stream of the New Horizons for Seniors Program (NHSP). As a distinct initiative, AWAH is a time-limited investment that will fund projects of a larger size and scale than the annual calls for proposals typical of the NHSP Community-based stream, specifically targeting projects to help low-income and otherwise vulnerable seniors age at home

## Design

ESDC will provide seniors-serving organizations with funding for projects to help low-income and otherwise vulnerable seniors age at home through two funding streams:

### 1) **In-Home Support Pilot Projects (Local Projects)**

Pilots will explore how seniors-serving organizations can mobilize volunteers to deliver practical in-home support services (e.g., home maintenance, meal preparation, transportation) to seniors

### 2) **Scaling Up for Seniors (National/Regional Projects)**

Seniors-serving organizations will expand projects that have already been shown to help seniors age at home. Projects will generate lessons learned about how successful interventions can be adapted to serve a broader population



# In-Home Support Pilot Projects

- **Objective:** To provide funding to seniors-serving organizations to deliver volunteer-based practical supports that help low-income and otherwise vulnerable seniors age at home
- **Scope and scale:** Local, within one province and territory
- **Example of eligible activities:**
  - Light housekeeping (e.g. laundry, cleaning);
  - Meal delivery and/or preparation;
  - Home maintenance (e.g. repairs, yard work, lawn mowing);
  - Transportation (e.g. to appointments, errands);
  - Snow removal;
  - Volunteer drop offs (e.g. groceries, medication, pet supplies); and
  - Friendly visiting in the home
  - Help with navigation and access to eligible services provided by other local organizations



# Scaling Up for Seniors

- **Objective:** To expand services that have already demonstrated results in helping seniors stay in their homes
- **Scope and scale:** Delivery of services in more than one province or territory. However, Indigenous governments, and organizations located in Quebec can choose whether to propose to scale up within a single province or territory, or scale up within more than one province or territory.
- **Example of eligible activities:** Online resources that can help seniors and caregivers access the local services available to them or provide information, resources and training to seniors-serving organizations delivering services to seniors.



# NHSP Community-based vs Age Well at Home

While complementary to the New Horizons for Seniors program, Age Well at Home is distinctly different. Age Well at Home is a time-limited investment that will fund projects of bigger size and scale, targeting projects to help low-income and otherwise vulnerable seniors age at home.

Program/ Initiative	 <b>New Horizons for Seniors (NHSP) Community-Based Stream</b>	 <b>Age Well at Home (AWAH)</b>
Objective	Social participation of seniors <b>in the community</b>	Helping low-income and otherwise vulnerable seniors <b>stay in their homes</b>
Scope and Scale	<b>Grant funding</b> through one CFP – annually <ul style="list-style-type: none"> <li>Local projects of up to \$25K/project</li> </ul>	<b>Contribution funding</b> through two CFPs – one-time investment <ul style="list-style-type: none"> <li>Local projects between \$300K and \$800K each (In-home pilot projects stream)</li> <li>National projects between \$100K and \$2M each (Scaling Up stream)</li> </ul>



# AWAH CFPs Approach

- Simultaneous CFPs for both streams with a 6-week intake period from June 8 to July 22, 2022
- Assessment criteria and project selection:
  - Seeking to fund organizations with experience in delivering programs or services that target seniors, including low-income and vulnerable seniors (**both streams**)
  - Seeking to fund organizations with experience in delivering one or more of a specific list of volunteer-based services to seniors (**In-Home Pilot Projects stream**)
  - Seeking to fund organizations that can demonstrate that the proposed services have already showed positive results, based on a good quality evaluation (**Scaling Up for Seniors stream**)
  - Projects will be selected for funding based on merit and contribution to diversity and inclusion. Priorities will also include distribution of projects in as many provinces and territories as possible
  - Additional considerations may be applied to both streams
  - Provinces and territories will be consulted in the selection of projects as appropriate
- Projects are expected to begin in Spring 2023 and end by March 2025
- Applicants can apply to both streams; additional consideration will be given to funding organizations only once under AWAH (meaning one project across both streams)



# Application Process

- Applicants for both In-Home Support Pilot Projects and Scaling Up for Seniors streams can apply three ways:
  - 1) Online using GCOS (Primarily)
  - 2) By email
  - 3) By mail
- An applicant guide for each stream is available on ESDC's web page. It supports applicants in completing the Application for Funding form
- Applicants need to submit supporting documents, which include the completed Application for Funding form, proof of the organization's type and status, and project budget information
- Applicants can send questions or ask for help with the application process by contacting the following email address until July 21, 2022:
  - In-Home Support Pilot Projects: [EDSC.DGOP.BVCS.SD-AWAH.IHS.POB.ESDC@servicecanada.gc.ca](mailto:EDSC.DGOP.BVCS.SD-AWAH.IHS.POB.ESDC@servicecanada.gc.ca) or
  - Scaling up for Seniors: [EDSC.DGOP.BVCS.ME-AWAH.SU.POB.ESDC@servicecanada.gc.ca](mailto:EDSC.DGOP.BVCS.ME-AWAH.SU.POB.ESDC@servicecanada.gc.ca)

# Communications and Outreach

- To promote the CFP and encourage organizations to apply in the process, the following actions are being taken:
  - Informing seniors-serving organizations serving vulnerable populations and key stakeholders about the upcoming CFP launch via email;
  - Posting information about the CFP launches on the ESDC Funding Page (Intake Calendar), as well as promoting via ESDC's social media channels; and
  - Holding information sessions to explain the application timelines, requirements and the online application process.



# Next Steps

Activity	Timeline
Launch of CFPs	June 8, 2022
Communications and Outreach <ul style="list-style-type: none"> <li>• MPs can promote AWAH and the CFP in their constituencies and encourage local organizations and communities to apply</li> <li>• Departmental Information sessions with stakeholders</li> </ul>	Up to July 22, 2022  June 21, 2022 June 23, 2022
Closure of CFPs	July 22, 2022
Notifications <ul style="list-style-type: none"> <li>• The Minister of Seniors will notify successful applicants and make a public announcement when the funding agreements are concluded</li> </ul>	Winter 2023
Projects begin	Spring 2023



# Thank you!

## Questions/Comments?

### How to reach us:

In-Home Support Pilot Projects: [EDSC.DGOP.BVCS.SD-AWAH.IHS.POB.ESDC@servicecanada.gc.ca](mailto:EDSC.DGOP.BVCS.SD-AWAH.IHS.POB.ESDC@servicecanada.gc.ca) or

Scaling up for Seniors: [EDSC.DGOP.BVCS.MEAWAH.SU.POB.ESDC@servicecanada.gc.ca](mailto:EDSC.DGOP.BVCS.MEAWAH.SU.POB.ESDC@servicecanada.gc.ca)





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**From:** Engineering Department  
**Sent:** Thursday, June 30, 2022 11:23 AM  
**To:** s. 22(1)  
**Subject:** Question Regarding Welch Street Bridge

Hello s. 22(1),

Thank you for your enquiry. Please note that regarding the ongoing repairs for Welch Street Bridge you can contact them directly at [bridgeinfo@parkroyal.ca](mailto:bridgeinfo@parkroyal.ca).

Best regards,

Engineering & Transportation Services | District of West Vancouver  
[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca) | 604-925-7020

---

**From:** [REDACTED] s. 22(1) >  
**Sent:** Monday, June 27, 2022 3:19 PM  
**To:** correspondence  
**Cc:** bridgeinfo@parkroyal.ca  
**Subject:** Question Welch Street Bridge

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 Sirs, Mayor and Council,

As well as being a [REDACTED] s.22(1) homeowner and tax payer in West Vancouver, I am an everyday user of the Welch Street Bridge to get to [REDACTED] s.22(1) Pemberton Avenue. I would just like to ask why wasn't this work done when the new bike/pedestrian walkway was put in last year? It was pretty obvious after the walkway etc. was finished that the actual bridge deck itself was falling to bits! Anybody with common sense could see it. The amount of traffic it takes off of Marine Drive helps so much with keeping the traffic moving onto the Lions Gate Bridge, but perhaps you haven't noticed as you don't need to drive there very often?

Traffic on the North Shore is already horrendous, which is putting it lightly; and when the two buildings being finished at Park Royal are completed, it's going to be even worse, together with the new Executive on the Park (what park???) is complete, I hope you realize traffic will be gridlocked the entire day and evening and possibly for 24 hours even. Goodness knows what is going to happen in a real emergency when an ambulance or other safety services need to get to Vancouver.

Please don't tell me to take the bus or ride a bike, like many others on the North Shore I am a senior citizen and a lot of us don't ride bikes! And nowadays even the bus has to wait and wait to get on the bridge. I watched it wait for almost 15 minutes to get on the bridge on Saturday afternoon when nothing was moving, so I would imagine the bus schedules are probably hit an miss these days. And I was in my car for a legitimate reason, going over to [REDACTED] s.22(1) where my family live, to babysit my Grandchildren. And for your information it took me 1.5 hours to go from my home in Ambleside to my [REDACTED] s.22(1), usually in normal times a 40 minute at the most, drive. 45 minutes of that waiting to get onto the bridge!

Please stop building these huge buildings, which, lets be honest, are not going to be affordable to the average person who might be the ones who want to rent them. It's too bad all of the Councils energy and their relationship, which we know is mostly monetary, with Park Royal, isn't put to better use and advocate for a much needed third crossing of some sort with the Province, or God forbid, even figure out how to utilize the barely used train line which runs the entire length of the North Shore, for public transportation. And perhaps, rather than figure out what Main Road now needs to have a bike lane maybe have a Seabus Station from West Vancouver to downtown, even a passenger ferry would help.

I would think, before any of these decisions affecting every single person living on the North Shore, you would have the courtesy to find out what the majority wants through a referendum where you might hear from all of us and not just the entitled minority.

I would not be very proud to have the Municipality, of which you are charged with taking care of, be confirmed as the most stagnant growth municipality in the Province, that's because you can't get young families here, and we desperately

need them as we are a dying municipality, with the obscene home values, and allowing these 3 blocks at Park Royal isn't going to change anything.

As it stands now, none of you will get my vote come the Fall.

s. 22(1)

Sent from my iPad

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**From:** Jeremy Calder  
**Sent:** Thursday, June 30, 2022 2:42 PM  
**To:** tdavis@accesslaw.ca; correspondence  
**Subject:** DWV-#5531822-v1-Regarding\_Your\_Correspondence\_of\_June\_29\_2022  
\_Titled\_ [REDACTED] s.22(1)

**Attachments:** DWV-#5531822-v1-Regarding\_Your\_Correspondence\_of\_June\_29\_2022  
\_Titled\_ [REDACTED] s.22(1)  
[REDACTED].pdf

Please find attached correspondence with respect to the above referenced matter.

Sincerely,

**Jeremy Calder**  
Assistant Chief | Fire Prevention  
West Vancouver Fire Rescue  
t: 604-925-7381 | c: 604-808-5180 | [westvancouver.ca/fire](http://westvancouver.ca/fire)



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

FIRE & RESCUE SERVICES  
760 16th Street West Vancouver BC V7V 3S1  
t: 604-925-7370 f: 604-925-5911 e: firedepartment@westvancouver.ca



June 30, 2022

File:5531822

Jamie Bleay  
Jamie A. Bleay Law Corporation  
1700 - 1185 W, Georgia St.  
Vancouver, B.C.  
V6E 4E6

Dear Mr. Bleay:

**Regarding Your Correspondence of June 29, 2022 Titled [REDACTED] s.22(1)**

**[REDACTED] West Vancouver, and inspection of enclosed storage garage**

I would like to take this opportunity to respond again to your client's concerns.

To clarify, the *British Columbia Building Code* defines "storage garage" to mean a building or part thereof intended primarily for the storage or parking of motor vehicles and containing no provision for the repair or servicing of such vehicles. Section 3.3.5.6 (1) of the *British Columbia Building Code* provides "A storage garage shall be separated from other occupancies by a fire separation with a fire-resistance rating not less than 1.5 h." Similarly, section 2.2.1.1 (1) of the *British Columbia Fire Code* provides "Where a building contains more than one major occupancy, such occupancies shall be separated from each other in conformance with the British Columbia Building Code."

West Vancouver Council has not introduced new bylaws related to storage garages. The *British Columbia Fire Code* does not allow storage garages to be used for storage of anything other than vehicles. This is not a new regulation, and was in place when your client's building was constructed. When occupancy was granted for their building their storage garage did not contain storage for unpermitted items and was compliant with Code.

As noted above, the *British Columbia Building Code* has specific requirements for storage garages. It's important to note that storage rooms are a different occupancy classification than storage garages. Many multi-residential properties have separate storage rooms that comply with the *British Columbia Building Code* and the *British Columbia Fire Code*. Installation of storage rooms or spaces within your client's storage garage is contrary to code and this work was not completed with permits.

We realize it has come as a surprise to your client to learn that their storage garage is both non-compliant with provincial regulations and poses a fire risk to their property. Some residents will incur costs to bring their storage use into compliance, but this must be weighed against the potential liability the strata may incur if compliance is not achieved.

This enforcement program is being prioritized because many West Vancouver stratas have established unpermitted storage use in storage garages in contravention of the *British Columbia Fire Code*. West Vancouver Fire Inspectors are agents of the provincial Fire Commissioner, and the District is responsible for enforcing these provincial regulations.

We recognize that many buildings have been using storage garages unlawfully for some time and will need time to make changes to comply with the *British Columbia Fire Code*. That is why we have created a program that gives multi-family buildings an opportunity to rectify infractions until January 1, 2024. Between now and January 1, 2024, we are working to support residents to become compliant with provincial fire regulations and ensure that any new storage facilities comply with the *British Columbia Fire Code* and *British Columbia Building Code*.

This enforcement has been ongoing in 2022 and there has been significant progress on properties achieving compliance. I have had many constructive discussions with Strata Presidents and property owners, most of whom are thankful for the District's extended timeline to achieve compliance. Some stratas are approaching the Planning Department to explore other possible storage options. These solution-based discussions are ongoing, and we are moving forwards towards meeting the requirements of the *British Columbia Fire Code* in West Vancouver.

Thank you,

s. 22(1)



**Jeremy Calder**

Assistant Chief | Fire Prevention

West Vancouver Fire Rescue

t: 604-925-7392

---

**From:** Tomomi Davis <tdavis@accesslaw.ca>  
**Sent:** Wednesday, June 29, 2022 1:45 PM  
**To:** Fire Prevention; correspondence  
**Cc:** Jamie Bleay  
**Subject:** [REDACTED] s.22(1)  
[REDACTED] West Vancouver, and inspection of enclosed storage garage  
**Attachments:** 2022-06-29 LT West Van Fire Dept and District of West Vancouver.pdf

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Please find attached correspondence with respect to the above referenced matter.

Sincerely,

**Tomomi Davis**  
Paralegal  
*Jamie A. Bleay Law Corporation*  
*A member of Access Law Group*

**T** 604 628 6725 **F** 604 689 8835  
**E** [tdavis@accesslaw.ca](mailto:tdavis@accesslaw.ca)



1700 - 1185 W. Georgia St.  
Vancouver B.C. V6E 4E6  
[accesslaw.ca](http://accesslaw.ca)

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**Jamie Bleay**  
BARRISTER & SOLICITOR

*direct* 604 801 6029  
*email* JBLEAY@ACCESSLAW.CA

File No.: 20446234

June 29, 2022

District of West Vancouver Fire & Rescue  
Fire Prevention Office  
760 16<sup>th</sup> Street  
West Vancouver, B.C. V7V 3S1

*by email:* [fireprevention@westvancouver.ca](mailto:fireprevention@westvancouver.ca)

Attention: Assistant Chief Jeremy Calder

And to:

District of West Vancouver  
1564 Argyle Avenue  
West Vancouver, B.C. V7V 1A1

*By email:* [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)

Dear Sir/Madame:

**Re:** [REDACTED] s.22(1) West  
**Vancouver, and inspection of enclosed storage garage**

We are the solicitors for [REDACTED] s.22(1). We have been provided with a copy of a letter from West Vancouver Fire & Rescue (the “Letter”) to our client’s property manager dated March 30, 2022 in connection with the above-noted matter.

The Letter refers to Fire Rescue Bylaw No. 5163, 2021 (the “Bylaw”). The Bylaw was not in force at the time the construction of the last phase of [REDACTED] s.22(1). Our client has confirmed that the development permit issued [REDACTED] s.22(1) included the construction of private enclosed storage garages (the “Enclosed Garages”) in [REDACTED] s.22(1). We are advised by our client that the Enclosed Garages were built in compliance with building codes in force at that time, the bylaws of the District of West Vancouver (“West Vancouver”) and the BC Fire Code.

We are advised by our client that the Enclosed Garages were constructed with fire protection equipment, including automatic sprinkler systems. Presumably West Vancouver inspected the construction of [REDACTED] s.22(1), including the Enclosed Garages, to ensure that the construction complied with the building permits issued for [REDACTED] s.22(1) and with all applicable building and fire codes of the day.

Section 9.60 of the Bylaw states that “Enclosed Storage Garages in any multifamily residential development must be used for parking of vehicles only (including bicycles, scooters, motorcycles and watercraft”. Section 9.61 states that “Private Storage Garages are not permitted.”

While our client acknowledges that pursuant to the Bylaw flammable and combustible liquids and hazardous materials are not be stored or accumulated in a “Storage Garage” or “Underground Storage Garage, it is our understanding that at the time [REDACTED] s.22(1) was constructed, storage units, cabinets and shelving were permitted in the Enclosed Garages. To now require the residents of [REDACTED] s.22(1) to remove items stored that have been stored in storage units, cabinets and shelving installed in the Enclosed Garages more [REDACTED] s.22(1) years (other than flammable and combustible liquids and hazardous materials), when no other storage areas were built by the developer of [REDACTED] s.22(1) (other than in the Enclosed Garages), is unfair and prejudicial to the residents at [REDACTED] s.22(1)

Our client is prepared to ensure that during any subsequent fire inspection of Stonecliff by the fire department, the interior spaces, storage units, cabinets and shelving in the Enclosed Garages will be available for viewing/inspection. In return our client requests that the fire department and West Vancouver immediately rescind the letter of March 30, 2022 and confirm in writing that the residents of [REDACTED] s.22(1) are permitted to use their Enclosed Garages for storage.

If you are not prepared to rescind the March 30, 2022 letter as it relates to the Enclosed Garages, our client intends to consider all legal options available to the Strata Corporation to overturn that part of the Bylaw that requires the residents to remove all stored items from the Enclosed Garages.

Yours very truly,

JAMIE A. BLEAY LAW CORPORATION  
a member of ACCESS LAW GROUP

[REDACTED] s.22(1)  
Per: [REDACTED]  
Jamie A. Bleay

JB/td

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**From:** Engineering Department  
**Sent:** Monday, July 4, 2022 4:15 PM  
**To:** Dispatch; [REDACTED] s. 22(1)  
**Cc:** correspondence  
**Subject:** Council Correspondence for [REDACTED] s. 22(1), June 29, 2022  
**Attachments:** email title (Utilities Repair and Query) TO Moller 2022 06 29 1301-[REDACTED] s. 22(1).pdf

Hello [REDACTED] s. 22(1)

We have passed your enquiry onto Utility Operations to investigate your drainage concerns. They can be reached at [dispatch@westvancouver.ca](mailto:dispatch@westvancouver.ca) or 604-925-7100.

Regards,

Engineering & Transportation Services | District of West Vancouver  
[engineeringdept@westvancouver.ca](mailto:engineeringdept@westvancouver.ca) | 604-925-7020

(11)

**From:** [REDACTED] s. 22(1)

**Sent:** Wednesday, June 29, 2022 12:51 PM

**To:** Mary-Ann Booth <mbooth@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>

**Subject:** Thank you

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

[REDACTED] s. 22(1)

Good afternoon,

Thank you to the members of Truck 9 for repairing water situation on [REDACTED] s. 22(1). I expressed my appreciation for their work. Apparently Fortis refused to repair damage caused by a combination of the installation of a gas line and paving of the street edge.

So the District pays for repairs - my tax dollar.

The sad part is that the ditch on the north side of the street served as a natural drainage system until it was slowly filled in.

Now rainwater runoff finds its own path and just cuts through the compacted soil. Sediment also ends up in Pipe Creek. What happens to the fish in the creek? the ocean?

Regards,

[REDACTED] s. 22(1)

Celebrate, protect, restore,

Nature at our door.

Sent from my iPhone