

## **COUNCIL CORRESPONDENCE UPDATE TO APRIL 26, 2023 (8:30 a.m.)**

### **Correspondence**

- (1) April 18, 2023, regarding “B.C. Provincial Championship” (Pickleball Tournament)**
- (2) 12 submissions, April 19-24, 2023 and undated, regarding Proposed Arts & Culture Facility**
- (3) Ambleside Dundarave Business Improvement Association, April 19, 2023, regarding “ADBIA April 2023 Newsletter”**
- (4) 7 submissions, April 19-24, 2023, regarding Preliminary Development Proposal for Daffodil Drive**
- (5) April 19, 2023, regarding “Don't even plan a roll out of this! Property values will tank, and petiole sickened will sue Municipal staff & Council!” (Wireless Technologies)**
- (6) 4 submissions, April 20-25, 2023, regarding Proposed Council Code of Conduct Bylaw No. 5229, 2023**
- (7) GNAR Inc., April 21, 2023, regarding “Simple Language Update to Boost Climate Awareness & Drive Immediate Action”**
- (8) April 23, 2023, regarding “2550 Queens Avenue Proposed Development”**
- (9) C. Peters, April 25, 2023, regarding “Cathy Peters update- Child Sex Trafficking in BC and How To Stop It”**
- (10) April 25, 2023, regarding “Public Rising and the Flag”**
- (11) Undated, regarding Residential Development Along Rodgers Creek**
- (12) Committee and Board Meeting Minutes – Community Engagement Committee meeting March 8, 2023; Design Review Committee meeting March 9, 2023; and Board of Variance hearing March 15, 2023**

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

No items.

### **Responses to Correspondence**

- (13) Manager of Bylaw & Licensing Services, April 21, 2023, response regarding Short Term Rentals**
- (14) Manager of Bylaw & Licensing Services, April 21, 2023, response regarding Short Term Rentals**
- (15) Senior Manager of Parks, April 24, 2023, response regarding “CrossFit-type gym at Ambleside Park”**
- (16) Senior Manager of Current Planning & Urban Design, April 26, 2023, response regarding “2550 Queens Avenue Proposed Development”**

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, April 18, 2023 9:26 AM  
**To:** council@dnv.org; CityCouncil@cnv.org; correspondence  
**Subject:** B.C. Provincial Championship

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Good morning,

I thought you would be interested in seeing (link below) how another BC community has embraced the sport of pickleball.

Vernon gets it! Hosting a huge tournament which will benefit their city.

The Northshore Pickleball Assc has done an incredible job promoting the sport. However if they don't receive political support it will be impossible to continue to grow the sport and gain the benefits of hosting such events.

On a side note:

I'm getting tired in seeing gravel soccer fields being unused. If the various leagues refuse to play on them, why not repurpose just one as a multi court outdoor pickleball facility?

Kinsman and Sunrise fields are just two of probably many in NV which haven't even been lined for play and are now commonly used as unsanctioned dog parks.

WV you should be embarrassed by your lack of effort. Normandy Park is above the tree line and the hand-dart vans can't even make it up the hill.

Regards,

[REDACTED] s. 22(1)

>  
> BLOCKEDpickleballbrackets[.]com/ptD[.]aspx?eid=14679b04-13cf-4c90-8b75-7315caebdb3dBLOCKED  
>  
>  
> Sent from my iPhone

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 19, 2023 8:47 AM  
**To:** correspondence  
**Subject:** Support for Report on a new Arts & Culture Centre

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Dear Mayor & Council,

I am writing to ask you to endorse the report by district staff, and the Arts Facilities Advisory Committee on a new Arts & Culture Centre, so that the project can move to the next stage of planning.

Decades of hard work has brought us to this point. The vision set out in this report, together with the recommendations for a governance model and funding strategies, are the tools needed to support the next steps.

A purpose-built arts venue is more crucial than ever before:

- to celebrate the cultural traditions of the Coast Salish people
- to preserve West Vancouver's cultural heritage as the home of West Coast Modernism
- to explore the rich diversity of our community
- and to share it all with generations to come.

At the Council Meeting on April 24, please support this report and its recommendations.

Yours very truly,

[REDACTED] s. 22(1)

West Vancouver

Sent from my iPhone

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 19, 2023 2:01 PM  
**To:** correspondence  
**Subject:** New Art Facility

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West Vancouver has become a destination and it's future growth necessitates the availability of a modern, updated and good size art facility, to accommodate the current permanent art collection at the West Vancouver Art Museum and also to provide an updated art facility to grow as the City of West Vancouver is growing. The new facility will do what Kay Meek performing center has done for the city, and will be valuable for both art and cultural events with art education available to the youth and future generations. Considering how long this project has been around with different reports, it is time that we move forward and get closer to the realization of this meaningful project for our community.

Regards

[REDACTED] s. 22(1)

West Vancouver  
BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 20, 2023 10:49 AM  
**To:** correspondence  
**Subject:** Support for New West Van Arts & Culture Centre

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Hello,

I am writing to express my support for a new West Van Arts & Culture Centre. I believe West Vancouver's existing facilities are out-dated, and do not adequately support the Arts in our community.

I ask the West Vancouver Council to endorse the report produced by District staff and the Arts Facilities Advisory Committee (AFAC) on the vision for a new Centre to replace existing outdated and unsuitable facilities.

A new centre is critical in nurturing the arts and culture in West Vancouver, and I believe this report and its recommendations provide a roadmap for this incredibly valuable new addition to our community.

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 20, 2023 12:04 PM  
**To:** correspondence  
**Subject:** Support for New West Van Arts & Culture Centre

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Hello,

I am writing to express my support for a new West Van Arts & Culture Centre. I believe West Vancouver's existing facilities are outdated and do not adequately support the Arts in our community.

I ask the West Vancouver Council to endorse the report produced by District staff and the Arts Facilities Advisory Committee (AFAC) on the vision for a new Centre to replace existing outdated and unsuitable facilities.

A new centre is critical in nurturing the arts and culture in West Vancouver, and I believe this report and its recommendations provide a roadmap for this incredibly valuable new addition to our community.

[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 20, 2023 12:36 PM  
**To:** correspondence  
**Subject:** Support for New West Van Arts & Culture Centre

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To West Vancouver Council,

I am writing to express my support for a new West Van Arts & Culture Centre. I believe West Vancouver's existing facilities are outdated and do not adequately support the Arts in our community.

I ask the West Vancouver Council to endorse the report produced by District staff and the Arts Facilities Advisory Committee (AFAC) on the vision for a new Centre to replace existing outdated and unsuitable facilities.

A new centre is critical in nurturing the arts and culture in West Vancouver, and I believe this report and its recommendations provide a roadmap for this incredibly valuable new addition to our community.

Sincerely,

[REDACTED] s. 22(1)

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

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 20, 2023 1:52 PM  
**To:** correspondence  
**Subject:** New Arts and Culture centre for West Vancouver

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Dear Mayor and Council,

I strongly urge Council to endorse the report by District staff and the Arts Facilities Advisory Committee to allow the process towards a new Arts and Cultural Centre to move to the next stage of planning.

My family has been following the process for a number of years to achieve the long overdue dream of a new Arts and Culture Centre for West Vancouver to replace the District's existing undersized and deteriorating venues. It will be a major step forward for Council to allow the process to move to the next step of deciding on a location. This is critical so that West Vancouver residents can better imagine how the facility will benefit our community and more strongly embrace the vision.

Sincerely,

[REDACTED] s. 22(1)

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



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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 20, 2023 11:14 PM  
**To:** correspondence  
**Subject:** Support for New West Van Arts & Culture Centre

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Hello,

I am writing to express my support for a new West Van Arts & Culture Centre. I believe West Vancouver's existing facilities do not adequately support the Arts in our community.

I ask the West Vancouver Council to endorse the report produced by District staff and the Arts Facilities Advisory Committee (AFAC) on the vision for a new Centre to replace existing outdated and unsuitable facilities.

A new centre is critical in nurturing the arts and culture in West Vancouver, and I believe this report and its recommendations provide a roadmap for this incredibly valuable new addition to our community.

On a personal level, I drive my children to north Vancouver or Vancouver for arts programs because our own community does not have adequate facilities, whereas the same could not be said sports.

[REDACTED] s. 22(1)

West Vancouver

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, April 21, 2023 8:34 AM  
**To:** correspondence  
**Subject:** Support for WV Arts & Culture Centre

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Dear Council Members and West Vancouver staff,

As residents of West Vancouver, we'd like to voice our support for the new Arts & Culture Centre. We believe a new centre will stimulate creativity, connection, enthusiasm and community.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

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**From:** s. 22(1)  
**Sent:** Monday, April 24, 2023 7:35 AM  
**To:** correspondence  
**Subject:** [Fwd: Arts & Culture Centre Planning - Council Meeting Apr24, 2023]

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Typo in WV correspondence email address...

----- Original Message -----  
Subject: Arts & Culture Centre Planning - Council Meeting Apr24, 2023  
From: s. 22(1)  
Date: Sun, April 23, 2023 9:09 pm  
To: sthompson@westvancouver.ca  
plambur@westvancouver.ca  
ngambiolli@westvancouver.ca  
ccassidy@westvancouver.ca  
masager@westvancouver.ca  
lwatt@westvancouver.ca  
ssnider@westvancouver.ca  
Cc: correspondence@westvancouver.ca

Dear Mayor, Councillors and Staff,

I encourage you to adopt the Vision, Mission, and Guiding Principles endorsed by the Arts Facilities Advisory Committee as set out in their report.

Decision and action on the Arts Facility to replace arts facilities that are falling into disrepair has been long overdue. There have also been numerous studies, plans and proposals conducted over the last 20 years (as noted in section 5.2).

The proposal before you outlines a definitive approach and recommendations. Please adopt their recommendations so that a new Arts Facility can be developed for the West Vancouver community.

With thanks.

Kind regards,

s. 22(1)

s. 22(1) West Vancouver

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 24, 2023 5:20 PM  
**To:** correspondence  
**Cc:** Mark Sager; Sharon Thompson; Peter Lambur; Christine Cassidy; Scott Snider; Linda Watt; Nora Gambioli  
**Subject:** April 24th/23 Regular Council Meeting Agenda item 6. Arts & Culture Centre Planning

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Dear Mayor and Council,

I write to you regarding the April 24th/23 Regular Council Meeting Agenda item 6. Arts & Culture Centre Planning.

[REDACTED] s.22(1) a handful of the WV public who have been following this Arts & Culture proposal like a hawk since June 2021 when our Cultural Services staff together with the Arts Facilities Advisory Committee (AFAC), in their infinite wisdom, selected our beloved Ambleside Park as the location for our former mayor's 25,000 sq ft pet project. Thankfully, that site was shot down by the no-nonsense public and the responsible mayor and her side-kick now long gone. However, the nonsense from staff and AFAC continues and this latest report is chock full of it along with much gobbledygook and repetition.

It's quite the impossible task of anyone to fully digest this 162 page report in only 4 days! In no particular order, here are but some of my key points.

1. If you decide to leave item 6 on today's agenda and have been able to absorb this report sufficiently to at least receive it for information then so be it. But please do not either approve item 6.2.a if it means accepting it as the way forward, or endorse item 6.2.b without insisting that the four possible governance models be first costed, especially in terms of the estimated hiring needs of each model for additional full time equivalent staff (FTE's = Taxpayer \$\$\$\$) needed to run the place. Be aware that this project is not just about replacing the current programming in the Silk Purse, Music Box, Art Museum (Gertrude Lawson House), it's actually about gaslighting council and the public into thinking that our art spaces are already at capacity, not only for these 3 aging facilities but at the many other WV facilities, or as the report puts it "The Arts & Culture Facilities plan identified the need and demand factors; and included a preliminary program to support a projected 65% growth in the District cultural programs by 2038". More on that fanciful 65% growth in point 5.

2. Let's talk vision. Despite the public stating it over and over in the workshops, surveys, open houses, AFAC meetings, that this new facility 1) should be to simply replace the existing programming in the 3 facilities and 2) should NOT be to duplicate, steal away, or take the place of existing programming in other facilities in WV (whether public or private) or elsewhere, this has been completely ignored in the report's vision, mission, and guiding principals. Even though the report itself does state "Coordinate with existing facilities to complement service and avoid duplication" this is an example of the gaslighting going on because the report is all about duplicating and stealing away. The end result is Cultural Services staff and AFAC are wanting to build not what the community needs but what they themselves would like to have i.e. what AFAC wants to see, Urban Arts Architect wants to architect, and Cultural Services staff want to control and operate. For example, Ambleside Orchestra is at Highlands Church, Theatre WV is at Kay Meek, North Shore Arts Guild (many who are NV residents) are elsewhere, these are all mentioned in the report as examples of art groups that will move to the new facility. In the case of Theatre WV, I heard Cultural Services staff state in AFAC meetings that Kay Meek is too expensive for this group so the proposed arts facility will be more affordable. How on earth can Cultural Services even promise that but I guess this is how they are garnering support for the proposed arts facility. Providing admin space and/or home bases for community art organizations will be just another subsidized dig into the WV

taxpayer's pockets no doubt. Many public think it a bad idea to combine the Art Museum with a Community Arts Centre. Many of the artists want small, intimate, boutique style facilities rather than this monstrosity. Lastly, as a member of the WV public who has been very involved in this process, I emphatically state that this project HAS NOT been "grounded in extensive community consultation" as this report claims! Note that except in the case of the survey, the report has failed to include only the input from WV residents and this is despite the public repeatedly asking Cultural Services staff to make sure the report clearly shows the WV input separately. Cultural Services staff also assured us the report would provide a list of all the stakeholders that attended the workshop but again they failed to do so, instead listing all those that were given invites. The report has excluded all feedback from the Open Houses but this is no surprise because the consultant was observed not even bothering to take any notes. I note on page 226 (or page 146) the top 5 answers to "What would attract you (or someone in your family) to visit an arts & culture centre" were - Festivals, events, and markets, Attending an exhibition, Attending a music/dance/theatre performance, Attending a lecture, Cafe. Those answers indicate 1) we'd rather attend a facility as a member of the audience and 2) we already have plenty of facilities in WV that offer this type of programming and don't need another e.g. Harmony Arts, Kay Meek, WV Library, Ferry Building, WV United Church, Ambleside Business Area, etc. Lastly and most interestingly, on page 229 (or page 149) the top 5 answers to "Are there any other qualities you feel should be reflected in a new arts and cultural facility within the District of WV" were - Arts & Culture Centre not needed/wanted, Resources should be used elsewhere instead of arts facility, Concerns about cost and funding, Should be a different location, and Should make use of existing facilities instead of building new facility. Most telling indeed!

3. Let's talk governance model. Despite AFAC's Terms of Reference (TOR) item 3.1.c *AFAC's role in recommending a governance model was 'researching and collecting data on a variety of governance models', 'soliciting public input and participation from community organizations and groups', 'confirming values that will guide the development of a governance model', and 'ensuring the long-term sustainable operation of an arts and culture facility'*, 1) the public was NOT CONSULTED for the governance model and 2) the preferred governance model was actually cooked up between Cultural Services staff and Urban Arts Architecture and then presented to and rubber stamped by AFAC in the meeting. Just like a kid in a candy shop, why on earth has Cultural Services been allowed to select the preferred governance model? Naturally, they will pick what serves them personally and their department best and that's why a Hybrid model came up trumps. One of its stated benefits is "stable funding model" which we all know means an endless supply of tax dollars to cover the guaranteed staffing and operational cost shortfalls. Note that even in the Hybrid model at the WV Community Centre, there are two Enhance WV non-profit staff on the District payroll! The non-profit model was barely given a glance (after all, this would mean Cultural Services staff would have to give up the control it currently enjoys or maybe there would be layoffs) and the for-profit model was dismissed because "it does not align with the District's goals for the Arts & Culture Centre". If Cultural Services believes the latter model is out of alignment then it needs to do more than just make a statement, it needs to substantiate that statement with facts! As one can see from the diagram on page 108 (or page 28) depending on how you look at it, the Hybrid model is a convoluted and overly complicated mess of what will be warring groups that are currently used to their own independence and full autonomy. As a taxpayer, it is my preference that council dig deeper into the non-profit model (a la Kay Meek, Polygon Gallery, Maury Young Arts Centre in Whistler) and have West Van Community Arts Council (WVCAC) run it (or create a new non-profit) because even though the municipality will still own the facility (much like the school district owns the Kay Meek facility) it can outsource the operations and management of the facility to this independent non-profit entity which means the District still pays a hefty service agreement fee but will be more efficient and cost effective on the taxpayer.

4. Let's talk funding strategies. Once again, there is lack of transparency from District staff. You'll see in AFAC's Terms of Reference (TOR), it was to *'recommend a framework for capital fundraising'*. AFAC even created a Capital Funding Subcommittee for this purpose. A consultant was hired and 6 meetings were held. Yet, the capital funding study is completely missing from the report. On Dec 12th/22, council directed staff to "complete the framework for a capital funding plan ..." so where is it in this report! There's only a small reference to financing in the third to last paragraph on page 154 (or page 74) where it states "Recommendations for how the District might progress the financing of the project are being currently undertaken by a separate study through the AFAC Financing Committee"! What study is being **currently** undertaken? Who is this **AFAC Financing Committee**? Equally alarming, why is there no mention on page 83 (or page 3) as to how much this funding consultant cost us? How the dollars are presented makes it appear as if only \$126,260 of the \$150,000 has been spent in this phase! Also, why isn't the report showing the total costs of this

project since 2018 i.e. there is no mention of the tens of thousands spent previously on Cornerstone Planning Group for their two albeit questionable reports, the second report regarding the proposed location was again a total waste of everybody's time and taxpayer money.

5. Let's talk size and that fanciful 65% growth figure. Is our WV population expected to explode over the next 20 years! Are we all expected to be overcome by a collective urge to dabble in the arts over this time! This 65% increase in demand needs an explanation. According to the report, the current size of the 3 facilities is - WV Art Museum (4050 + 600 garage), Silk Purse (2212), Music Box (2966) = Total 9,828 sq ft. I think we can all agree that 1) if the new facility were a 10,000 sq ft purpose built facility that this alone is, in effect, already an increase on the 10,000 sq ft of non-purpose built facilities and 2) if the new 10,000 sq ft facility were open 12 hours a day 7 days a week 52 weeks a year this would more than meet any supposed spike in capacity needs. You'd be shocked at how little time these 3 facilities are currently opened in a day, week, year! So we really need a substantiation of why Cultural Services believe the new facility would be right-sized at 21,000 sq ft (more than 2 x existing size) plus 4,000 sq ft of additional amenities for a total of 25,000 sq ft. BTW In many an AFAC meeting, I heard Cultural Services state that we need to shoot for the most space knowing that council is going to have it cut back anyway! Also, we've since been through a pandemic and the world is no longer the same but the report is oblivious to this fact. For example, home offices abound, art classes continue to be available on-line, artists are now permitted to sell their wares from their homes, new spaces have opened up such as the BMO Salon at Kay Meek, etc. But even in 2019, the Cornerstone report shows there is plenty available capacity during certain hours. It is only the late afternoon after school hours when these facilities come alive, possibly causing a space crunch. The WVCC suffers from the same. At other times, the spaces are clearly under utilized. Will the new arts facility just be a glorified after school daycare like much of our WVCC has become!

Whilst Cultural Services and/or the Arts Community make their pleas to council that art spaces are bursting at the seams, I have done a little research of my own and have found quite the opposite. For example, here's Artmania's Q1 schedule in 2023.

Notice how Artmania's studio at Silk Purse sits empty all day Sunday and all day Tuesday (except for 1 class) as well as on Wednesday and Thursday mornings and Saturday afternoons and every evening 7 days a week! The number of cancelled and under attended programs is shocking - **15 out of 26 classes were cancelled, only 1 class was full, 9 classes had spaces left (anywhere between 2 spaces up to 8 spaces available!** e.g. 4/10 indicates there were 4 spaces short of a full attendance.

Notice how **only 2 of the 26 classes offered are for adults and 13 of the 26 classes are after school programs for kids.** These after school programs could instead be offered at select schools after 3PM on week days and all day on weekends. In fact, as stated on its website, Artmania offers programs at local schools already - "For parents looking for the convenience of extra curricular opportunities for their children right at their schools, our Artmania programs are available during lunchtime, after school, and throughout the school day through artist in residency programs". WV schools where this is already offered are - Chartwell Elementary, Collingwood School (and Summer Programs), Cypress Park Primary School, L'Ecole Pauline Johnson (and Kids Club), West Bay Elementary, Westcot Elementary, Caulfeild Elementary, Hollyburn Elementary, L'Ecole Cederdale, Eagle Harbour Elementary, Wests Van Summer Programs.

Let's transfer all the Artmania programs and District art programs into the schools. What an absolutely crazy cost-saving idea for the District and WV taxpayers!

# JANUARY 9 - MARCH 10, 2023: ARTMANIA PERFORMING

Monday	Tuesday	Wednesday	Thursday	Friday
<b>PARENT, TOT ART &amp; PLAY</b> Silk Purse   Age: 2-5 January 9 - March 6 (no class on February 20) 9:30-10:30 a.m. \$216 <span style="color: red;">4/10</span>		<del> <b>WATERCOLOUR</b>                              Adults   Six sessions                              Silk Purse   Age: 18+                              January 11 - February 13                              1- 2:30 p.m.                              \$240                         </del>	<b>PHOTO ENCAUSTIC PAINTING</b> Adults Silk Purse   Age: 18+ January 12 - February 9 1-2:30 p.m. \$240 <span style="color: red;">Closed</span>	<del> <b>PARENT, TOT &amp; PLAY</b>                              Silk Purse   Age:                              January 13 - Mar                              (no class on Jan                              and February 17)                              9:30-10:30 a.m.                              \$216 <span style="color: red;">\$189.0</span> </del>
<del> <b>ART READY - ART FUNDAMENTALS</b>                              Silk Purse   Age: 4-6                              January 9 - March 6                              (no class on February 20)                              1:30-2:30 p.m.                              \$240                         </del>		<del> <b>ART READY - ART FUNDAMENTALS</b>                              Silk Purse   Age: 4-6                              January 11 - March 8                              3:15-4:15 p.m.   \$270  <b>WATERCOLOUR EXPRESS YOURSELF</b>                              Silk Purse   Age: 8-13                              January 11 - March 8                         </del>	<b>DRESS UP, SING &amp; DANCE PARENT AND TOT</b> January 12 - March 9   2-5 1:30-2:30 p.m.   \$243 <span style="color: red;">7/10</span> <del> <b>YOUTH ACTING - HOMESCHOOLERS</b>                              Music Box   Age: 7-12                              January 12 - March 9                              2:30-3:30 p.m.   \$225                         </del>	<del> <b>PAINTING SKILL HOMESCHOOLERS</b>                              Silk Purse   Age: 1                              January 13 - Mar                              (no class on Janu                              and February 17)                              11- 12:30 p.m.                              \$175                         </del>
<b>STEAM LET'S MAKE THINGS MOVE</b> Silk Purse   Age: 6-12 January 9 - March 6 (no class on February 20) 3:30-4:30 p.m. \$200 <span style="color: red;">3/10</span>	<b>DRAWING THE BASICS</b> Silk Purse   Age: 6-11 January 10 - March 7 3:30-5 P.M. \$338 <span style="color: red;">Full 12/12 + 2 Waiting</span>	<b>ACTING FOR YOUTH</b> Music Box   Age: 9-14 January 11 - March 8 3:30-5 p.m. \$338 <span style="color: red;">3/10</span>	<del> <b>COMICS</b>                              Silk Purse   Age: 6-11                              January 12 - March 9                              3:30-4:30 p.m.   \$225  <b>GRAPHIC DESIGN &amp; SILKSCREEN</b>                              Silk Purse   Age: 8-13                              January 12 - March 9                              4:30-5:30 p.m.   \$225                         </del>	<b>ART SKILLS THROUGH PLAY</b> Silk Purse   Age: 2 January 13 - March (no class on Janu and February 17) 1:30-2:30 p.m. \$210
<b>COMICS &amp; GAME DESIGN</b> Silk Purse   Age: 8-13 January 9 - March 6 (no class on February 20) 4:30-5:30 p.m. \$200 <span style="color: red;">2/10</span>		<b>MOVIE PRODUCTION</b> Music Box   Age: 9-14 January 11 - March 8 5- 6:30 p.m. \$338 <span style="color: red;">8/10</span>	<del> <b>THEATRE BUGS</b>                              Music Box   Age: 5-8                              January 12 - March 9                              3:30-4:30 P.M   \$225 <span style="color: red;">2/12</span>  <b>THEATRE STARS</b>                              Music Box   Age: 9-14                              January 12 - March 9                              4:30-5:30 p.m.   \$225                         </del>	<del> <b>ARCHITECTURE   LEVEL</b>                              January 13 - March 10                              (no class on January 2                              February 17)   Silk Purse                              3:30-4:30 p.m.   \$175  <b>ARCHITECTURE   LEVEL</b>                              January 13 - March 10                              (no class on January 2                              February 17)   Silk Purse                              4:30-5:30 p.m.   \$175                         </del>

6. I note that since March 27th/23, many members of the arts community (assumably) have written to Correspondence/Mayor & Council asking you all to endorse this report, a report that has only been made available to you and the public since April 20th/23! Surely they were not privy to the contents of this report before anybody else was but **how then can they recommend you endorse a report that they themselves have not read!** Quite laughably, many of their pleas mentioned support of its 1) vision, 2) governance model, and 3) funding strategies. The joke is on them because the staff report has completely left off the AFAC study on funding strategies (so that exercise was another waste of everybody's time and taxpayer's money!).

7. The EagleHarbour.net group has been circulating the misinformation that our 3 aging facilities are "crumbling". They are not crumbling else wouldn't these buildings be condemned for occupancy. But their maintenance has certainly been wilfully neglected by the District (same like it did with Klee Wyck, Navy Jack, etc). I expect this group will claim the use of "crumbling" as artistic license! BTW This was the group responsible for the call out to its members that resulted in all

those errant correspondences in point 6. At least the WVCAC respectfully waited until April 20th to put the call out to its members.

I shall leave you with this and look forward to your responses is this evening's council meeting.

Hidden away on page 83 (or page 3) *'The decision to build an Arts & Culture Centre will have significant financial implications such as capital costs, annualized asset maintenance costs, and ongoing operating costs'*. Not to mention the additional staffing costs! Not to mention the ongoing maintenance and operating costs of the 3 existing facilities until they truly meet their end of life!

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)



Good Evening Mayor and Council Members. Thank you for giving me the opportunity to speak this evening.

My purpose in speaking is to ask Mayor and Council to postpone any decision on the acceptance of reports under Agenda Item 6 Arts & Culture Centre Planning.

Several reasons why the acceptance of this report should be delayed include:

A 260 page report to make a decision of this magnitude requires more than a week-end to be spent understanding and absorbing the document.

The recommendation not only includes asking that the report be received for information which is not binding on Council, but item 6.2.a and 6.2.b, if accepted, would now seem to obligate Council to follow through on the vision, mission, guiding principles, and recommended governance as outlined in the document.

As all of you experienced during the campaign, there is generally no community desire to build a grandiose destination arts facility as laid out in the June 2019 Cornerstone Report. During community engagement, and comments to the survey questions could be at the discretion of the respondents, the report indicates that the top key themes noted were: Arts & Culture Centre not needed/wanted. Resources should be used elsewhere

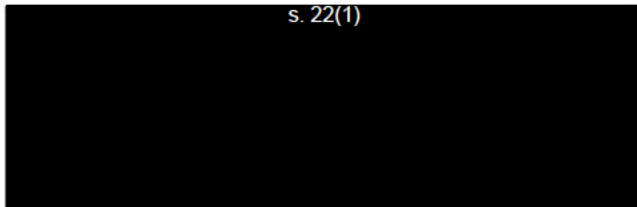
instead of an arts facility. Concerns about cost and funding.

When the consultant presented the plan to engage the community to determine what the community wanted, one committee member stated that "we need it all." And that is where the visioning process has led us - this report reflects exactly what the Cornerstone Report laid out - a 21,000-25,000 square foot facility - no changes.

Certainly if the possibility of locating an arts facility on the Sweeney property becomes a reality, this report becomes a valuable tool in moving forward - but not until then, or another piece of property has been identified.

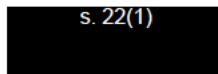
Accept this report for information without the binding clauses 2.1.a and 2.1.b or postpone the decision.

s. 22(1)



*West Vancouver*

s. 22(1)



Received at the April 24, 2023 regular Council meeting for Item 6.

April 24, 2023  
(2)(1)

**Arts and Culture Centre Planning**

**Your Worship and Councilors,**

**The Arts and Culture Centre Planning report being presented to you tonight was released to the public when the agenda was posted on Thursday April 20. It is my understanding that you also may have received this report at the same time. It is a very detailed report that I believe needs more time than 5 days for you and the community to consider. There should be no voting on this tonight except to receive it for information. Recommendation 2.a should not be approved, and recommendation 2.b should not be endorsed until more time has been given to consider this.**

**There have been many letters in Correspondence since March 27<sup>th</sup> asking you to approve/accept the recommendations in this recent report, using words such as extensive, comprehensive, move to the next steps. How did this report, written on April 18 by Christie Rosta, Cultural Services Manager, become public prior to it being posted on the agenda? How do people recommend something they haven't even read when less than a handful of the public ever attend the AFAC meetings?**

**What is missing from this report, which was a huge concern for the community prior, was how an Arts Centre would be funded. During an AFAC meeting s.22(1) told that the Finance Sub-committee report would be included in this report to Council. It is not. An outside consultant had been hired, and work had been done, but no report. The only reference states that "recommendations for how the District might progress the financing of the project are being currently undertaken by a separate study through the AFAC Financing Committee." How are they currently being undertaken and who is this Financing Committee?**

**Once again, please consider giving more time for the public to read this report, and ask their questions, before any major decisions are made to approve or endorse the recommendations in this report.**

**Respectfully submitted,**

s. 22(1)

**West Vancouver, B.C.**

s. 22(1)

**From:** Ambleside Dundarave Business Improvement Association <info@adbia.ca>  
**Sent:** Wednesday, April 19, 2023 9:21 AM  
**To:** correspondence  
**Subject:** ADBIA April 2023 Newsletter

**CAUTION:** This email originated from outside the organization from email address AC1S+rCtdRCG90I4p2Ir7ug==\_1134400222787\_LFUnbISIEeyuaf0Wpk3cFQ==@in.constantcontact.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

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**April 2023 Newsletter**

**Ambleside LAP**

**It's time to re-imagine Ambleside and it starts with you!**

The District of West Vancouver is asking for input from the community to participate in the development of the Ambleside Local Area Plan process.

Most of you that receive this newsletter participated in the ADBIA's **Imagine Ambleside** survey. The District has taken the results of our survey, as well as over 30 studies from the past 75+ years, and **developed three draft options**. These options enable open discussion on current ideas and new ideas for land use and building forms in Ambleside.

In person workshops will be held at the Seniors Activity Centre located at 695 21st Street on the following dates :



- Tuesday, April 18, 4pm - 6pm
- Thursday, April 20, 5pm - 7pm
- Wednesday, April 26, 4pm - 6pm

There will be a virtual workshop via Zoom on Tuesday, April 25, from 10am to noon. A link will be provided after registration.

**Registration is required for ALL workshops.** Please do not just show up as space is limited and you may not be accommodated.

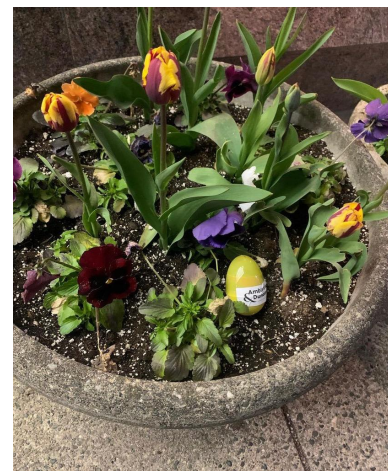
Visit [westvancouverITE.ca/plan-ambleside](https://westvancouverITE.ca/plan-ambleside) to register.

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## [BIA Bucks](#)

BIA Bucks are **valid until April 15th** so if you have not used yours yet, be sure to [visit the list of participating businesses](#) and put them to good use!

Our very own Easter Bunny will pay a visit to Ambleside and Dundarave to hide special eggs with BIA Bucks inside. You never know where you will find an egg - flower pots, gardens, under a bench, on a windowsill.



Be sure to follow us on [Instagram](#) for hints on where to find the hidden Bucks!

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## [ADBIA News and Events](#)

Mark your calendar for spring and summer events in Ambleside and Dundarave.

### **ADBIA Community Clean-Up**

**April 16th to 23rd**

In celebration of Earth Day, the ADBIA is encouraging businesses and residents to grab a garbage bag and get out to clean up our community. Pick a block, laneway, park, or street and make it shine. **The ADBIA will be offering prizes** of gift certificates valid at our local businesses or restaurants via a random draw to those who share photos of cleaning up. Be sure to **tag @adbiawv** on social media - or submit a photo by email to [info@adbia.ca](mailto:info@adbia.ca).

### [Ambleside Farmers Market - Ambleside Park](#)

**May to October**

## West Vancouver Community Cultural Fest

June 2nd - 3rd

## West Coast Modern Week

July 4th - 9th (stay tuned for details about our cocktail contest!)

## Harmony Arts

August 4th - 13th

## Ambleside Music Festival

August 18th - 20th

## ADBIA Dundarave Hoedown

August 25th

2400 block Marine Drive

4pm - 9pm

The ADBIA welcomes annual events such as the Community Cultural Fest and Harmony Arts - live music, arts, culture, food trucks - and the benefits they bring to our community. While these events attract many visitors and residents to our beach areas, please consider the impact it has on **local businesses**, as it is often during these events that they need **community support** even more.

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## ADBIA Businesses

- We are pleased to welcome [The Cove Sports Recovery](#) to the ADBIA family. A full-service sports rehabilitation and recovery centre, they offer contrast water immersion, air compression therapy, vibrating rollers, massage guns and physiotherapy. Not just for athletes, the services provided at The Cove offers health benefits for everyone, no matter your level of physical activity.
- [Niche Eyewear](#) is hosting their Grand Opening on Saturday April 15th and Sunday April 16th from 1pm to 6pm with refreshments, live music and local artists. Their storefront at 1370 Marine Drive is their third location and they offer a variety of designer eyewear, including sunglasses and repairs.
- We have a new business open at 1405 Bellevue Avenue. [SureFit Denture Clinic](#) began as a mobile denture clinic but will now also be offering denture care at their new clinic in West Vancouver, as well as their convenient mobile service for those that prefer a home visit.
- Earlier this year we said goodbye to Feast in Dundarave but we are excited to welcome a new restaurant at that location. [Bar Olo](#) will

be a casual upbeat Italian restaurant with an anticipated opening in May. The new restaurant is locally owned and operated by born and raised West Vancouver friends and will continue to provide a welcoming neighbourhood vibe to Dundarave.

- The old **West Vancouver Florist** site has been leased and will be the new home of a daycare. There is much need for a daycare in the business area and we hope that folks picking up and dropping off the children can enjoy some of the benefits of having a daycare so close to the shops and services in Ambleside.

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## Member Profiles

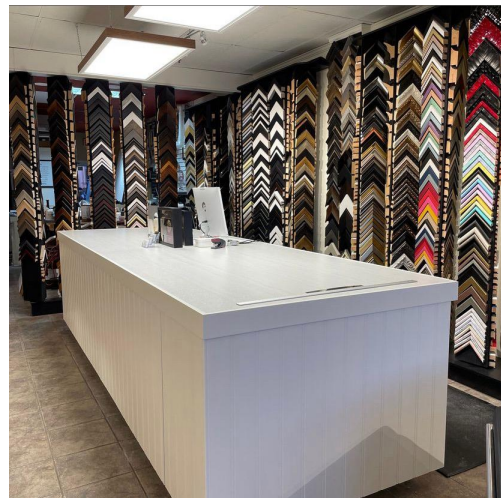


### Temper Chocolate & Pastry

Hop on over to Temper Chocolate & Pastry for all of your Easter treats.

From chocolate Easter bunnies to hot cross buns, you'll find goodies for all ages!

Visit Temper at 2409 Marine Drive or [shop online!](#)



### Jones & Company

Offering one of the largest selections of custom frames on the North Shore, Jones & Company Bespoke Picture Framers has recently renovated their workspace to provide even better service!

Pop by and say hello to David and Stephen at 1445 Bellevue Avenue.



### Romantique Lingerie

It's that time of year again - the annual Buy One Bra or Panty and receive a second piece\* for 1/2 price!

Lin, Sasha, and the entire crew at Romantique are knowledgeable, friendly, and make shopping an enjoyable experience.

Stop by 1403 Bellevue and see for yourself!

*\*of equal or lesser value*



### Limelight Floral Design

The floral designers at Limelight always have the most unique floral arrangements. Pick up your Easter centre piece or have them create a special one-of-a-kind design just for you!

Whether a gift for yourself or to take to a friend, you are sure to find just what you are looking for at Limelight!

Visit them in Dundarave at 2451 Marine Drive.

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Ambleside Dundarave Business Improvement Association  
200 - 1497 Marine Drive, West Vancouver, BC, V7T 1B8  
[www.shopthevillages.ca](http://www.shopthevillages.ca)  
604-210-3500



Ambleside Dundarave Business Improvement Association | 200 - 1497 Marine Drive, West Vancouver, British Columbia V7T 1B8 Canada

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**From:** Eagle Harbour <eagleharbourresidents@gmail.com>  
**Sent:** Wednesday, April 19, 2023 11:15 AM  
**To:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Linda Watt; Scott Snider; Sharon Thompson; correspondence  
**Cc:** Jim Bailey; Lisa Berg  
**Subject:** RESIDENT CONCERNS and RECOMMENDATIONS FOR A BETTER PLAN - DAFFODIL DRIVE DEVELOPMENT APPLICATION (AQUILA)

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

Dear West Vancouver Mayor and Councilors,

Over the last three years, Sterling Pacific Developments has proposed multiple renditions of their development, Aquila, situated in the Eagle Harbour neighbourhood, off Daffodil Drive. They started with a plan to build 67 townhouses with options for suites to put the occupancy over 80 dwellings. After their first public meeting, it was apparent that the community opposed such densification. From there, Sterling Pacific Development revised its plan to 53 dwellings in the form of townhouses but has now adjusted the site plan, to 36 dwellings in the form of duplexes and single-family homes. At the most recent public meeting on April 11, 2023 the consensus was that the community opposed this new plan.

Rather than battling back and forth in this negative and unproductive manner, community members gathered to discuss what we feel is the best fit for our neighbourhood.

Many of us have lived in this area for over 20 years, and therefore have a strong understanding of the character and needs of this community. We appreciate that growth will happen, but we also know that this can be achieved with respect for the integrity of our natural surroundings and infrastructure.

In collaboration, the community has devised the following recommendations:

**Protect the environment.**

- In the Aquila proposal, the riparian zone around the creek has been set aside from existing lots and thus protected. As stated, "Aquila has this area completely fenced and separated." We suggest that this riparian area continues to be separated and protected. According to the WV District, *"Through the implementation of the Official Community Plan Guidelines NE13 and the designation of a Natural Environment Development Permit Area, the District meets or exceeds the RAPR by avoiding net loss of riparian habitat and providing protection to watercourses and riparian areas."* ([WV District Website](#))
- In addition to protecting this riparian zone and natural habitat, more trees will need to be planted between the existing homes on Cranley Drive and the development. For sustainability and protection, we advise that multiple coniferous trees, six to seven meters in height, be planted along this border. Additionally, there should be a 100% guarantee of the survival of such trees after five years.
- We know the value of a forest therefore, we recommend that the new proposal should show an increase in the greenbelt allocated between the riparian zone and the proposed houses. Based on Aquila's most recent plan, we recommend reverting the proposed duplexes G1, G2 and G3 to a forested

area. Increasing the size of the forest between the existing houses on Cranley and the new housing will substantially decrease noise pollution. The topography in this area is akin to an amphitheater, whereby houses will be perched on a slope looking over the top of a small neighborhood with all noise echoing down the slope.

- Furthermore, a large greenbelt will benefit the environment as it acts as a carbon sink. As stated in the district's response to climate change and our natural assets,

*"Trees give us...*

- *Stormwater management: trees absorb rainwater and release it slowly, helping our infrastructure deal with heavy rain.*
- *Climate regulation: as trees grow, they take carbon dioxide from the atmosphere and lock it in their tissues—a process called carbon sequestration.*
- *Habitat: many of our local animals rely on the forest for food and protection.*
- *Recreational opportunities: our collection of hiking and biking trails draws locals and visitors.*
- *Aesthetic & cultural value: residents have a deep connection to the surrounding forests and trees, which give our community its unique character and beauty." ([WV District website](#))*

- Finally, we appreciate the developers commitment to building "greener" homes and would advocate that future development at this site remains at the "Step 5 Building Code."

#### **Focus on the overall safety of this development.**

- We recommend a detailed Geotechnical along with traffic and infrastructure surveys be completed to ensure the community's safety. We are familiar with recent incidents related to development. The unfortunate **landslide in North Vancouver** and the [sinkholes in the Sechelt development](#) were completed under the authorization of Engineers' reports and direction from their respective districts.
- In a recent article published by CBC News, "The risk of landslides in North Shore region could quadruple by 2080s." ([CBC.ca/news, 2021](#)). We must be proactive and ensure that the necessary assessments have been completed to the highest standards.
- The community is concerned with the safety of pedestrians and cars at the entrance to Daffodil Drive off Marine Drive. By readdressing the flow of traffic from this potential development, the information from a detailed traffic study by a third party consultant will need to be produced and reviewed with the community.
- Knowing the safety issue at the corner of Daffodil Drive and Marine Drive, we propose that most of the traffic from this development exits onto Westport. Aquila has designated a new entrance onto Westport further down the road from what presently exists. The revised entrance provides a clear visual of the traffic travelling up and down Westport thus providing a safer option. Furthermore, Westport is a significant artery up to the highway and therefore built to handle larger traffic volumes. Finally, diverting most of the traffic up to Westport Road, as opposed to Daffodil Lane, decreases the volume of traffic that must travel past the Eagle Harbour School, an obvious safety concern for our community.

#### **Fit into the character of the Eagle Harbour community.**

- In keeping with the neighbourhood's character, we advocate that community members sit on the "District Design Panel." Housing in Eagle Harbour is varied in style and size. We recommend that the houses developed on the Aquila site remain diverse in size and style. Having community members participate on the District Design Panel will give us a voice and an opportunity to be authentically heard by the district and developer.
- Furthermore, in keeping with the neighbourhood's character, we suggest building two-level homes instead of three-levels. The optics of three-level buildings staring down onto Cranley Drive, Marine Drive and Eagle Harbour Road is daunting, impacting our privacy and substantially altering our neighbourhood's character.
- We suggest that Aquila focus on building a maximum of 16 single-dwelling homes. With the larger green belt and existing protected zones, the lot size for each home will be smaller than the approved ten properties. Smaller homes equate to a more affordable price point for younger families. Families will also be responsible for caring for their individual properties instead of added strata fees to maintain installed landscaping.

**With the growth in our community, we would like to see the district invest in the infrastructure in this area.**

- It is a well-known concern that public transportation West of Dundarave is nominal; this needs to be addressed. Furthermore, an increase in young families in our area may require the reinstatement of the "School Bus."
- The Aquila proposal provides a walking trail from Daffodil up to Westport. We advocate they keep this trail as it allows pedestrians to avoid heavy traffic on Westport.

To conclude, Eagle Harbour is a community that cherishes its natural surroundings. From the beach to the forests, along with access to excellent hiking trails, we take pride in the character and culture of our neighbourhood. The houses are small, many are ranchers, and we are far from the amenities offered to our neighbouring communities in the east. These factors make the price point for housing in our area more affordable, and thus the demographics boast young families and retired couples. In keeping with the neighbourhood's character, we suggest that the Aquila development consists of 16 single homes. As explained, protecting the environment, establishing high standards for the safety of our community, and providing single-family homes that fit into the character of our neighbourhood are our top concerns for this development.

Respectfully submitted by the residents of Eagle Harbour signed below,

s. 22(1)





s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 19, 2023 4:03 PM  
**To:** Mark Sager; cclassiday@westvancouver.ca; Nora Gambioli; Peter Lambur; Linda Watt; Scott Snider; Sharon Thompson; correspondence  
**Cc:** Jim Bailey; Lisa Berg  
**Subject:** Aquilla - Eagle Harbour  
**Attachments:** model.jpg

**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.

April 19, 2023

Dear West Vancouver Mayor and Councillors

Re Aquilla

My name is [REDACTED] s. 22(1) and I live with [REDACTED] s. 22(1) at [REDACTED] s. 22(1) where we have lived for [REDACTED] s. 22(1) years. This is in furtherance to my communications to the previous mayor and councillors some years ago. I am getting tired of hearing how Aquilla somehow satisfies the "missing middle," whatever that is. I don't see how this proposal serves the interests of anyone other than the developers. These are not going to be affordable to young families as currently proposed, nor are 3 floor structures suitable for seniors.

We recently had an opportunity to see what is being proposed by Jamie and David Harper at the Gleneagles clubhouse. This was the first time we had seen an actual model of the proposed development as presumably it will look when finished, knowing of course that this does not include the finishings etc. but does give a realistic view as to how and where the structures will be situated and what it will look like from the neighbors' perspective. (see attached picture)

This is absolutely out of character with this neighborhood. The units are too big, there are too many of them and they in no way resemble the character of the other houses in the area.

I am not going to discuss the other problems with the proposal because I know you have already been made aware of such things as: effect on climate, future water run-off problems, too many cars, insufficient bus services, insufficient infrastructure, dangerous entry and exit Daffodil to Marine Drive, lack of proximity to schools and amenities, too many people, removal of too many trees, responsibility in future for riparian areas.

If the proposal as presented is permitted to go ahead, I can only imagine what we will have to look forward to with respect to the property NW of this, where [REDACTED] s. 22(1) is located. It is simple for West Vancouver and the Harpers to point out that this is not an issue at this time but that in no way allays our concern.

In conclusion, We are completely opposed to the development as currently proposed.

Thank you for your consideration.

[REDACTED] s. 22(1)



**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 19, 2023 5:43 PM  
**To:** correspondence  
**Subject:** Opposition to the Proposed 36 Unit Daffodil Drive Development (Aquila)  
**Attachments:** Rezoning Opposition Daffodil Drive Development (Aquila).docx

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Dear City of West Vancouver.

Please find attached a letter of opposition to the proposed 36 unit development at Daffodil Drive - Sterling Developments Aquila

Thank - you

Sincerely

[REDACTED] s. 22(1)

West Vancouver



April 19, 2023

To: West Vancouver Mayor and Councilors

Cc: WVD Planning (Julie Berg and Jim Bailey)

**RE: I Strongly Oppose the Proposed 36 Unit Daffodil Drive Development (Aquila)**

Dear Mr. Mayor and Council

I am a resident of Eagle Harbour and live at: [REDACTED] s. 22(1) West Vancouver

I am writing to advise the Mayor and Council members and WV Planning that I completely OPPOSE the current Daffodil Drive development proposal (Aquila) of 36 units and ask that this property be kept zoned for 10 single family homes as previously approved. The preponderance of Eagle Harbour residents feel it should stay that way.

My personal belief from experience is Developers take advantage of situations purely for profit, at the expense of the existing residents mental and physical well-being and quality of life...The residents that have invested their lives and hard-earned money into this neighborhood.

My further belief is it would be a dereliction of duty on the part council and city hall to allow this rezoning and project to go through.

This area is not a hub, and cannot bear the addition of 100 or more added people with their vehicles...not to mention the impact to the environment.

I also find the wording of housing for "the missing middle" completely disingenuous in this case when home prices for these units will most likely be 2 million dollars and up.

Please be a voice for the residents of The Eagle Harbour Community and do not allow the rezoning of the Daffodil property by Sterling for the 36 home (Aquila) development.

Thank-you.

Sincerely

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 19, 2023 5:51 PM  
**To:** correspondence  
**Subject:** Opposition to the Proposed 36 Unit Daffodil Drive Development (Aquila)-updated  
**Attachments:** Rezoning Opposition Daffodil Drive Development (Aquila).docx

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Dear City of West Vancouver

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Thank - you

Sincerely

[REDACTED] s. 22(1)

West Vancouver

April 19, 2023

To: West Vancouver Mayor and Councilors

Cc: WVD Planning (Julie Berg and Jim Bailey)

**RE: I Strongly Oppose the Proposed 36 Unit Daffodil Drive Development (Aquila)**

Dear Mr. Mayor and Council

I am a resident of Eagle Harbour and live at: [REDACTED] s. 22(1) West Vancouver

I am writing to advise the Mayor and Council members and WV Planning that I completely OPPOSE the current Daffodil Drive development proposal (Aquila) of 36 units and ask that this property be kept zoned for 10 single family homes as previously approved. The preponderance of Eagle Harbour residents feel it should stay that way.

My personal belief from experience is that developers take advantage of situations purely for profit at the expense of the existing residents mental and physical well-being and quality of life...The residents that have invested their lives and hard-earned money into this neighborhood.

My further belief is it would be a dereliction of duty on the part of council and city hall to allow this rezoning and project to go through.

This area is not a hub, and cannot bear the addition of 100 or more added people with their vehicles...not to mention the impact to the environment.

I also find the wording of housing for "the missing middle" completely disingenuous in this case when home prices for these units will most likely be 2 million dollars and up.

Please be a voice for the residents of The Eagle Harbour Community and do not allow the rezoning of the Daffodil property by Sterling for the 36 home (Aquila) development.

Thank-you.

Sincerely

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, April 20, 2023 2:24 PM  
**To:** correspondence  
**Subject:** re Proposed 36 Unit @ Daffodil Drive Development (Aquila)

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April 20, 2023

**To:** West Vancouver Mayor and Councilors  
**Cc:** WVD Planning (Julie Berg and Jim Bailey)

**RE: Proposed 36 Unit Daffodil Drive Development (Aquila)**

Dear Mayor, WV planning department and West Vancouver City Council:

My [REDACTED] s. 22(1) in Eagle Harbour.

For avoidance of doubt, we strongly oppose the Daffodil Drive development proposal, (Aquila), a 36 unit development, on several grounds. We consider this proposal to be ill considered, poorly planned and anathema to all that makes Eagle Harbour a wonderful place to live.

There is a belief expressed by the previous Mayor, and Councilors, that these homes will be under the average single family home price currently available in Eagle Harbour. While we believe this MAY be true in the neighbourhoods that support density, Eagle Harbour simply does not support higher density with limited transit and ease of connection to shops and restaurants. Eagle Harbour is absolutely the wrong area to accomplish this as everyone is aware that Eagle Harbour is a car dependent community, with limited bus access. In addition, the roads that would service this new development are narrow, with very poor sight lines and a danger to small children and pets.

Townhomes and duplexes do not fit in the overall neighbourhood character of Eagle Harbour which is a key component in the West Van District OCP

In closing, I direct you to the following petition which has over 100 signatures.  
(BLOCKEDipetitions[.]com/petition/saynotoaquilaBLOCKED)

Thank you in advance for your kind attention to this matter.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

---

**From:** s. 22(1)  
**Sent:** Thursday, April 20, 2023 5:26 PM  
**To:** correspondence  
**Subject:** Opposition letter - Eagle Harbour - Daffodil Drive Development (Aquila)

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April 20, 2023

To: West Vancouver Mayor and Councillors  
Cc: WVD Planning (Julie Berg and Jim Bailey)

**RE: I Strongly Oppose the Proposed 36 Unit Daffodil Drive Development (Aquila)**

Dear Mr. Mayor and Council

I am a resident of Eagle Harbour and live at: s. 22(1) West Vancouver

I am writing to advise the Mayor and Council members and WV Planning that I completely OPPOSE the current Daffodil Drive development proposal (Aquila) of 36 units and ask that this property be kept zoned for 10 single family homes as previously approved. The preponderance of Eagle Harbour residents feel it should stay that way.

My personal belief from experience is Developers take advantage of situations purely for profit, at the expense of the existing residents mental and physical well-being and quality of life...The residents that have invested their lives and hard-earned money into this neighbourhood.

My further belief is it would be a dereliction of duty on the part council and city hall to allow this rezoning and project to go through. This area is not a hub, and cannot bear the addition of 100 or more added people with their vehicles...not to mention the impact to the environment.

I also find the wording of housing for "the missing middle" completely disingenuous in this case when home prices for these units will most likely be 2 million dollars and up.

Please be a voice for the residents of The Eagle Harbour Community and do not allow the rezoning of the Daffodil property by Sterling for the 36 home (Aquila) development.

Thank-you

Sincerely,  
s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, April 24, 2023 6:20 PM  
**To:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence  
**Subject:** Aquila Development

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Hello,

I felt the need to reach out as local resident and [REDACTED] s. 22(1) in regards to the very much needed development that is being proposed in Eagle Harbour by Sterling Pacific Developments.

West Vancouver is an incredible place to reside and it is a place I am proud to have been raised and now have the privilege to raise my young family. However, there is a very large barrier to entry for young families to be able to afford to reside in our community.

[REDACTED] s.22(1), I see countless families that would absolutely love to live in our beautiful district. However, they are unable to afford the cost of detached housing. The entry level detached home in West Vancouver is well over \$2,000,000 and that is generally for a home that needs major renovations or a complete tear down. In addition, if individuals are looking to rent a home that is livable you are once again at an extremely high entry point of at least \$6,000 with very little inventory available. Both of these price points are rising each year. This is increasingly making it harder and harder for young families being able to afford to relocate to West Van. These barriers to entry severely limits the buyers that can purchase or even rent homes in our district.

Another big limiting factor, outside of cost of housing, is the housing options available. There is a very sharp need for more diversity in our housing options. Single family housing is a large majority of the housing available in West Vancouver - over 60% of our housing options are for detached homes. Without alternative and more affordable options that work for families, then there are few other options that are available to young families. Other cities and districts, such as North Vancouver, have done far more to be able to give families more options both in affordability and diversity of housing type in order to attract more young families to their communities.

The final point of consideration, and an extremely concerning factor, would be the aging population of West Vancouver. In West Vancouver the median age of our districts population is over 50 years old. The average age of our population is just below that at 47.6 years old. Those 65 and older make up more than 28.5% of our population. Millennials (age 25-40) make up merely 10.8% of our population. It may not be as apparent or concerning at the moment how the effects of an aging population would be on our district. I can say with certainty that in the future, if changes are not implemented and if affordable housing options are not created then we will have some potential irreversible problems down the road. It is very clearly outlined in the draft OCP how severe this problem could be if solutions are not put in place to interrupt this cycle.

Aquila is an amazing option for both young families and those looking to downsize in our district. The only newly developed townhomes in West Vancouver are the ones located at the Bellevue and a few available at Sanctuary in Horseshoe Bay. These options are FAR from affordable for the average person. Outside of that development townhomes only make up 3% of housing options in West Vancouver. There are little to no townhome options available in areas of our community that have a large family presence; like Eagle Harbour.

This development is directly in line with goals and objectives of the OCP for West Vancouver. We need more diversity in our housing; that is a fact. We need younger families moving to our community to mitigate our aging population; that is a fact. We need more affordable housing options; once again this is a fact. The Aquila Development is a viable solution to help begin the process of resolving all three of these major issues we face in West Vancouver. West Vancouver needs this development to allow our community to thrive and survive the aging demographics our community naturally has fallen into.

I would love nothing more than to help more families move into West Vancouver. A development like Aquila would be a perfect options for so many looking to relocate to West Vancouver. Our community needs this and I am 100% in support of this development.

Kind Regards,

s.22(1)

West Vancouver Resident

s. 22(1)

West Vancouver BC

s. 22(1)

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 19, 2023 12:41 PM  
**To:** West Vancouver-Capilano NDP; correspondence  
**Subject:** [Possible Phish Fraud]Don't even plan a roll out of this! Property values will tank, and petiole sickened will sue Municipal staff & Council!  
**Attachments:** ESI-Man-Who-Bought-Amazon-062020-300x600-1.webp

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- APRIL 19, 2023 | FLASHBACK (2013): WITH SOUNDS OF PRAISE AND ACCLAMATION
- APRIL 19, 2023 | WHISTLEBLOWERS: TRYING HARD NOT TO ADJUST TO A SICK SOCIETY
- APRIL 19, 2023 | MOST IMPORTANT QUESTIONS NOW OF COVID ERA
- APRIL 19, 2023 | SPEAK YOUR TRUTH: DON'T LET THE GOVERNMENT CRIMINALIZE FREE SPEECH
- APRIL 19, 2023 | NEW HIRE AT CENTCOM RAISES QUESTIONS ABOUT FUTURE OF AI WARFARE

## HOME HEALTH

# New Case Study of Healthy Woman Developing “Microwave Syndrome” After 5G Tower Installed; U.S. Invests \$1.5B More for 5G Rollout

TOPICS: 5G, B.N. Frank, E.H. SEMF, Microwave Syndrome, Telecom  
APRIL 18, 2023



By [B.N. Frank](#)

Opposition to **controversial 5G technology** is increasing *worldwide* and this has actually limited, slowed, and/or stopped deployment in some locations. American concerns and opposition have been making headlines again due to dangerous aviation interference risks (see [1](#), [2](#), [3](#), [4](#), [5](#), [6](#), [7](#), [8](#)), health concerns (see [1](#), [2](#), [3](#)), and

more. Of course, in 2019 [telecom executives gave congressional testimony](#) that they had NO independent scientific evidence that 5G is safe.

Additionally in 2021, a federal court ruled in favor of petitioners who sued the Federal Communications Commission (FCC) for NOT updating wireless radiation guidelines (including 5G) since 1996. Since 2018 there have also been accounts reported worldwide of people and animals experiencing symptoms and illnesses after it was activated (see [1](#), [2](#), [3](#), [4](#), [5](#), [6](#), [7](#)) – including AGAIN recently. Some researchers have also warned that activation may be [contributing to COVID-19 infections](#) *as well as* hundreds of thousands if not millions of bird deaths.

5G concerns are NOT new to President Joe Biden. In fact, [while running for president](#), he was confronted about it and stated that 5G should be studied thoroughly.

Since then, more research and reports have revealed that 5G is problematic in oh so many ways. Nevertheless, the Biden administration recently approved \$1.5 billion more for deployment.

From Children’s Health Defense / The Defender:

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## U.S. Invests \$1.5 Billion to Spur 5G Rollout Despite New Evidence of ‘Devastating’ Health Issues

*A new study from Sweden showed that a previously healthy woman developed symptoms of “microwave syndrome” shortly after a 5G cell tower was installed nearly 200 feet from her apartment.*

By Suzanne Burdick, Ph.D.

A new study from Sweden showed that a previously healthy woman developed symptoms of “[microwave syndrome](#)” shortly after a 5G cell tower was installed 60 meters — nearly 200 feet — from her apartment.

According to the study, published April 10 in the Annals of Clinical and Medical Case Reports, the 52-year-old woman developed “severe health problems” — including “unbearable” pain, headache, dizziness, loss of immediate memory, confusion, fatigue, anxiety, nose bleeds and issues with her lungs, stomach and urinary system.

The woman temporarily relocated to another home with low radiation levels and no 5G exposure, at which point almost all of her symptoms disappeared. When she moved back to her apartment, the symptoms returned.

The study’s findings mirror the results of two prior case reports, conducted by the same researchers, which showed that non-ionizing radiation from 5G — well below levels allowed by authorities — can cause health problems in individuals with no prior history of electromagnetic sensitivity, the authors said.

The case reports’ lead author, Dr. Lennart Hardell — an oncologist and world-leading scientist on cancer risks with the [Environment and Cancer Research Foundation](#) — said the symptoms seen in the three case reports first appeared when a 3G or 4G tower was replaced by a 5G tower, indicating that 5G radiation is “devastating” for some individuals for whom it leads to “a whole range of medical problems,” he said.

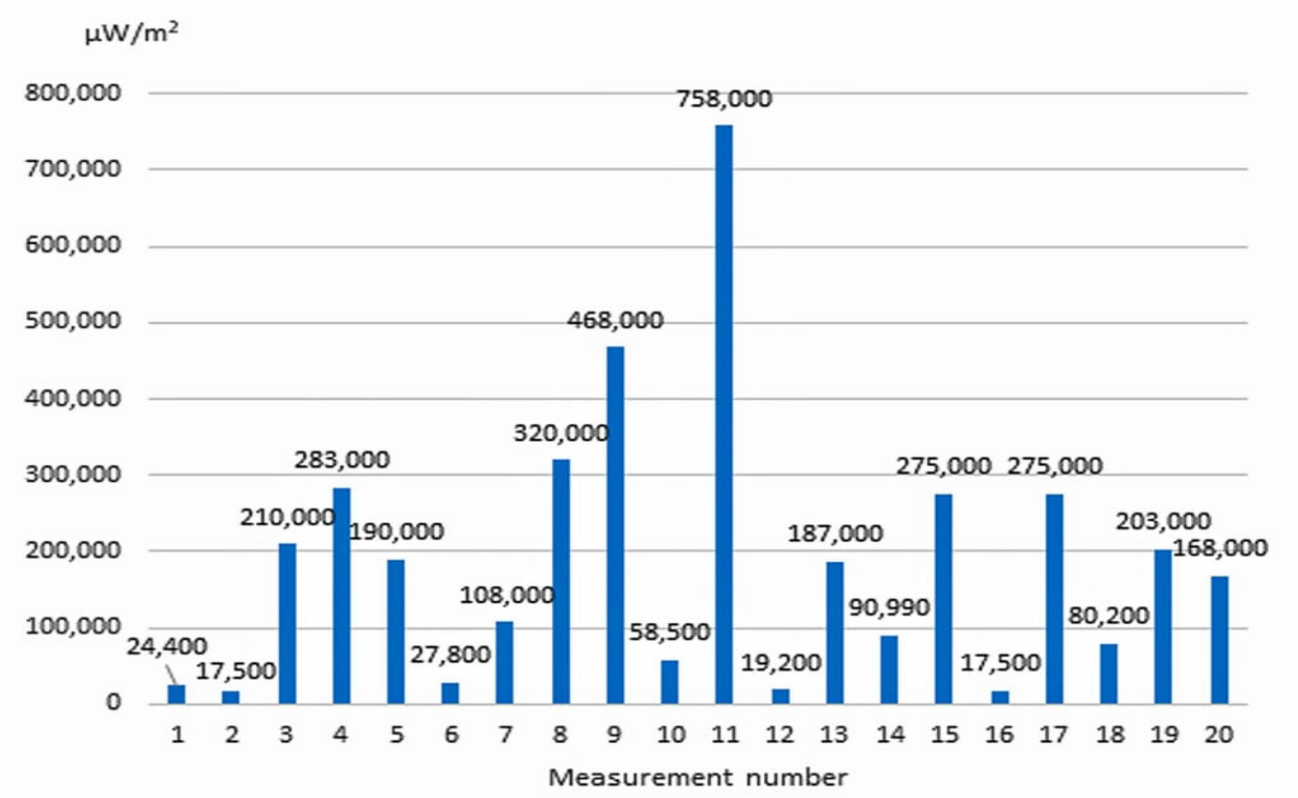
Hardell and co-author Mona Nilsson measured “extremely high” microwave radiation levels — much higher than levels recommended by scientists — outside and inside the woman’s apartment.

They included a drawing that showed the location of the cell tower (A) in relation to the woman’s apartment (B).



On the woman’s balcony, they measured 2,500,000  $\mu\text{W}/\text{m}^2$  (microwatts per square meter) as the peak value — the highest reading the meter could register, an indication that the radiation level may have been even higher, they said.

Inside the apartment, they measured a peak value of 758,000  $\mu\text{W}/\text{m}^2$  with sharp variations — or pulses — over one minute, which they displayed in a graph.



Credit: Lennart Hardell and Mona Nilsson

“These measurements are very alarming,” said Nilsson, managing director of the [Swedish Radiation Protection Foundation](#). “They confirm the concerns raised by hundreds of scientists that 5G would lead to an increase in exposure to microwave radiation — which has already been proven harmful at levels lower than governmental limits.”

It’s not just 5G’s high radiation levels that are problematic — it’s the highly repetitive nature of the pulsating 5G signal that harms people’s health, the authors said.

“In medicine, you have a recovery period,” Hardell said. “It takes [the] cellular system time to recover from something that’s bad for it.”

For instance, he said, research on radiation treatment for fighting cancer has shown that the radiation has a stronger biological effect when one treatment is given in the morning and one in the afternoon — rather than just once a day — because cells do not have time to recover.

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“Here we have the same problem,” Hardell added.

### **Complete ‘darkness and silence’ on part of the media**

The researchers determined that medical problems surfaced when people were “passively exposed” in their own homes, Hardell emphasized.

“That’s not to be tolerated in a democratic society, in my view,” he said. “The deployment of 5G needs to be stopped and the 5G existing stations need to be dismantled.”

The study coincides with the Biden administration’s April 12 launch of a \$1.5 billion telecommunications “innovation fund” to “help to ensure that the future of 5G and next-gen wireless technology is built by the U.S. and its global allies and partners.”

Hardell — who has conducted epidemiological research on environmental toxins since the 1970s — said when he was publishing the world’s first case reports on the health effects of Agent Orange “people were actually mad” that large herbicide companies were spraying the chemicals in forests.

“The media was on their toes and really reported about all these things, which led to more [studies](#),” he said.

But that's not the case with 5G, he said. "There is complete darkness and silence in the media about this problem ... the governments ignore this completely, and there is no political or media pressure on politics to do anything about this."

Hardell said it is "almost forbidden" in Sweden to discuss or publish about the health implications of 5G, he added.

### **Industry profits — not public demand — driving expansion of 5G**

Nilsson said it's "madness" for a society to expose the public to 5G radiation without an established track record of safety.

The 5G rollout is driven by the telecommunication industry's desire for profits, she said. "That's the driving force. It's not the public demand."

"We need to dismantle and reduce the use of this wireless technology because it's clearly harmful ... and we need to start looking at alternatives and use more of the cabled internet and cabled communication, which is safe," Nilsson added.

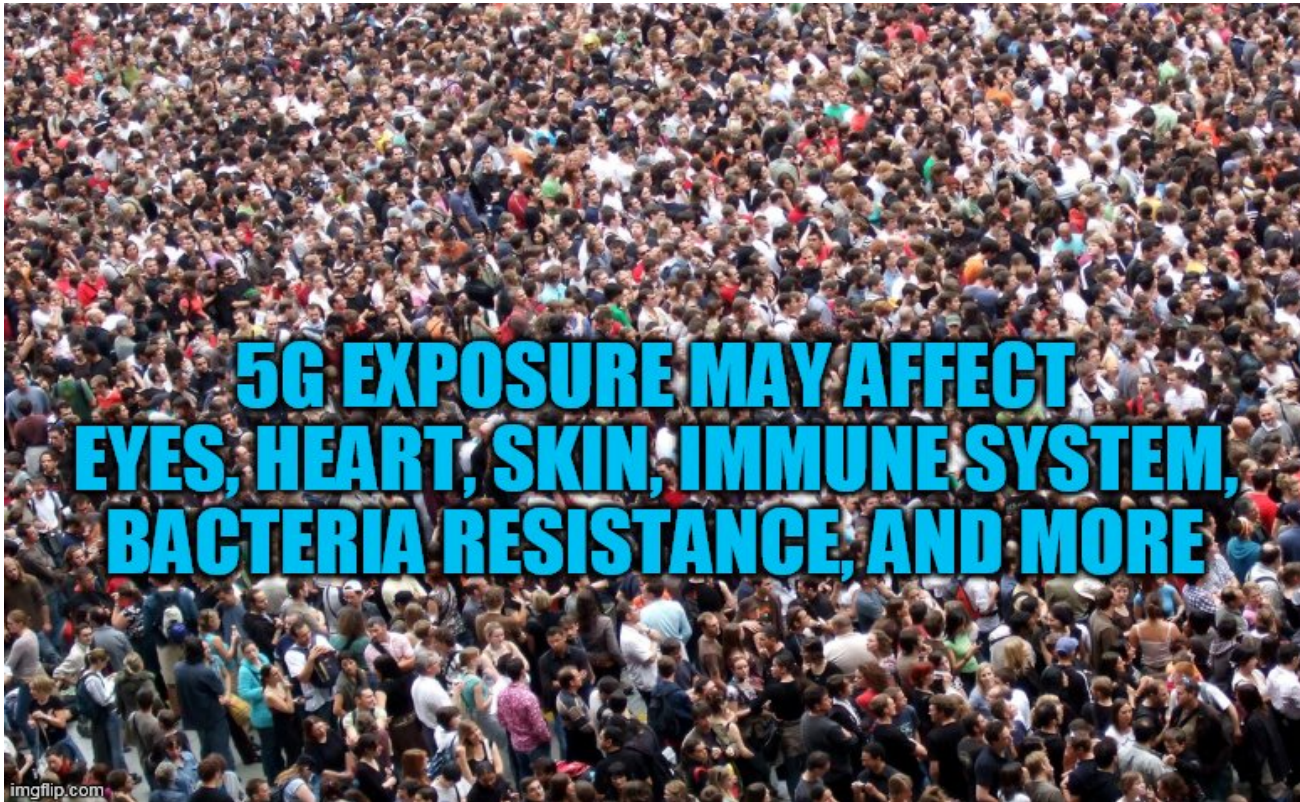


Privacy Action Plan - Free Educational Webinar

*Suzanne Burdick, Ph.D., is a reporter and researcher for The Defender based in Fairfield, Iowa. She holds a Ph.D. in Communication Studies from the University of Texas at Austin (2021), and a master's degree in communication and leadership from Gonzaga University (2015). Her scholarship has been published in Health Communication. She has taught at various academic institutions in the United States and is fluent in Spanish.*

Sign up for free news and updates from Robert F. Kennedy, Jr. and Children's Health Defense. CHD is planning many strategies, including legal, in an effort to defend the health of our children and obtain justice for those already injured. Your support is essential to CHD's successful mission.

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Since 2017, doctors and scientists have been asking for 5G moratoriums on Earth and in space due to biological and environmental health risks (see [1](#), [2](#), [3](#), [4](#)) and the [majority of scientists](#) oppose deployment.

Adding insult to injury, high-speed broadband can be achieved more safely *and* securely with hardwired internet connections (see [1](#), [2](#)) – not wireless and/or 5G – *and* Americans have *already paid* for safer and more secure broadband options (see [1](#), [2](#))! That being the case, \$1.5B shouldn't go to broadband AT ALL.

Activist Post reports regularly about 5G and other unsafe technologies. For more information, [visit our archives](#) and the following websites:

- Children's Health Defense
- [Environmental Health Trust](#)
- [Americans for Responsible Technology](#)
- Electromagnetic Radiation Safety
- Physicians for Safe Technology

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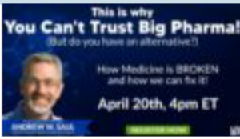
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s. 22(1)

West Van, BC

s. 22(1)

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**From:** s. 22(1)  
**Sent:** Thursday, April 20, 2023 9:28 PM  
**To:** correspondence  
**Subject:** Code of Conduct Bylaw

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Mayor and Council Members

I have briefly reviewed the proposed Code of Conduct bylaw to be considered at your Monday Council Meeting. A document of this nature requires extensive review and should receive public input. YOU have not given the public the opportunity for either.

For example, Sections 5.5, 5.6 and 5.7 of the Code are far too restrictive and will likely restrict or prevent appropriate conduct rather than prevent inappropriate conduct.

At minimum, 5.5 should be changed to permit a Council Member speak with and give instructions to any employee or any other person providing services or goods to the municipality provided it is done in a manner consistent with Respectful Debate and not inconsistent with written policies or directions of the District.

Section 5.7 should be amended to provide that a copy of such written notice must be given to each Council Member, and that 'in writing' may be by email. Surely having such notices all vetted through one individual only leads to obvious problems.

Council Members, like Staff, Volunteers and Advisory Board Members, work for the citizens of West Vancouver. It is inappropriate to restrict Council Members from interacting with these individuals, and in fact interaction should be encouraged. One cannot help being cynical seeing any attempt to prevent such interaction in the proposed Code of Conduct.

I hope you seriously consider the above in your consideration and deliberations on Monday evening, and that you give the public the opportunity to provide comments on this important document before it is cast in stone.

Respectively,

s. 22(1)

West Vancouver.

Sent from my iPad

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, April 22, 2023 12:06 PM  
**To:** Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager; correspondence  
**Subject:** Code of Conduct Adoption

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Dear Mayor and Council,

Thank you for your service to our community. I am certain that respectful and exemplary conduct is what one wishes to strive for in municipal governance. Attending to the matter of adopting a 'Code of Conduct' for our District this Monday, April 24 will provide a roadmap of consensus with our community's leadership and for those that will seek such office in the years to come.

Kind regards,

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

Received at the April 24, 2023 regular Council meeting  
for Item 9.

April 24, 2023  
(6)(c)

**RE: Proposed Council Code of Conduct**

**Your Worship and Councilors:**

**On November 7, 2022, all of you pledged your Oath of Office before Chief Justice Robert J. Bauman. In that Oath you stated that you would abide by all rules related to conflict of interest, carry out your duties with integrity, be accountable for the decisions you make and the action you take in the course of your duties, be respectful of others, demonstrate leadership and collaboration, and perform the duties of office in accordance with the law.**

**Is your sworn word not good enough that we now have before us a proposed Council Code of Conduct that states the exact same thing, except it would be on paper?**

**This proposed Code of Conduct which is Staff-written and now up for debate, seems to indicate that you, as our Mayor and members of Council, did not have any input into this proposal. If this is true, why didn't you?**

**The Foundational Principles of Responsible Conduct for BC's local Governments sets out Key Foundational Principles: Integrity, Accountability, Respect, and Leadership & Collaboration. It is all common-sense. I have to believe that you were elected because the voters trusted that you would do your duties with honesty, integrity, respect and, common sense.**

**The complaint process to address alleged contraventions is wide open to interpretation using words such as frivolous, vexatious, or not made in good faith.**

**It appears that the District's Chief Administration Officer is responsible for overseeing the Complaint Process and the Process for Resolution. No disrespect to our CAO, but should he be the one to oversee this process when it involves a Council member when the Organizational Structure of the District is that HE reports to Council? Should a CAO be considered an ad-hoc integrity commissioner for the District?**

**If this proposed Code of Conduct is being written to solely do what is required by the Province, to indicate whether you will adopt a code of conduct or not, you should step back and consider telling them you don't need to adopt a code of conduct. Honor and obey your sworn Oath of Office, which is essentially, a Code of Conduct.**

**Respectfully submitted,**

s. 22(1)

West Vancouver, BC

s. 22(1)

# Foundational Principles of Responsible Conduct

For BC's Local Governments

## Key Foundational Principles:

- Integrity
- Accountability
- Respect
- Leadership & Collaboration

## What are foundational principles?

The foundational principles provide a basis for how local government elected officials fulfill their roles and responsibilities, including in their relationships with each other, with local government staff and with the public.

These principles are intended to guide both the conduct of individual elected officials and the collective behaviour of the local government council or board. The principles are also meant to guide local governments in fulfilling their corporate functions and responsibilities to their communities.

Responsible conduct at all of these levels is key to furthering a local government's ability to provide good governance to its community.

## How do the principles "fit" with legal obligations?

It is the duty of elected officials to understand and abide by all legal requirements that apply to elected officials and local governments<sup>1</sup>, and nothing in this document should be interpreted as taking precedence over such legal obligations.

Local government elected officials should interpret the principles described below in accordance with the responsibilities and obligations set out in B.C.'s local government legislation, other applicable legislation, the common law and the policies and bylaws of the local government.

## How are the principles incorporated into the existing local government framework?

Elected officials are encouraged to incorporate the foundational principles whenever they are carrying out their official duties; but there are some circumstances where they are required to consider these principles.

Elected officials must recite an oath or affirmation where they make a commitment to uphold these principles before they can hold office.

Elected officials must also contemplate these principles when considering adopting a code of conduct at the beginning of a new term.

These principles will continue to be incorporated into B.C.'s local government framework to help bolster responsible conduct practices.

<sup>1</sup> Many legal obligations apply to elected officials and local governments, including but not limited to rules about: ethical standards such as conflict of interest; open meetings; protecting confidential information; workplace safety such as harassment; and expenditure of local government funds.

## **INTEGRITY:**

### **Conducting oneself honestly and ethically**

- Be open and truthful in all local government dealings, while protecting confidentiality where necessary
- Behave in a manner that promotes public confidence, including actively avoiding any perceptions of conflicts of interest, improper use of office, or unethical conduct
- Act in the best interest of the public and community
- Ensure actions are consistent with the shared principles, values, policies, and bylaws collectively agreed to by the council or board
- Demonstrate the same ethical principles during both meetings that are open and closed to the public
- Express sincerity when correcting or apologizing for any errors or mistakes made while carrying out official duties

<sup>2</sup> Discriminatory conduct includes any verbal or physical actions taken against someone because of their Indigenous identity, race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender identity or expression, or age pursuant to the BC Human Rights Code.

## **Foundational Principles of Responsible Conduct**

## **RESPECT:**

### **Valuing the perspectives, wishes, and rights of others**

- Treat elected officials, staff, and the public with dignity, understanding and respect
- Acknowledge how people's beliefs, values, ideas, and contributions add diverse perspectives
- Create an environment of trust, including displaying awareness and sensitivity around comments and language that may be perceived as offensive or derogatory
- Refrain from any form of discriminatory conduct<sup>2</sup> against another elected official, staff, or the public
- Honour the offices of local government and fulfill the obligations of Mayor/Chair and Councillor/Director dutifully
- Recognize and value the distinct roles and responsibilities of local government staff
- Call for and expect respect from the community towards elected officials and staff
- Ensure that public statements and social media posts that concern other elected officials, staff, and the public are respectful

## **ACCOUNTABILITY:**

### **An obligation and willingness to accept responsibility or to account for one's actions**

- Be transparent about how elected officials carry out their duties and how council conducts business
- Ensure information and decision-making processes are accessible to the public while protecting confidentiality where necessary
- Correct any mistakes or errors in a timely and transparent manner
- Accept and uphold that the council/board is collectively accountable for local government decisions, and that individual elected officials are responsible and accountable for their behaviour and individual decisions
- Listen to and consider the opinions and needs of the community in all decision-making, and allow for public discourse and feedback
- Act in accordance with the law, which includes, but is not limited to, the statutes, bylaws, and policies that govern the local government

## **LEADERSHIP AND COLLABORATION:**

### **An ability to lead, listen to, and positively influence others; coming together to create or meet a common goal through collective efforts honestly and ethically**

- Demonstrate behaviour that builds public confidence and trust in local government
- Provide considered direction on municipal policies and support colleagues and staff to do the same
- Educate colleagues and staff on the harmful impacts of discriminatory conduct, and take action to prevent this type of conduct from reoccurring if necessary
- Create space for open expression by others, take responsibility for one's own actions and reactions, and accept the decisions of the majority
- Advocate for shared decision-making and actively work with other elected officials, staff, the public, and other stakeholders to achieve common goals
- Foster positive working relationships between elected officials, staff, and the public
- Commit to building mutually beneficial working relationships with neighbouring First Nations to further advance reconciliation efforts
- Positively influence others to adhere to the foundational principles of responsible conduct in all local government dealings

The Working Group on Responsible Conduct is a joint initiative between the UBCM, LGMA and the Ministry of Municipal Affairs. The Group was formed to undertake collaborative research and policy work around issues of responsible conduct of local government elected officials.

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, April 25, 2023 9:46 AM  
**To:** Mark Sager; +ccassidy@westvancouver.ca; Nora Gambioli; +ssnider@westvancouver.ca; correspondence; +lwatt@westvancouver.ca; +plambur@westvancouver.ca; Sharon Thompson  
**Subject:** Code of Conduct Bylaw: Request to amend

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

Dear Mayor and Council

The draft Code of Conduct bylaw is great. But it's missing Code of Conduct guidelines for residents. Staff, councillors and volunteers need the framework of a Code of Conduct to lean on when residents deal with them disrespectfully or are disruptive or destructive in meetings. **I'd like to recommend that the focus of this bylaw be expanded to include the conduct of residents when interacting with the District.**

I've been in committee meetings where residents (present as "the public") have been downright personal in their insults to certain committee members. There is no framework for staff or councillors who are present that allows them to bring such residents into order. This nasty behaviour has been going on for a while now and some of the new councillors have witnessed it first hand but were unable to deal with it being that there are no guidelines of an agreed Code of Conduct.

Thank you for your consideration.

Best

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

**From:** Edgar Dearden <eddie@gnarinc.com>  
**Sent:** Friday, April 21, 2023 3:29 PM  
**To:** correspondence  
**Subject:** Simple Language Update to Boost Climate Awareness & Drive Immediate Action  
**Attachments:** Transcripts asking 'Do you know what natural gas is'.pdf

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

To the Mayor and Council,

Imagine hearing the term "natural gas" for the very first time. What might it mean? Logically, one might assume it refers to any gas naturally emitted, such as oxygen (O<sub>2</sub>) produced by plants, carbon dioxide (CO<sub>2</sub>) produced by animals, or radon (Rn) produced by rocks.

There are, in fact, hundreds of naturally occurring gasses on Earth, including: ammonia (NH<sub>3</sub>), argon (Ar), carbon monoxide (CO), chlorine (Cl<sub>2</sub>), helium (He), hydrogen (H<sub>2</sub>), hydrogen sulfide (H<sub>2</sub>S), krypton (Kr), neon (Ne), nitrogen (N<sub>2</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), sulfur dioxide (SO<sub>2</sub>), water vapor (H<sub>2</sub>O) and xenon (Xe) to name a few.

However, the term "natural gas" as you use it specifically refers to just one, methane (CH<sub>4</sub>), a product of anaerobic decomposition of organic matter.

I am writing to express my concern that many residents of your municipality may not be aware that "natural gas" is a fossil fuel. I have attached a PDF containing transcripts of conversations with five working professionals in BC who could not correctly define "natural gas."

Now, consider hearing the term "fossil gas" for the very first time. One might logically deduce that it refers to a gas that is a fossil fuel, which is accurate. The term "fossil" means "preserved from a past geologic age," and "fossil gas" aptly describes the combustible gas obtained through hydraulic fracturing or "fracking" from shale rock formations under the ground in Northern BC.

I request that your organization update its style guide to replace the term "natural gas" with "fossil gas" when referring to the gas supplied to consumers. This change would clarify that the subject is fossil fuel that we must urgently reduce.

This simple, impactful climate action can be enacted immediately by updating documents using the Find & Replace function in most word processing applications. Please consider the following motion to direct municipal staff to make this change:

"WHEREAS the term 'natural gas' may lead to confusion about its nature as a fossil fuel, BE IT RESOLVED that the Council directs municipal staff to replace the term 'natural gas' with 'fossil gas' in all municipal documentation, thereby improving public understanding and promoting urgency in addressing climate change."

Kind Regards,



**EDDIE DEARDEN**

*CEO & Founder*

📍 206 - 1420 Alpha Lake Rd Whistler BC V8E 0R8

🌐 [www.gnarinc.com](http://www.gnarinc.com)

📞 604.962.1611





## APPENDIX A: TRANSCRIPTS ASKING: 'DO YOU KNOW WHAT NATURAL GAS IS?'

---

### **Conversation 1 (two people present):**

Eddie: Do you know what natural gas is?

Person 1: I think natural gas is like the actual air gas

Person 2: No, not really. Why?

Eddie: I'm just curious, do you know what it is?

Person 1: I don't know if its like liquid or actual air gas

Person 2: I think it's like a fuel and you like, put it in a tank and burn it?

Eddie: Sure that's close enough

Person 2: Yes, nailed it!

---

### **Conversation 2:**

Eddie: Do you know what natural gas is?

Person 3: Gas that comes from the earth naturally

Eddie: Could you tell me more about that?

Person 3: No I don't know

Eddie: Do you know where they get it from?

Person 3: No

Eddie: Do you know what it is?

Person 3: No I don't know, it's a long time since I've been in science class

---

### **Conversation 3:**

Eddie: May I ask you the question I ask everyone who starts here?

Person 4: Yes

Eddie: Do you know what natural gas is?

Person 4: I don't want to say yes but I don't want to say no

Eddie: Say whatever you think

Person 4: No not really

Eddie: I keep telling everyone that people don't know what natural gas is.

Person 4: I don't think I really know, maybe if I looked it up.

---

**Conversation 4:**

Eddie: You seem like an informed fellow, I have a question that I have been asking people, do you know what natural gas is?

Person 5: Natural?

Eddie: Natural gas.

Person 5: Where it actually comes from, or what it actually is?

Eddie: Yeah, what is it?

Person 5: I know it's not propane, but I know it is something similar to it. But, I wouldn't actually know to tell you the truth what actual real natural gas is and where it comes from.

Eddie: That's a perfect, great answer. I'm finding most people don't know.

Person 5: I know natural gas is similar to propane, but I know it is not the same. I know that what we have in our houses is natural. Where they get it from and all that I don't know.

Eddie: Do you know what fossil gas is?

Person 5: No.

Eddie: Can you figure it out?

Person 5: Gas that's a fossil fuel?

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 23, 2023 10:46 PM  
**To:** correspondence  
**Subject:** 2550 Queens Avenue Proposed Development

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

To: The Mayor and Councillor's of the Corporations of the District of West Vancouver:

Mayor Mark Sager

Councillor's:

Christine Cassidy, Nora Gambioli, Peter Lambur, Scott Snider, Sharon Thompson.

District of West Vancouver File Manager: Hanna Demyk

Re: Application for Subdivision, Lot Variance, and Development – 2550 Queens Avenue, West Vancouver

As you may know, there is currently an application for a proposed subdivision, lot variance, and development in the 2500 block of Queens Avenue by Solaimani Developments. The Municipality of West Vancouver has known of this proposal for some time.

As lifelong residents of West Van we were not made aware of this proposal until quite recently, when we received a plain white envelope in our mailbox with a white sticker anonymously labelled Owner. It is likely that those people who received the envelope would have considered it junk mail and not opened it. The envelope lacked a return address, or any other identification, and there was nothing to show the Municipality's involvement, all of which is unacceptable.

Specifically, and of far more importance, our question is, 'What exactly are the Municipality's plans with respect to the 2500 block of Queens Avenue, as well as it's resident's properties, at this time, and in the foreseeable future?' What is the Municipality's intent in considering this proposal? It has been our experience that governments in general do not make changes to a neighborhood's character, be it residential or commercial, unless they have undertaken numerous consultations and planning sessions that support their intentions and decisions. These consultations and planning sessions would include the residents who may potentially be directly affected by those changes. Re-zoning an area, along with variances of this magnitude are major changes.

Present residents of the 2500 block Queens Avenue purchased, or built their homes for the large quiet lots, privacy, wide side yards, large gardens that encourage nature, and the capture of run off from sloped properties [REDACTED] s.22(1) did not buy on Queens anticipating the building of a quadplex, complete with a parking lot, attracting multiple tenants, and likely a minimum of six vehicles.

[REDACTED] s22(1) we want to know what position the Municipality and Planning Department are taking with respect to the future of Queens Avenue. It is [REDACTED] s.22(1) neighbourhood that the developers are attempting to destabilize. Prior to any further consideration of the proposed development by West Vancouver Municipality the information we are asking for must be presented to the residents in writing.

Due to the steep terrain, and during frost, freezing temperatures, and snow, attempting to walk to Dundarave in these conditions to shop is treacherous and/or impossible. When it snows, buses do not run on Queens, and normally they only run hourly. The price of land on Queens and the cost of development and construction today would require the rents of the proposed dwellings to be very expensive and likely not in the affordability range for people who may work or want to work in West Van.

The developers are attempting to set a precedent by changing zoning by-laws along with variance changes and establish developments that would be a major and unwanted change to our neighbourhood. The local traffic would increase exponentially. If this development were to be permitted there are at least four s.22(1) lots in the 2500 block of Queens that could use the developer's precedent to further undermine our neighborhood. This is yet another reason why the residents must be told now exactly what the Municipality is planning for our neighbourhood. The 2500 block Queens, and a large swath of mid and upper Dundarave are not suitable for the type of development being proposed.

Yours truly,

s. 22(1)

Life residents of West Van,

s. 22(1)

and

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, April 25, 2023 9:13 AM  
**To:** correspondence; Info; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt  
**Subject:** Cathy Peters update- Child Sex Trafficking in BC and How To Stop It  
**Attachments:** Be Amazing Brochure - December 2022.pdf

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

Dear Mayor Mark Sager, West Vancouver City Council and staff,

My name is Cathy Peters.

I have been raising awareness about Human Sex Trafficking, Sexual Exploitation and **Child Sex Trafficking and How to stop it.**

I have presented to BC politicians, police and the public for the past 10 years.

*I presented to the Council on November 21, 2022.*

**ASK: to present to the West Vancouver Police Board.**

**BC has the most notorious cases in Canada:**

Amanda Todd (victim), Reza Moazami (sex trafficker) and Robert Pickton (sex buyer and serial killer).

British Columbia is a magnet for criminals, organized crime and International crime syndicates.

The current Federal Law, "**The Protection of Communities and Exploited Persons Act**" is not enforced in BC, so sex buyers and sex traffickers act with impunity.

BC urban centers have become sex tourism destinations.

Indigenous women and girls are first casualties.

Attached is my updated brochure and biography.

My website is upgraded. Please view.

beamazingcampaign.org

The **Canadian Sexual Exploitation Summit** is May 3-5. It is virtual and free.

Global experts will be participating.

<https://sexualexploitationsummit.ca>

I will be presenting on "Child Sex Trafficking in Canada and How To Stop It".

Please attend.

I will be at **UBCM in September with a booth** for the "Be Amazing Campaign- To Stop Sexual Exploitation".

Please alert the Provincial Government, Premier, Attorney General and Solicitor General that this issue is a priority in British Columbia.

All emergency services staff need training in this area (police, fire, ambulance, etc).

A Provincial public awareness program is needed.

**ASK: Please share this information with your staff, stakeholders, law enforcement, educators, health providers, emergency service and frontline service providers.**

**Please contact me for follow up information. Please confirm you have received this email.**

Sincerely, Cathy Peters  
BC anti human trafficking educator, speaker, advocate  
beamazingcampaign.org

s. 22(1)

North Vancouver, BC

s. 22(1)

Queen's Platinum Jubilee Medal Recipient for my anti human trafficking advocacy work

Human sex trafficking and sexual exploitation for the purpose of prostitution is the fastest growing crime in the world. It is a lucrative crime targeting our youth, children, and the vulnerable.



You can help stop sexual exploitation starting in your community:

**Learn** about the issue.

**Share** it with others.

**Alert** your politicians that sexual exploitation must stop.

An Anti-Human Trafficking Initiative

**BeAmazingCampaign.org**

.....  
Canadian National Human Trafficking Hotline

**1-833-900-1010**



THE QUEEN'S  
PLATINUM JUBILEE 2022  
MEDAL RECIPIENT

**Learn.  
Share.  
Alert.**

**Be Amazing**



An Anti-Human  
Trafficking Initiative

PRESENTED BY

**Cathy Peters**

**BeAmazingCampaign.org**

# A modern equal society does not buy and sell women and children.

Cathy Peters raises awareness about the issue of human sex trafficking, sexual exploitation and child sexual trafficking which is for the purpose of prostitution. She speaks and presents to politicians, police and the public.

Today's slavery has low costs and huge profits; a trafficker can make hundreds of thousands of dollars *per victim* per year.

The average age of entry into prostitution is 12–14 years of age in Canada, although traffickers are targeting children as young as 8. There has been a dramatic increase in child exploitation along with the production and consumption of child pornography. Unregulated technology has increased the demand for commercially paid sex.

The biggest problem in Canada is that the public is unaware of the issue. Women, youth, children, the marginalized and vulnerable will become potential targets and victims unless we do something to stop it.

**Learn. Share. Alert.**  
[BeAmazingCampaign.org](https://BeAmazingCampaign.org)



Cathy Peters is a former inner city high school teacher and, since 2014, has made over 600 presentations to more than 20,000 people.

She has received 14 Challenge Coins from Victoria, Kitmat, North Vancouver, Coquitlam, Richmond, Surrey, and Chilliwack RCMP detachments, RCMP HQ Counter Exploitation Unit, New Westminster Police Department after presenting at the Justice Institute, Federal Corrections, Delta, Abbotsford, and the Vancouver Police Department.

Cathy's work was introduced in the BC Legislature and she was asked to three Federal Justice Committees on human trafficking. She has been a speaker to three MMIWG gatherings, numerous Indigenous groups, and had a booth at the July 2022 Assembly of First Nations Convention where she met hundreds of Indigenous leaders.

Cathy was nominated for an Order of BC Award and for the Carol Matusicky Distinguished Service to Families award. In 2022 she presented at the Global Summit *Connecting to Protect: Addressing the Harms of Porn on Youth from a Public Health Perspective* (University of Calgary) and presented at the first RCMP Human Trafficking webinar for law enforcement across Canada. Cathy received a Queen's Platinum Jubilee Medal for her anti-human trafficking advocacy work.



---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, April 25, 2023 9:54 PM  
**To:** Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark Sager; correspondence  
**Subject:** Public Rising and the Flag

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Dear Mayor and Council,

I attended my first council meeting on April 24, 2023 and I would like to ask for clarification about what took place when you entered the room to start the meeting. An announcement was made for the public to stand and this seemed rather surprising but, I would like to learn more about your protocol. It seemed that what took place would occur in a court of law or in a parliamentary setting.

I was wondering about the four flags on display. Our municipality, our province, Great Britain and Canada's flags were visible and I was intrigued by the Union Jack. What is its historical significance for its presence for those who serve on council?

Finally, I would like to ask if there is a Mayor's Chain of Office for our District that is on display, when not in use? I appreciate the time that will be taken to answer these questions and I will be sharing responses with my [REDACTED] s. 22(1) [REDACTED] s. 22(1) in short order.

Kind regards,

[REDACTED] s. 22(1)

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

Mayor Mark Sager  
Councilors Cassidy, Gambioli, Lambur, Snider, Thompson and Watt  
Chief Administrative Officer Robert Bartlett  
Manager Planning & Development Jim Bailey  
District of West Vancouver  
British Columbia,  
Canada

This cover page of introduction accompanies a 28-page examination of the status of residential development along Rodgers Creek, West Vancouver.

Up until now my efforts to communicate with Mayor and Council, Robert Bartlett CAO and Jim Bailey Manager Planning & Development regarding the protection of riparian areas of West Vancouver has been through words.

The intention with this compilation of clear and accurate orthophotographic imagery is to assist the District in recognizing the alarming departure from standards that have prevailed until recently, and the imperative need to uphold the legal, ethical and ecologically sound governance of West Vancouver, specifically at this juncture, of this vital salmon spawning creek, in order that we, as the District of West Vancouver be in compliance with the highest provincial standards for riparian area protection.

I have once again gone to my own personal expense, without hesitancy; as You know I am passionate about speaking up for live waterways and habitat for all species, including this of Rodgers Creek.

As far as I am aware, how this matter has been left is alarming and requiring of honest 2-way engagement between citizens and the District. I have not and am still not experiencing what I believe this issue deserves.

I thank You all in advance for your attention, your consideration and your response.

s. 22(1)



West Vancouver, BC

s. 22(1)

Figure 1: Creeks of West Vancouver Between Dundarave and West Bay



Legend

- Creeks from East to West
- - - - - Marr Creek
  - - - - - Rodgers Creek
  - - - - - Pipe Creek
  - - - - - Westmount Creek
  - 2859 Bellevue Avenue  
(Bisected by Rodgers Cr.)

Notes

Orthophoto image from 2020

1: 10,000



508.0 0 254.00 508.0 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Figure 2: Rodgers Creek Riparian Area Measured 30 Metres, Either Side From Centre of Creek



Legend

- - - Creek Centreline
- Rodgers Creek Riparian Area
- Property Line (2859 Bellevue Avenue)

Notes

1: 10,000



WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Figure 3: Rodgers Creek Riparian Area, Delineated at 30 - 15 - 10 - 5.5 Metres. from Centre of Creek.



Legend

- ..... Creek Centreline
- 30 Metres
- 15 Metres
- 10 Metres
- 5.5 Metres

Notes

Orthophoto image from 2020

508.0 0 254.00 508.0 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

1: 10,000



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Table 1 : Properties of West Vancouver that Interface with the Riparian Area of Rodgers Creek**

Address	Street	Location of Encroachment				Year Built (as per Westmap)	Appendix Number
		5.5 Metre	10 Metre	15 Metre	30 Metre		
2832	Bellevue Avenue	None	None	None	Partial	2023	1
2842	Bellevue Avenue	None	Partial	Partial	Full	1986	1
2848	Bellevue Avenue	None	None	Partial	Full	1997	1
2854	Bellevue Avenue	None	None	None	Partial	2010	1
2843	Bellevue Avenue	None	None	None	Partial	1938	2
<b>2859</b>	<b>Bellevue Avenue</b>	Partial	Partial	Partial	Full	1938	2
2863	Bellevue Avenue	None	Partial	Partial	Full	2005	2
2836	Bellevue Avenue	None	None	None	None	1920	3
2860	Marine Drive	None	None	None	Partial	1946	3
2821	Marine Drive	None	None	Partial	Partial	1941	4
2833	Marine Drive	None	None	Partial	Full	1987	4
2843	Marine Drive	None	None	None	Partial	1987	4
1405	28th Street	None	None	None	Partial	1947	5
1425	28th Street	None	None	None	Partial	1954	5
2810	Mathers Avenue	None	None	Partial	Full	1974	6
2795	Mathers Avenue	None	None	None	Partial	2012	7
2780	Nelson Avenue	None	None	None	Partial	1976	8
2791	Nelson Avenue	None	None	None	Partial	1987	8
2847	Mathers Avenue	None	None	None	None	1925	8
1650	29th Street	None	None	None	None	1975	8
1660	29th Street	None	None	None	None	1938	9
1670	29th Street	None	None	None	None	1924	9
1690	29th Street	None	None	None	None	1979	10
1720	29th Street	None	None	None	None	1951	10
2782	Ottawa Avenue	None	None	None	Partial	1974	11
2787	Ottawa Avenue	None	None	None	Partial	1974	11
1760	29th Street	None	None	None	None	2018	12
1770	29th Street	None	None	None	None	1991	12
1810	29th Street	None	None	None	None	1932	12
1820	29th Street	None	None	None	None	1992	13
1850	29th Street	None	None	None	None	1964	13
1890	29th Street	None	None	None	None	1969	13
1896	29th Street	None	None	None	None	2002	14
2888	Roseberry Avenue	None	None	None	None	2012	14
1795	28th Street	None	None	None	None	1957	15
1803	28th Street	None	None	None	None	1986	15
1805	28th Street	None	None	None	Partial	1963	15
1845	28th Street	None	None	None	None	1984	16
1875	28th Street	None	None	None	None	1984	16
1911	28th Street	None	None	None	Partial	1988	16
1963	28th Street	None	None	None	Partial	1954	17
2011	28th Street	None	None	None	Partial	1967	17
2021	28th Street	None	None	None	Partial	1967	18
2025	28th Street	None	None	Partial	Full	1967	18
2031	28th Street	None	None	Partial	Full	1967	18
2055	28th Street	None	None	None	Full	1968	18
2085	28th Street	None	None	None	Full	1968	19
2115	28th Street	None	None	None	Full	1993	19
2145	28th Street	None	None	None	Full	1968	20
2165	28th Street	None	None	None	Full	1968	20
2185	28th Street	None	Partial	Partial	Full	1968	21
2195	28th Street	None	None	Partial	Full	2002	21
2901	Tower Hill Crescent	None	None	None	None	NA	22
2905	Tower Hill Crescent	None	None	None	None	NA	22
2909	Tower Hill Crescent	None	None	None	None	NA	22
2915	Tower Hill Crescent	None	None	None	None	NA	22
2923	Altamont Crescent	None	None	None	None	1964	23
2925	Altamont Crescent	None	None	None	None	1956	23
2927	Altamont Crescent	None	None	None	None	1998	23
2931	Altamont Place	None	None	None	None	1970	24
2935	Altamont Place	None	None	None	None	1956	24
2937	Altamont Place	None	None	None	None	1963	24

# Appendix



Legend

- 30 Metres
- 15 Metres
- 10 Metres
- 5.5 Metres

Notes

Orthophoto image from 2020

25.4 0 12.70 25.4 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





Legend

- 30 Metres
- 15 Metres
- 10 Metres
- 5.5 Metres

Notes

Orthophoto image from 2020

1: 500



25.4 0 12.70 25.4 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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Legend

- 30 Metres
- 15 Metres
- 10 Metres
- 5.5 Metres

Notes

Orthophoto image from 2020

25.4 0 12.70 25.4 Meters

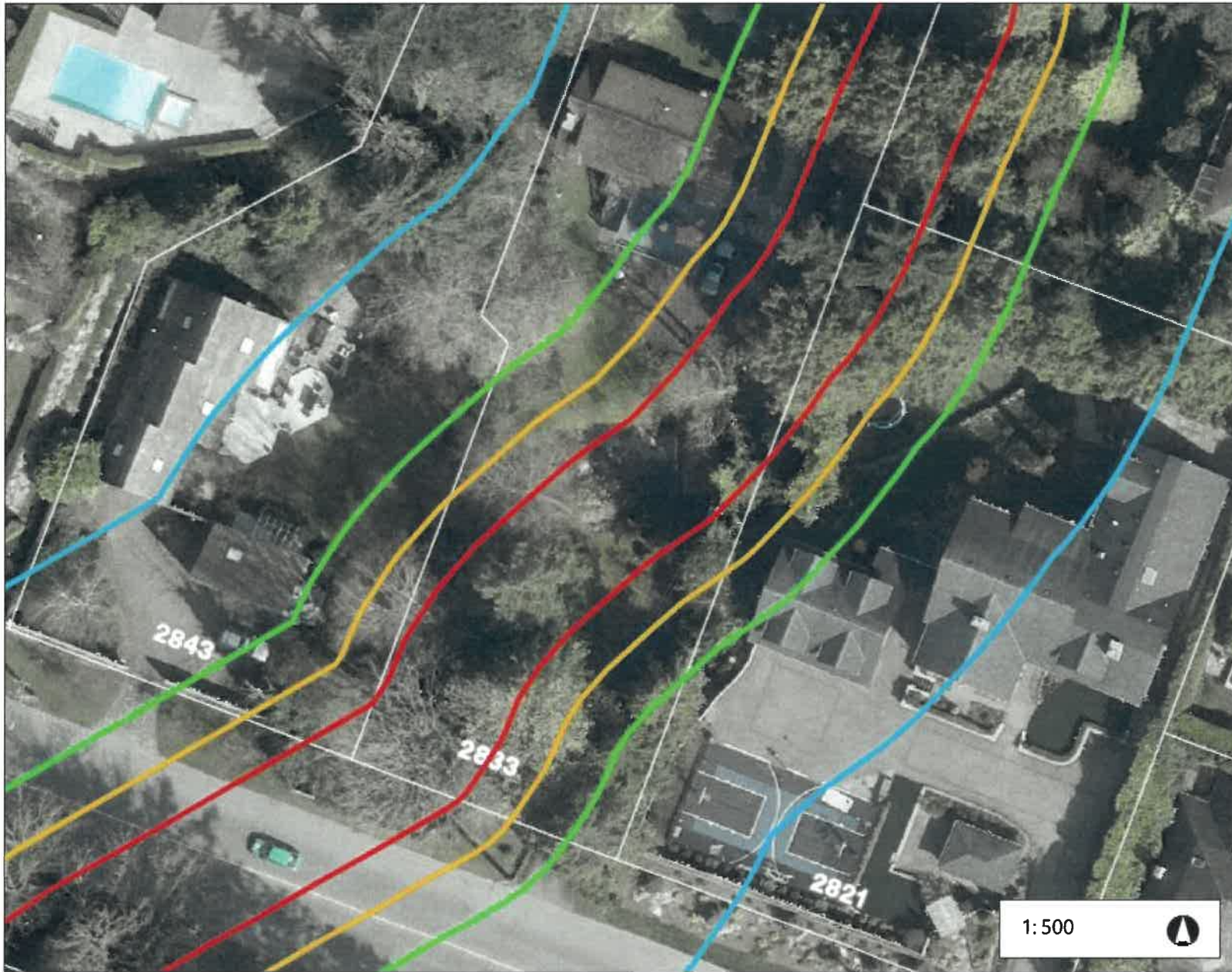
WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

1:500



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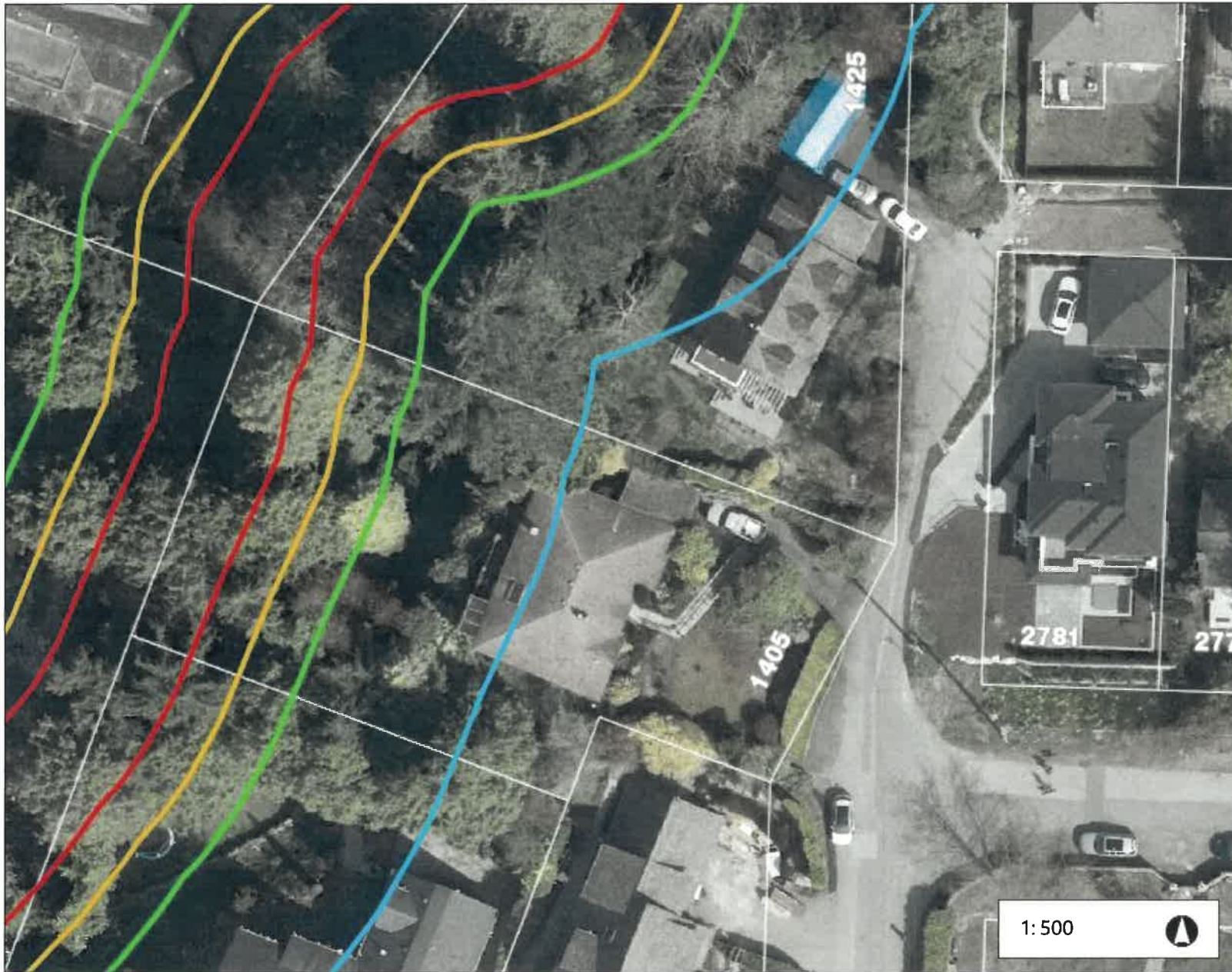
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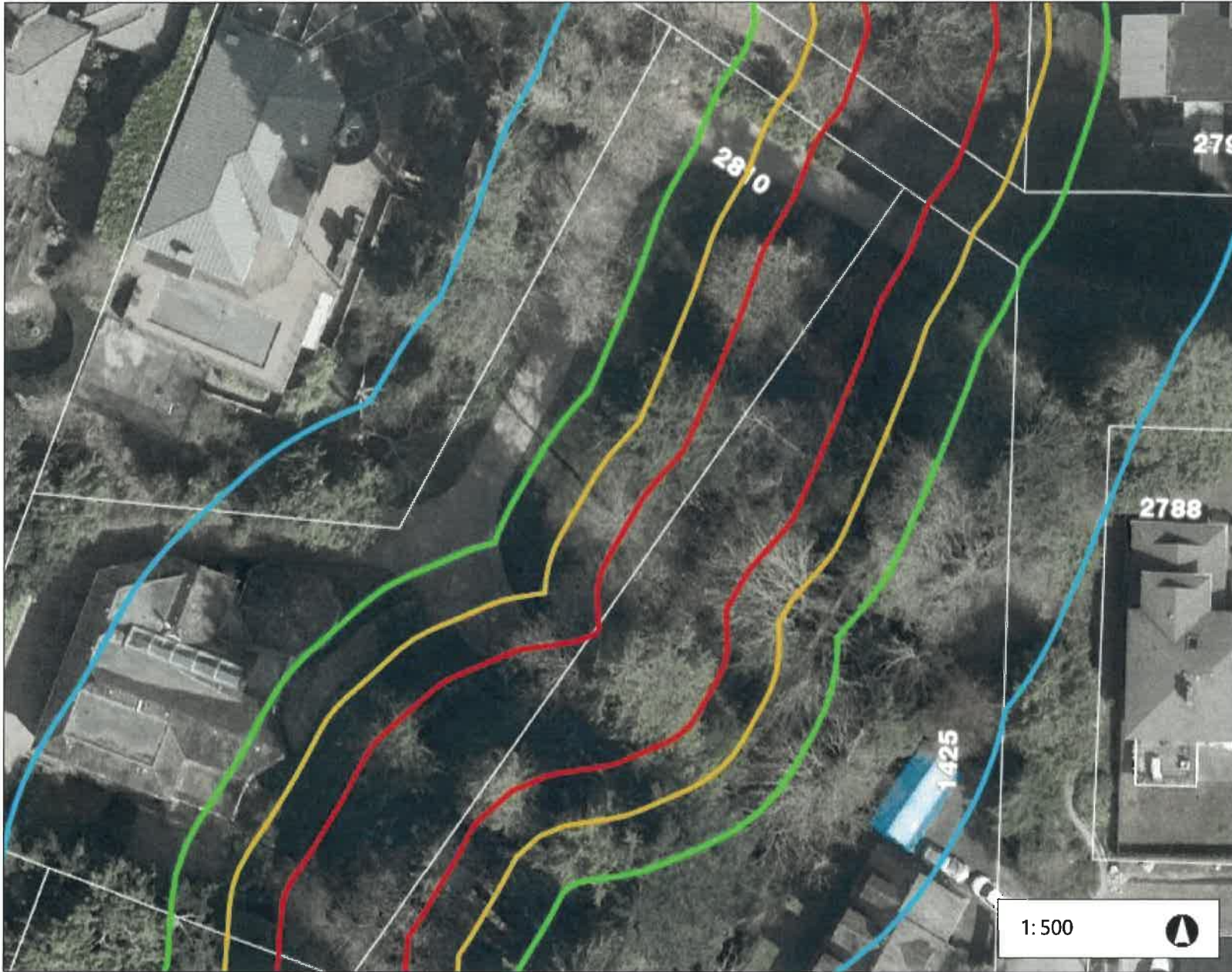


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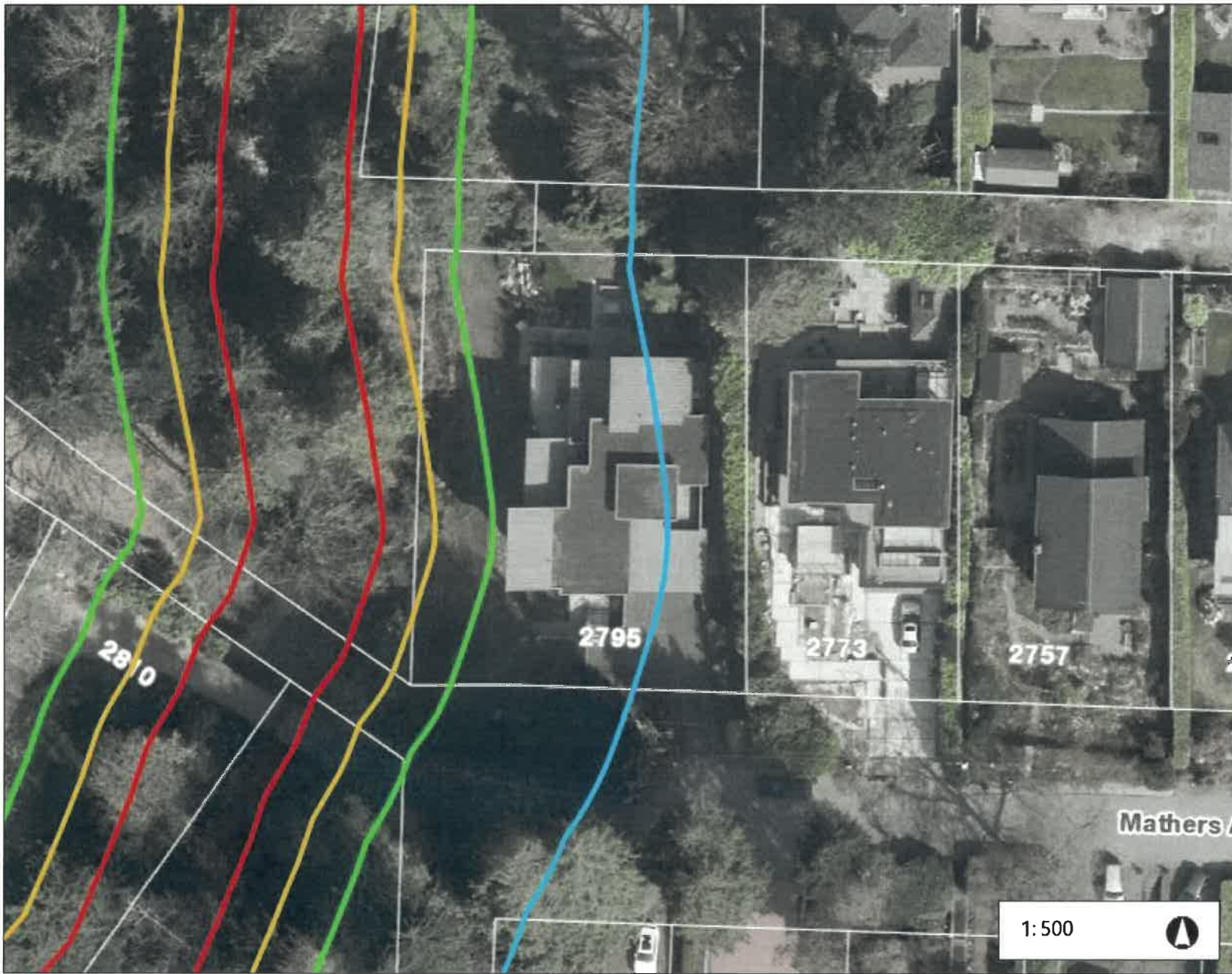
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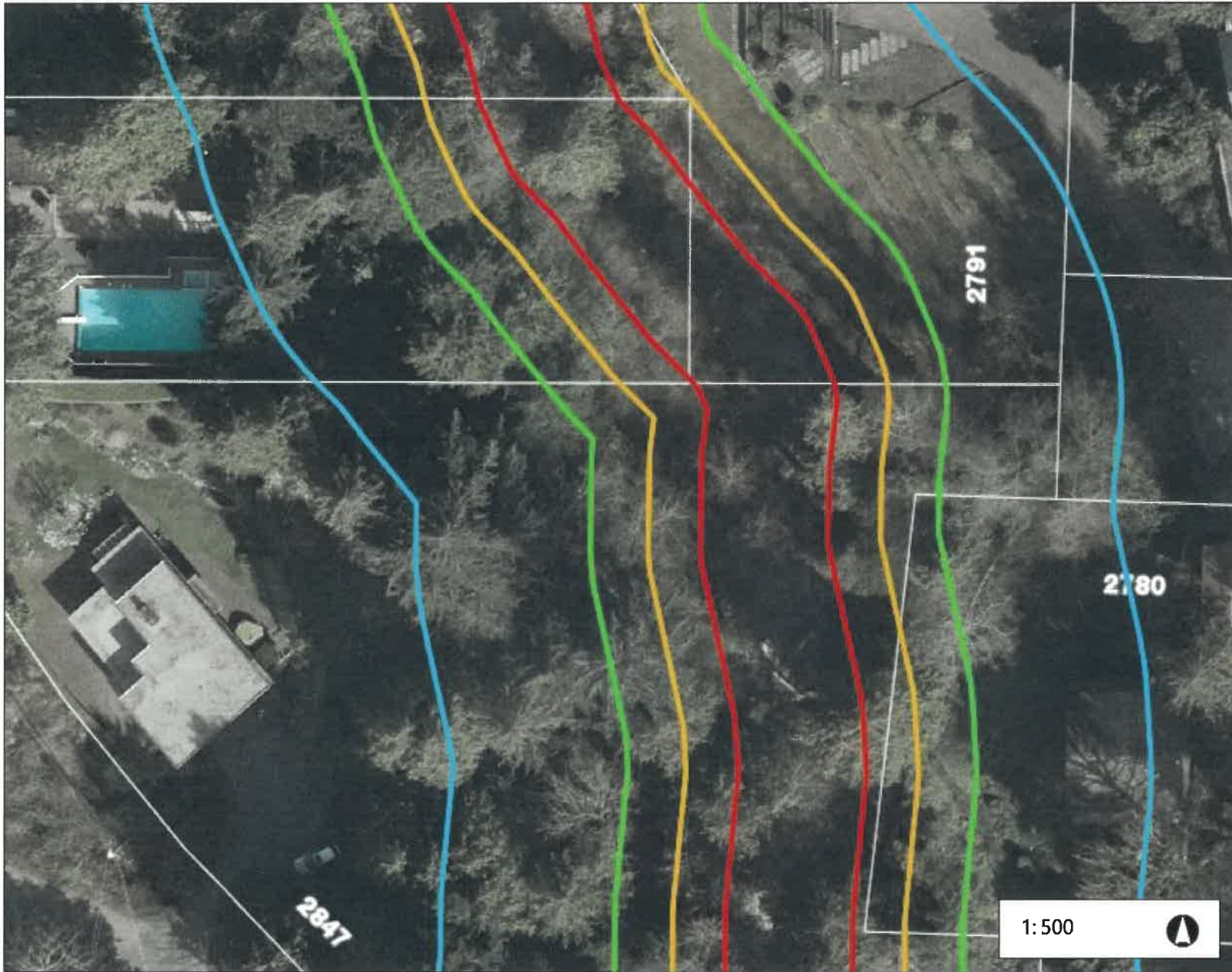
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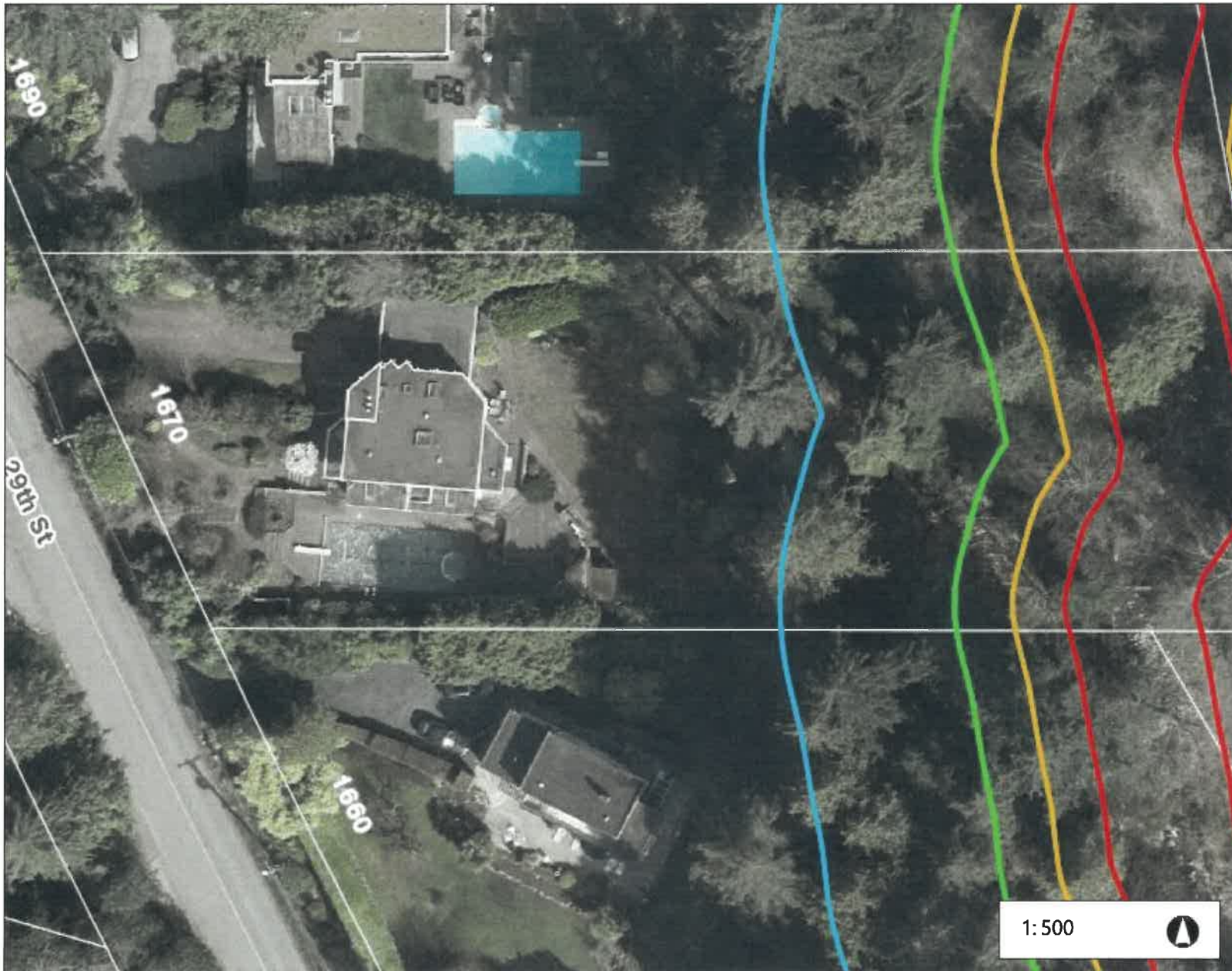
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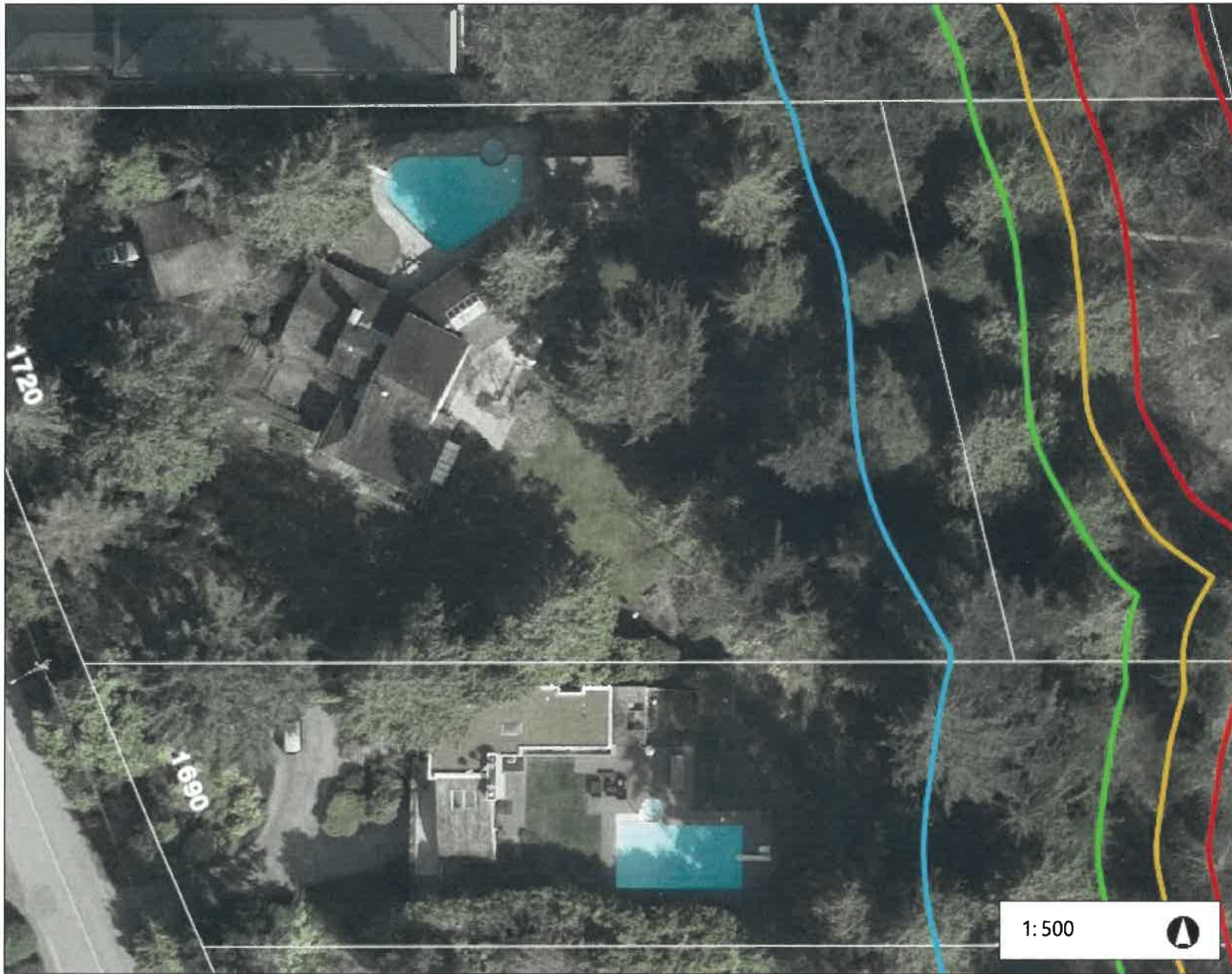
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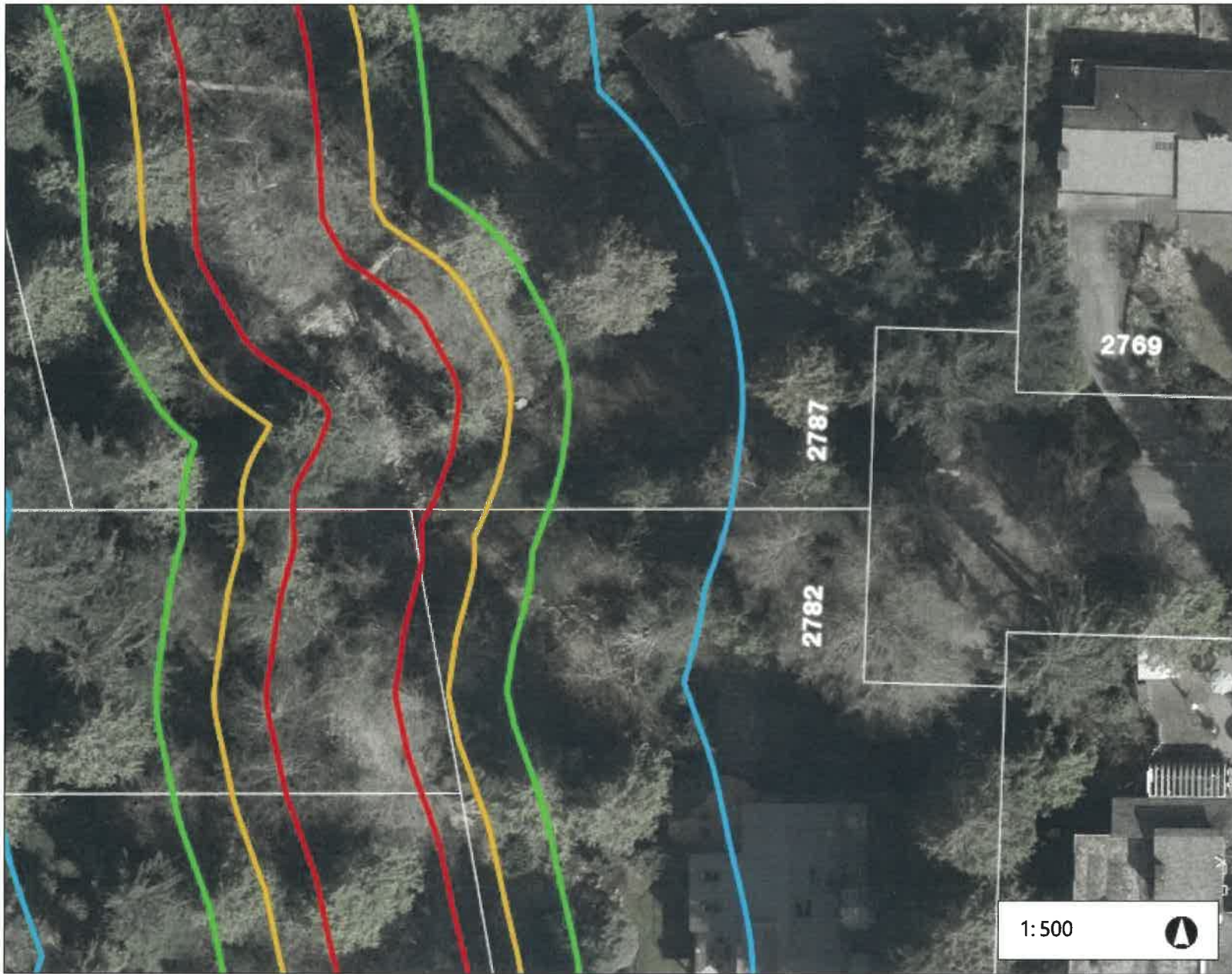
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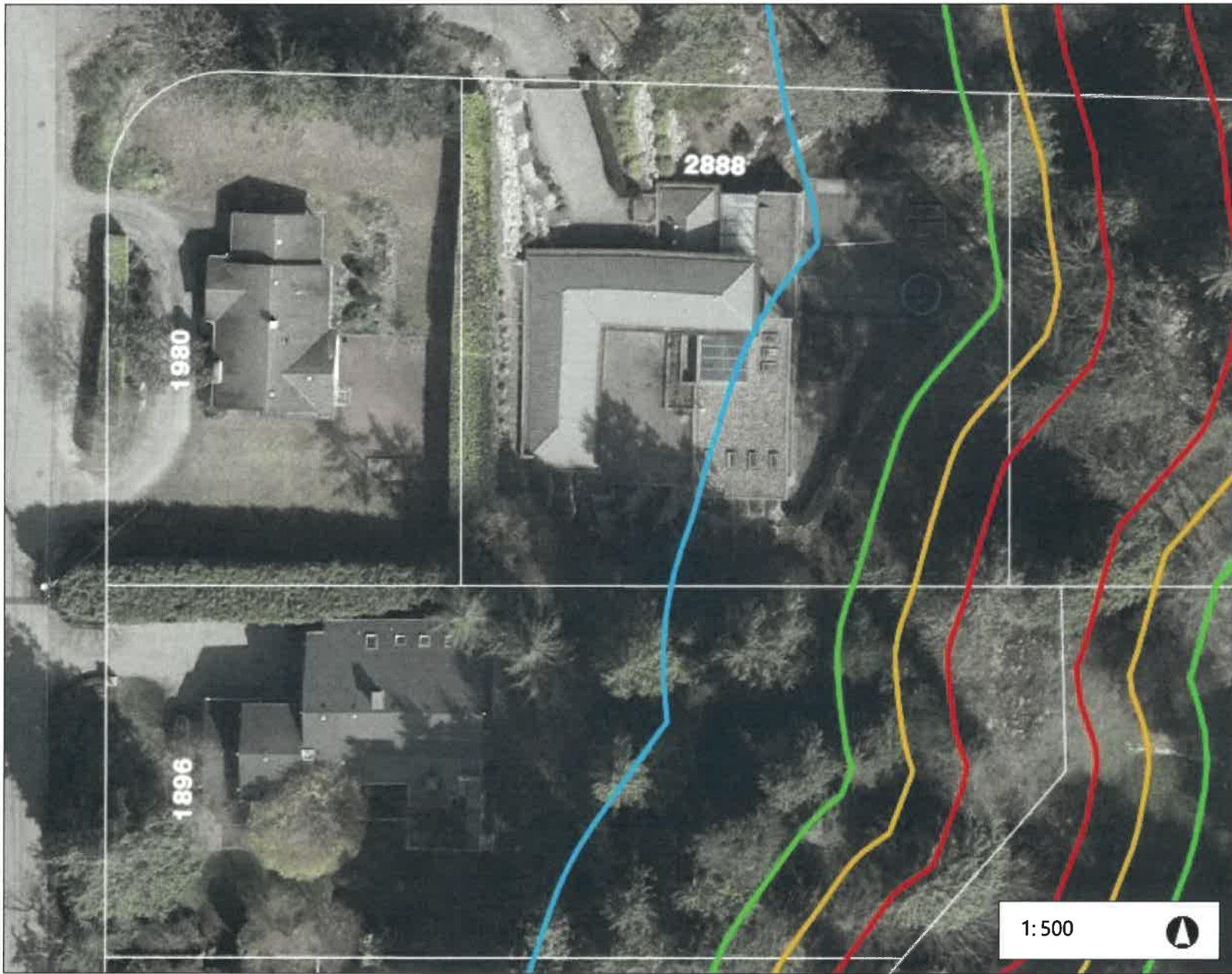
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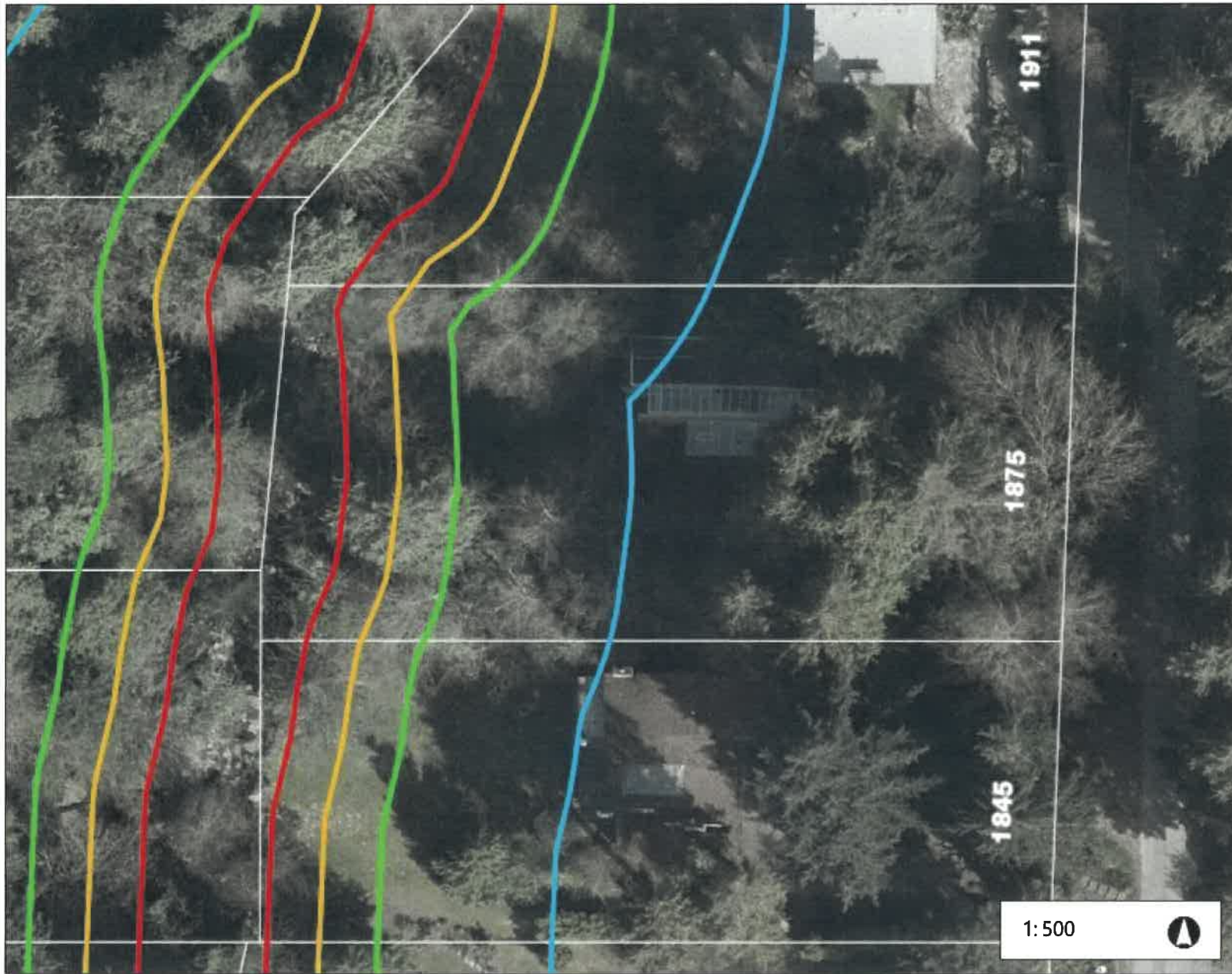


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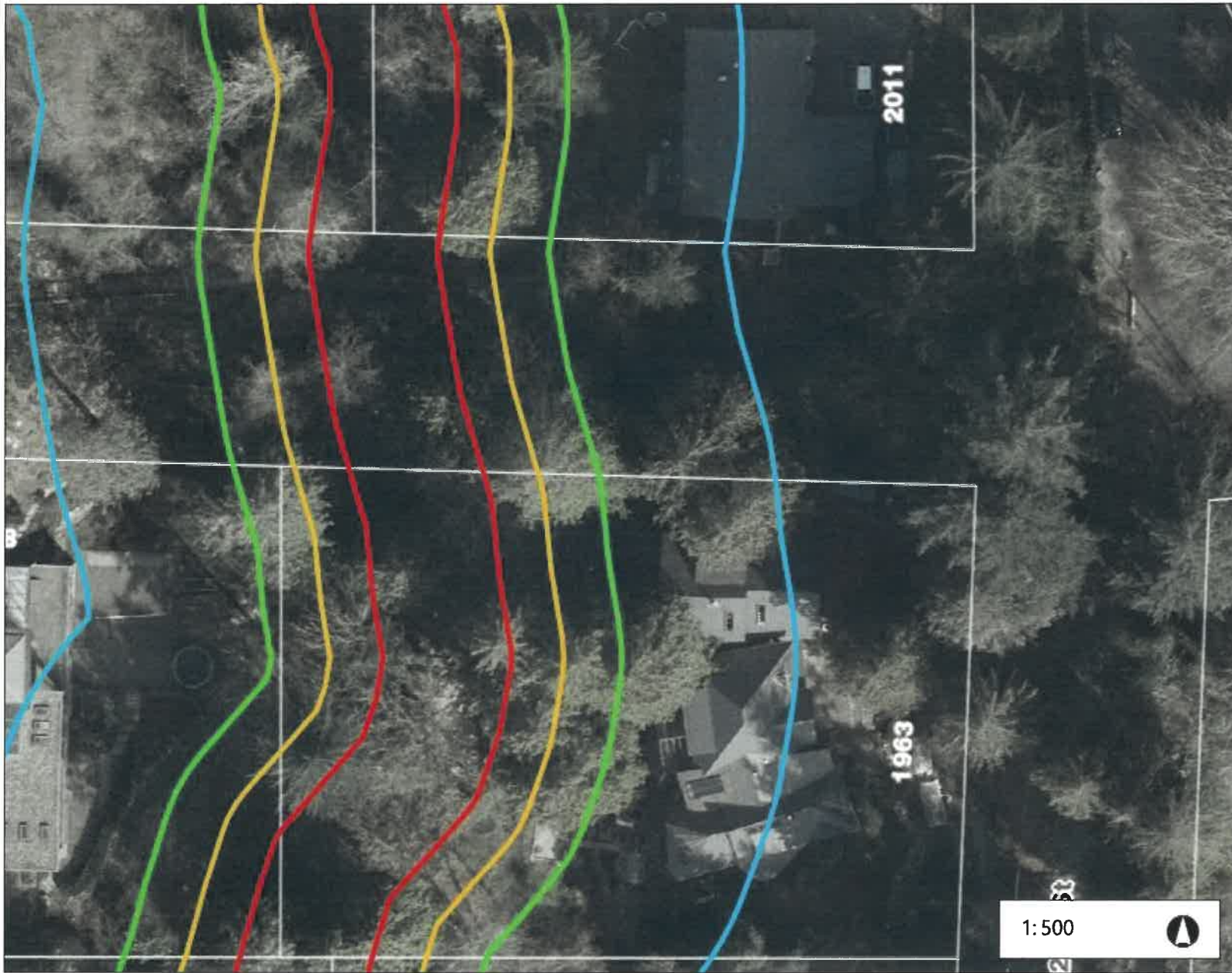
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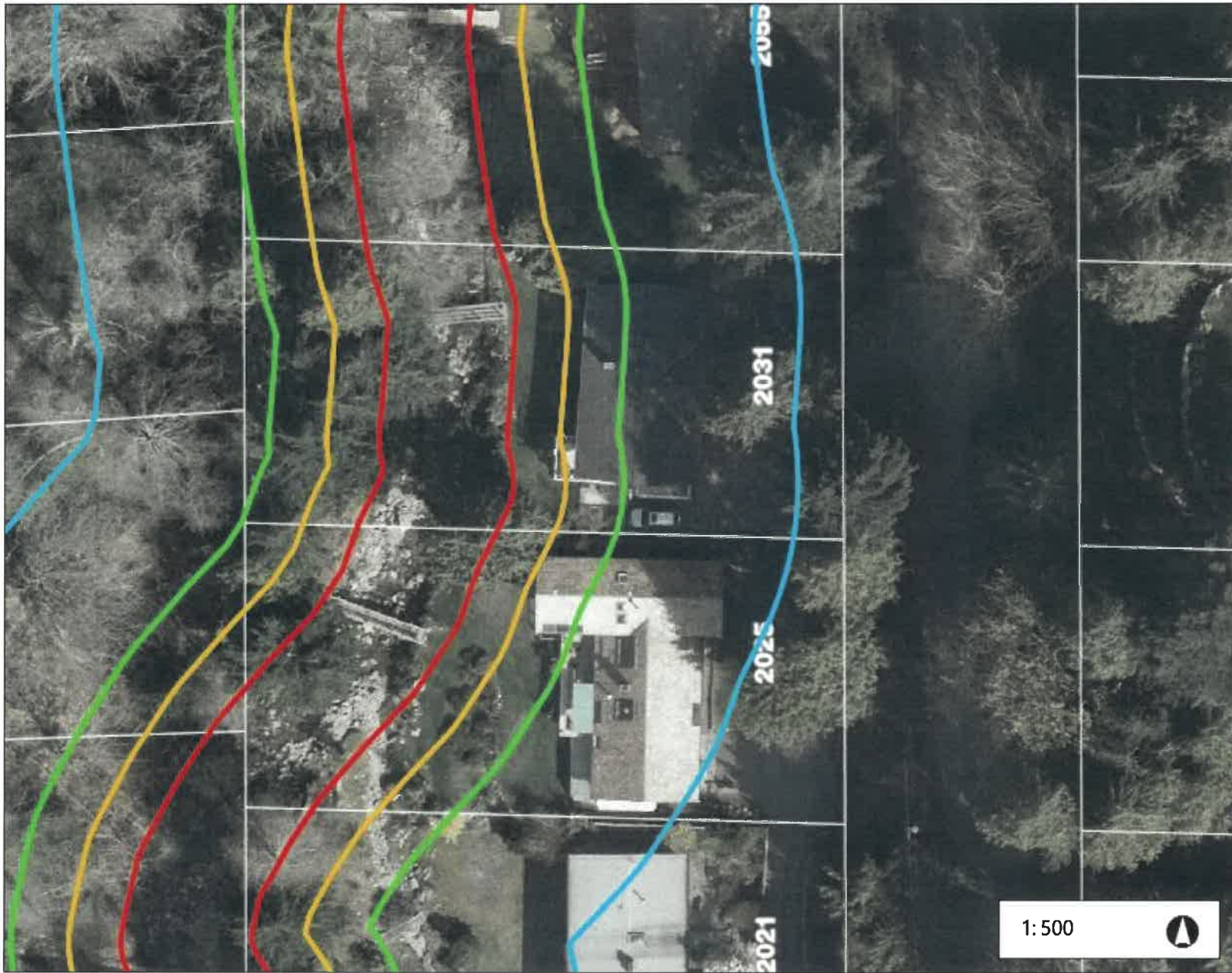
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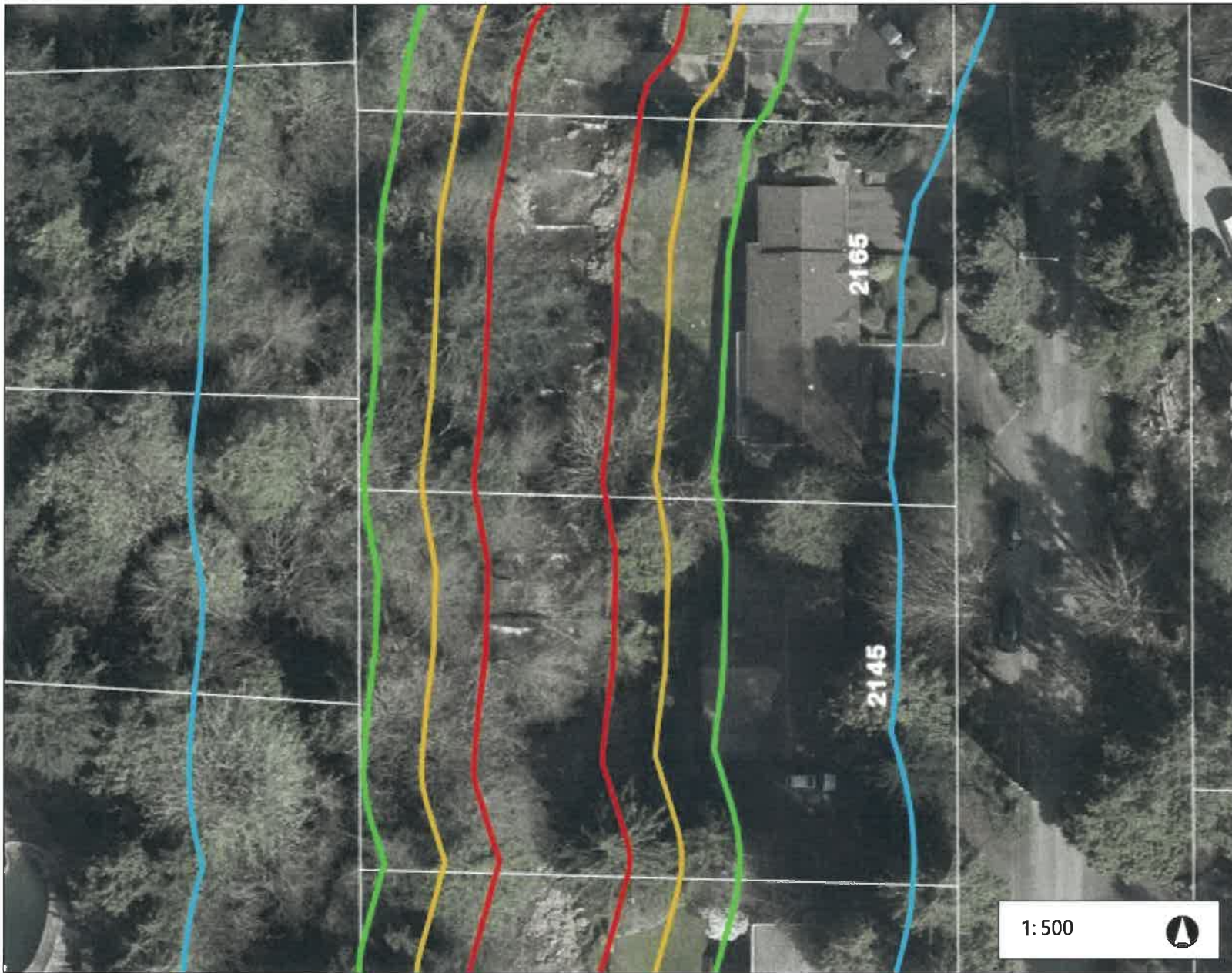


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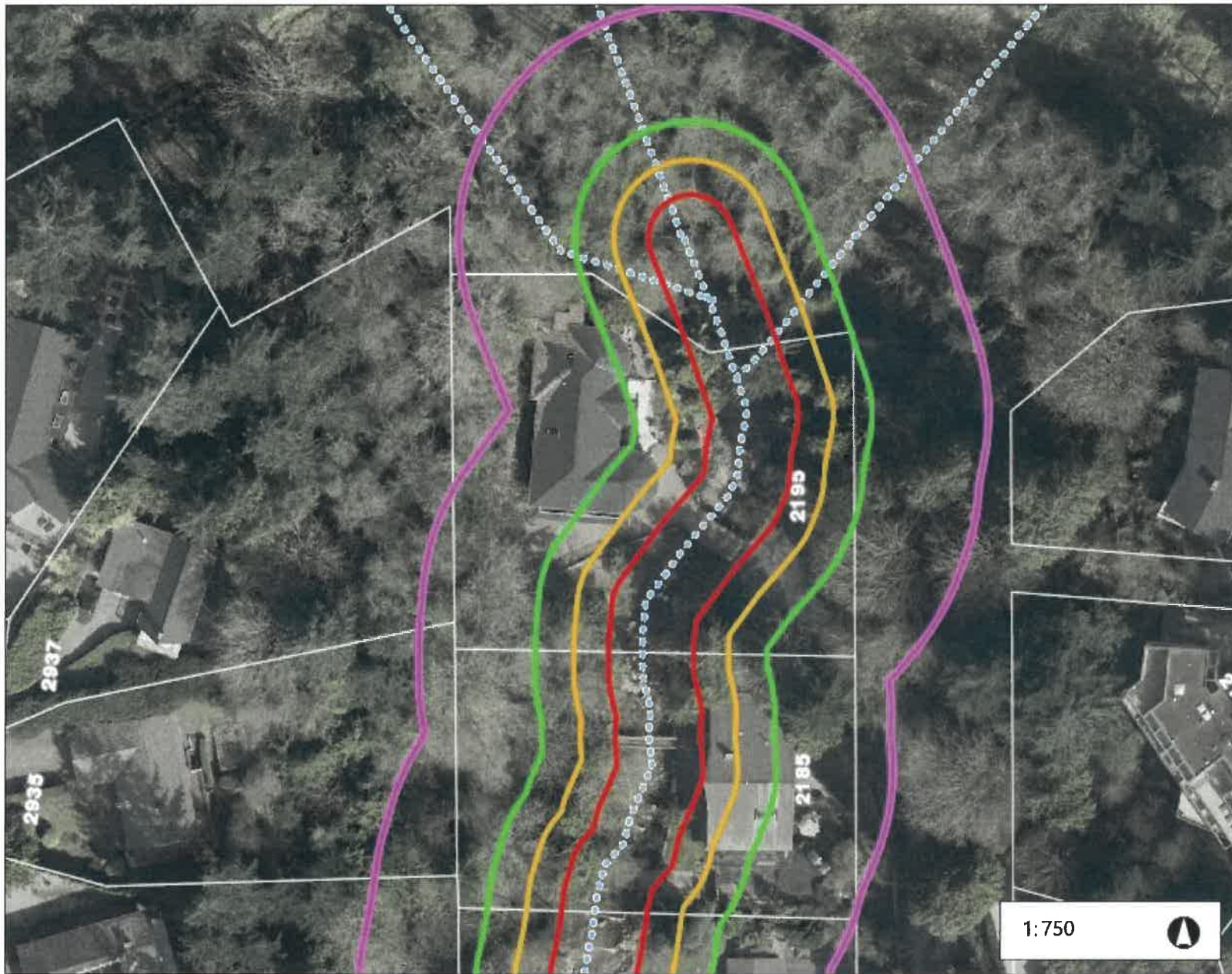
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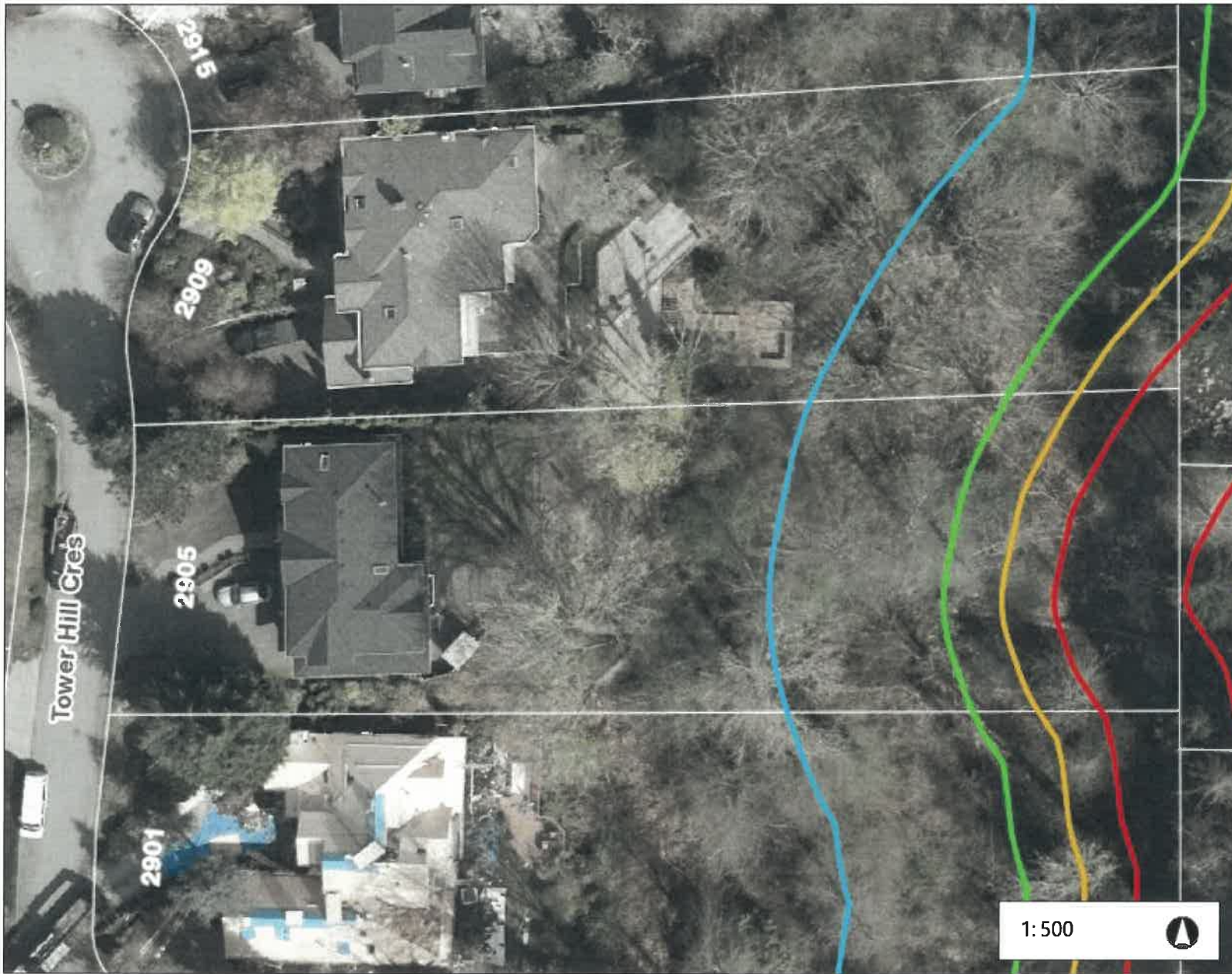


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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
COMMUNITY ENGAGEMENT COMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
WEDNESDAY, MARCH 8, 2023**

---

Committee Members: E. McHarg, J. Berg, C. Fraser, J. Roote, and J. Sidhu; and Councillors S. Thompson (Chair), N. Gambioli, and P. Lambur attended the meeting in the Raven Room, Municipal Hall. Absent: A. Labelle and G. Nicholls.

Staff: K. Andrzejczuk, Acting Communications & Engagement Manager (Staff Representative); C. Gadsby, Communications Advisor; and M. Spitale-Leisk, Communications Assistant (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 3:35 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the March 8, 2023 Community Engagement Committee meeting agenda be approved as circulated.

CARRIED

Councillor Gambioli absent at the vote

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the February 8, 2023 Community Engagement Committee meeting minutes be adopted as circulated.

CARRIED

Councillor Gambioli absent at the vote

**REPORTS / ITEMS**

**4. Engagement Summary Report: Klee Wyck Park Improvement Project**

K. Andrzejczuk (Acting Communications & Engagement Manager) spoke relative to the document regarding "Engagement Summary Report: Klee Wyck Park Improvement Project" and informed that:

- Bringing engagement summary reports to the Community Engagement Committee is a new process;
- These reports provide an opportunity to reflect on the engagement, review what went well, and what improvements can be made;
- Staff invite feedback from Community Engagement Committee on the engagement summary report format;



- Council directed staff to engage with the community to determine the level of interest in a community garden and to explore options for a potential facility to support community programming;
- Three public meetings were held, one virtual and two in-person, with different feedback received between the two formats; and
- Having people walk through the Klee Wyck Park site was beneficial; however, virtual meetings also serve an important purpose.

C. Gadsby (Communications Advisor) introduced herself as a member of the Community Relations & Communications department and informed that she will be attending Community Engagement Committee meetings on a regular basis.

Councillor Gambioli entered the meeting at 3:38 p.m.

Discussion ensued and the Community Engagement Committee provided the following feedback:

- Having an opportunity to review the engagement summary report is appreciated;
- The report is comprehensive, includes decisive feedback, and a clear vision;
- Sufficient consultation was undertaken by staff;
- Consider how concerns captured in the report will be addressed before next steps;
- Provide cost estimates for some proposed amenities before forwarding the report to Council;
- Number of North Vancouver survey respondents (11%) appears low given the proximity to Klee Wyck Park;
- Number of West Vancouver survey respondents (85%) is pleasing;
- Consider if 364 public and stakeholder interactions is reasonable; K. Andrzejczuk informed it is a good number considering the engagement focused on those who live close to the park;
- Indicate survey responses from stakeholders, including the Squamish Nation;
- Consider the varying interests of park users, including families with children who live in the area; K. Andrzejczuk informed that many local residents, several with children, visited the in-person meeting; and that staff heard suggestions about a playground;
- Consider community members who are unfamiliar with the location of Klee Wyck Park;
- Consider including a video of the site; C. Gadsby informed that the District now has a digital content specialist who will be producing videos for a variety of projects, including engagements;
- Consider setting goals for survey response rates, success factors, other engagement tactics, and a threshold for sufficient input; K. Andrzejczuk

informed that a goal is to provide Council with the information they need to make a decision;

- Examine unique versus repeat website visitors;
- Post engagement summary reports for all projects on the District website; K. Andrzejczuk informed that engagement summary reports are included in Council reports and added to the District website;
- Clearly inform how feedback is going to be used and consider the effort required of participants;
- Establish a reasonable timeframe for delivering engagement summary reports to Council; K. Andrzejczuk informed the Klee Wyck Park Improvement Project Engagement Summary Report will be brought forward once Council is ready to consider it; however, no timeline has been set yet;
- Consider the public consultation period ended in May 2022 and how to move the process forward; and
- Examine the role of the Community Engagement Committee in regards to recommending engagement summary reports be brought forward to Council.

J. Roote queried regarding whether members of the public who viewed the gate house were in favour of keeping the building; K. Andrzejczuk informed the consensus was that it was not a significant building.

H. Wishaw (member of the public) commented regarding the following:

- Suggested fewer open-ended survey questions.

It was Moved and Seconded:

THAT the Engagement Summary Report regarding the Klee Wyck Park Improvement Project be received for information;

AND THAT the report be forwarded to Council with the support of the Community Engagement Committee.

CARRIED

## **5. Engagement Summary Report: Hugo Ray Park Pickleball Courts**

K. Andrzejczuk (Acting Communications & Engagement Manager) spoke relative to the item regarding "Engagement Summary Report: Hugo Ray Park Pickleball Courts" and informed that:

- Council directed staff to proceed to community consultation on Option A and Option C for proposed pickleball courts at Hugo Ray Park;
- Engagement tactics included a survey, direct mail letter to area residents, and information meetings: one virtual and one in-person;
- A board was set up at the in-person meeting at Hugo Ray Park for people to indicate their preference by adding a sticky note under Option A or Option C;
- The engagement concluded with clear support for Option A; and
- Staff consider this a successful engagement with a clear result.

Discussion ensued and the Community Engagement Committee provided the following feedback:

- Consider ways to verify the accuracy of responses to the survey question “please tell us a bit about your interest in the project”; be aware of inaccurate or duplicate survey responses;
- Low engagement numbers are surprising;
- Survey response rate from West Vancouver residents is a concern;
- Hugo Ray Park area residents are underrepresented;
- Consider how you engage West Vancouver residents versus non-residents and how you evaluate that feedback; K. Andrzejczuk informed that an extra process was added for this engagement summary report, to show a breakdown of West Vancouver resident feedback compared to outside of West Vancouver;
- Explore ways to engage more West Vancouver residents; and consider sending the information to schools and youth groups;
- Clearly identify which stakeholders, including pickleball associations, were engaged and provided feedback; K. Andrzejczuk informed that staff corresponded with local pickleball associations and they were invited to take the survey;
- Provide an opportunity for the public to make other suggestions about the park;
- Consider increasing the budget for boosting social media posts and the value for money spent; K. Andrzejczuk informed that staff set a \$50 budget to boost social media posts; that they can target a defined area of West Vancouver; and the reach is usually between 2,000 and 4,000 people;
- Evaluate social media strategy and effectiveness for engagements;
- Consider how to incentivize people to answer surveys or attend an open house, such as gift cards to local businesses;
- Consider what an adequate number of respondents is;
- Analyze reach versus interactions;
- Consider how young adults want to be engaged using technology, including QR codes;
- Engagement summary reports provide helpful information for the Community Engagement Committee; and
- Include feedback captured from the Community Engagement Committee in the Council report.

Councillor Gambioli left the meeting at 4:27 p.m. and re-entered the meeting at 4:30 p.m.

H. Whishaw (member of the public) commented regarding the following:

- North Shore Pickleball Club members attending the in-person information session; and

- Concerns about the board with sticky notes that was available as a method to provide feedback at the in-person meeting.

E. Pielak (member of the public) commented regarding the following:

- Appointed to speak on behalf of West Van Players pickleball group, which has approximately 200 members;
- Approximately 35 West Van Players' members attended the in-person information meeting; and
- Attendees at the in-person meeting may not have been aware of the board with sticky notes.

A member of the public commented regarding concerns about the board with sticky notes at the in-person meeting; K. Andrzejczuk informed the board is intended to prompt dialogue and visualize preferences; the board is just one of the ways to provide feedback and staff want to engage as many people as possible.

A member of the public commented that it is important for staff to direct meeting attendees to take the survey.

Discussion ensued and the Community Engagement Committee provided the following feedback:

- Be aware that some organizations send a few members to represent all; and it is important to capture that information;
- Consider not counting feedback from the board with sticky notes at the in-person meeting;
- Be clear that meeting attendees should fill out the survey;
- Ensure the survey questions are consistent across all engagement tools;
- Receiving feedback on the engagement from people who were in attendance at the information meetings is helpful; and
- Consider having Community Engagement Committee members as observers at future information meetings.

It was Moved and Seconded:

THAT the Engagement Summary Report regarding Hugo Ray Park Pickleball Courts be received for information.

CARRIED

## 6. Staff Update

K. Andrzejczuk (Acting Communications & Engagement Manager) spoke relative to the document regarding "Staff Update to Community Engagement Committee—March 8, 2023" and informed that:

- 2023 Budget: The engagement summary report will be on the Community Engagement Committee agenda in April;
- Ambleside Local Area Plan: An educational campaign has been launched to inform the public that the engagement process is coming up, while staff engage with stakeholders and prepare for workshops;

- New District website: Staff have implemented much of the Community Engagement Committee's feedback and are pursuing several technical improvements; this is an ongoing project; and website feedback can be submitted at any time by visiting [westvancouver.ca/feedback](http://westvancouver.ca/feedback);
- Urban Forest Management Plan: Tentatively scheduled to be on the Community Engagement Committee agenda in April, pending Council direction to conduct further engagement; and
- Engage with Age: The Seniors' Activity Centre Advisory Board is actively working on the survey and it is currently in a review process; staff will put the survey out as soon as possible while taking into consideration the upcoming Ambleside Local Area Plan engagement; and the Community Engagement Committee will test the draft survey once available.

Councillor Thompson queried regarding an Ambleside Local Area Plan presentation centre in the Municipal Hall atrium allowing the public to view information at their own leisure and without staff assistance; K. Andrzejczuk informed that staff are arranging pop-up events with display boards and handouts at the West Vancouver Community Centre and other District facilities and that she will bring this suggestion up with staff.

Discussion ensued and the Community Engagement Committee commented regarding the following:

- Consider holding engagement at accessible locations, such as the West Vancouver Memorial Library and the West Vancouver Community Centre;
- Consider interactive methods to collect feedback; and
- Add the word "facility" to the Arts & Culture Visioning project in the work plan.

K. Andrzejczuk informed the Arts & Culture Visioning engagement summary report will come to the Community Engagement Committee once it is added to a Council agenda.

It was Moved and Seconded:

THAT the report regarding Staff Update be received for information.

CARRIED

## **7. Committee Member Update**

J. Roote suggested exploring ways to increase the number of West Vancouver subscribers for the District's engagement platform, [westvancouverITE](http://westvancouverITE), and informed that:

- There are 4,887 overall registrants for [westvancouverITE](http://westvancouverITE), approximately 75% of which are West Vancouver residents, according to data supplied by staff;
- Tactics that could be used to increase subscribers include contacting community publications, setting up a booth at local events, handing out cards with a QR code directing people to [westvancouverITE](http://westvancouverITE), and displaying sandwich boards; and

- westvancouverITE is an important method to provide accurate information to the community and collect feedback.

Councillor Thompson queried regarding whether a subcommittee is required for this project; K. Andrzejczuk (Acting Communications & Engagement Manager) informed that a subcommittee is not required and that staff can support this work.

Discussion ensued and the Community Engagement Committee provided the following feedback:

- Consider setting up westvancouverITE information sessions at the Seniors' Activity Centre, West Vancouver Community Centre, and West Vancouver Memorial Library, showing people how to register;
- Increasing westvancouverITE numbers is an important corporate goal;
- Consider advertising in The Beacon;
- Make a list of all the local publications that westvancouverITE can be promoted in;
- Consider a budget for building up westvancouverITE subscriber base;
- Make westvancouverITE more prominent on the District website; K. Andrzejczuk informed that a box will soon be added on the homepage with a list of current projects on westvancouverITE; and
- Committee members can contribute ideas and provide updates on this topic in the standing item for Committee Member Update.

J. Roote informed that she will do some groundwork for increasing westvancouverITE subscribers and that Community Engagement Committee members can contact her with ideas.

It was Moved and Seconded:

THAT the report regarding Committee Member Update be received for information.

CARRIED

## **8. PUBLIC QUESTIONS**

There were no questions.

## **9. NEXT MEETING**

Staff confirmed that the next Community Engagement Committee meeting is scheduled for April 12, 2023 at 3:30 p.m. and held in-person in the Raven Room at Municipal Hall.

**10. ADJOURNMENT**

It was Moved and Seconded:

THAT the March 8, 2023 Community Engagement Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:31 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
THURSDAY, MARCH 9, 2023**

---

Committee Members: E. Fiss (Chair), M. Avini, R. Ellaway, A. Hatch, J. Leger, D. Tyacke, N. Waissbluth, L. Xu; and Councillor S. Snider attended the meeting via electronic communication facilities. Absent: S. Khosravi and Councillor N. Gambioli.

Staff: L. Berg, Senior Community Planner (Staff Representative); C. Miller, Senior Urban Design Planner; L. Gillan, Senior Community Planner, Economic Development; T. Kwok, Assistant Planner; and Naomi Allard, Administrative Assistant (Committee Clerk) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 4:33 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the March 9, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the February 16, 2023 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

**4. INTRODUCTION**

- a. Presentation by staff.
- b. Roundtable questions.
- c. Roundtable discussion and comments.

**5. REFERRALS FOR CONSIDERATION**

**Referrals to the Design Review Committee for Consideration**

**5.1 Project: Ambleside Local Area Plan**

**Background:** C. Miller, Senior Urban Design Planner, introduced the proposal and spoke relative to its context, including:

- The Official Community Plan (OCP) sets out guidelines for new growth, design and land use; The Ambleside Local Area Plan (LAP) options have been created



with consideration to those guidelines.

- They were prepared in response to Council's June 13, 2022 direction to prepare three, high-level options for Ambleside to be used as tools for receiving public input and further developing a clear plan for Ambleside.
- In February 2023, Council gave direction to proceed with the LAP; staff are presently in the process of conducting workshops and seminars with committees and the public to get input and further develop a plan that aligns with public interests and needs, which will then be proposed to Council; important to note that the purpose of the options is to solicit ideas and are not to predetermine an outcome;
- This is a different approach than has previously been taken with other LAPs which have undergone a more traditional multi-phase approach.
- The reason for this is that options for this plan build on extensive studies which have been conducted over the course of 75 years in Ambleside. Six key themes have emerged from the review of these studies:
  - character of Ambleside with attention to appropriate height and scale of buildings;
  - housing mix to accommodate present residents and those in future;
  - commercial hub including employment opportunities;
  - natural setting including how slopes, creeks and waterfront shape Ambleside;
  - public realm; and
  - focus of Ambleside including definition of boundaries.

The Committee went on to ask questions and provide comments with Staff responses provided in *italics*:

- Has the plan considered the demographics of West Vancouver, being that 50% of the population is over 55 years of age? *Yes, this demographic has been considered and will be going forward. One of the concepts put forward enables the increase of seniors-oriented housing.*
- It is important to show statistics and projections for the future. Hoping to see these included in the plans.
- Height seems to be subjective; key is to define what height means such as sunlight access, livability, etc. I think traffic will also come up as a theme that should be looked at. *Height is subjective and there are trade-offs between height and massing. We are looking at height within the context of previous studies and engagement responses.*

**Project Presentation:** C. Miller continued with presentation, including:

- Three draft proposals have been created from the six themes noted:
  - **Frame and accent** – A compact approach concentrating on housing and jobs near Marine Drive;
  - **Connect and weave** – A systems approach that focuses on the natural

elements of West Vancouver; and

- **Blend and punctuate** – A transitions approach that runs east to west; varying layouts and heights of development.
- These three ideas are concepts to generate new ideas and receive input from the community.
- The compact *frame and accent* approach looks at streetscape and focusing on historical aspects of the area; defining mixed-use and framing residential around the village centre; supporting different uses along specific streets; filling out the rectangle that is created by this smaller boundary; responding to the previously identified 'Festival Streets' on 14th and 17th streets; choice of use on flanking blocks while differentiating the retail streets and making a more distinct village.
- Discussion posed to Committee:
  - Does this option have merit?
  - How can this option be improved?
  - Comments in consideration of the low-rise village, framing LAP boundaries and differentiating the cross streets;
  - Comments regarding the identity of the *Festival Street*.

The Committee went on to ask questions and provide comments with Staff responses provided in *italics*:

- How was the building height determined and why was it limited to mid-rise in all these options? *We looked back to previous studies and height has been a common concern; we are interested to hear if there are different approaches; limiting height can have an impact on the openness of the area.*
- Was there any traffic study for this plan? *Transportation study is underway with the Engineering department and will be a part of the report back to Council; at this high-level consideration, options under consideration can be distinct from a transportation question.*
- The strongest aspect appears to be the Village area and bringing density to it; I think this is a good concept and should retain commercial and public realm; mid rise seems appropriate for West Vancouver.
- Is there a need for more units? I have less concern about the specific height. I am concerned about the building schemes and if there will be green space. *The OCP directs the options to each add 1,000 to 1,200 new units; this level of growth is generally supported by other District policies and studies such as the housing needs report.*
- I don't understand the concept of the 'Festival Street'. Is this for parties? *The idea of a Festival Street came about from previous studies; the street aligns with the historic access points to West Vancouver from boat traffic.*
- What is the time span for this plan? *The plan horizon is 2041 to align with the OCP target. However, change may be more incremental on account of market uptake, and the length of the review and construction processes.*
- Are any sustainability measures being looked at in this plan such as the storm

water system, tree retention, etc.)? *While not specific to only this LAP, West Vancouver has been at the forefront of increasing sustainability, notably through the OCP which locates housing in proximity to shops, services, and transit. On the building scale, West Vancouver has the highest Step Code requirements in the province and has been a leader in Canada. Electric charging capacity for vehicles is required for new housing. The next option we will be discussing is organized around protecting waterways and making them more of a civic amenity. As consideration proceeds beyond land use, more details regarding how this LAP contributes to sustainability can be explored.*

- West Vancouver is probably the only District in the Lower Mainland without any heavy industry; this plan is in anticipation of Ambleside increasing in population by 15 to 20% based on the proposed number of units being added. Where do you see the growth coming from? *The targets are directly from the OCP; what we hear from businesses is that it is hard to find staff and that the customer base is limited by housing availability; a lot of school age kids are coming to West Vancouver from other areas contributing to road congestion; the number of workers on the North Shore who commute from other parts of Metro and Squamish also have an impact. I don't think one could say that there is no demand for housing.* One thing is majority of workers are not high-end workers; on the other end there are civil workers; overall it seems workers may not be able to afford living in West Vancouver.
- What will be the impact on the tax base, infrastructure needs and amenities such as Community Centres?
- There has been no talk about supported housing and housing rates.
- I don't think Festival Street will work running north - south due to the steep slope; Marine Drive seems a more appropriate street for this as it is level and aligned with commercial spaces.
- It seems that West Vancouver will have to attract growth to the area as North Vancouver did; how do we ensure that the growth is realistic and can be attained? More detailed studies would aid in determining the capacity for growth. I think the public would like to see actual numbers on the plans along with the potential capacity. Does the recent allowing of coach houses and suites with single-family houses provide these units? *Each option considers realizing growth through a different approach, with the same overall capacity illustrated. The consideration of existing and added units in the options is why it is difficult to concentrate the growth solely in the existing apartment area simply due to the quantity of housing that already exists. It falls to the decisions of the Owners regarding if and when a property is redeveloped. Assuming that all existing single-family dwellings will add secondary suites has a lower delivery of new units within the LAP horizon than other land use considerations.*
- It would be beneficial to include what types of jobs would be created, we know Ambleside has service and retail jobs but also medical offices, doctors, dentists.

**Project Presentation:** C. Miller continued with presentation including:

- The *Connect and Weave Approach* highlights the natural systems in West Vancouver such as Vinson, McDonald and Lawson Creeks.

- Looks at missing middle; extends further north in land area; mid-rise development where creeks cross Marine Drive; infrastructure designed with special consideration towards the creeks.
- Different approach in that it is centred around gateway features; creeks are largely invisible today along Marine Drive but are an important aspect of Ambleside; existing condition of creeks varies as one goes west to east with Vinson being the most impacted creek and Lawson being underground from Duchess Street south.
- Housing planned to follow watersheds; improved north-south connections between the centre and surrounding neighbourhoods; although mostly crossing private land, some lengths of creeks exist in District right of ways.
- Density of new development reduces as you proceed upslope from Marine.

The Committee went on to ask questions and provide comments with Staff responses provided in *italics*:

- Buildings appear to be very close to waterways; my understanding is that these would be protected zones; how would this work? *Over time these areas would be made accessible by public trails while also being protected. At the moment, some buildings do appear close to the creeks; they are intended to illustrate this option for discussion and further refinement would be necessary. Would like to have feedback from public on what housing forms are appropriate, as watercourses place constraints on where buildings can be placed and reduce available building site coverage; trying to balance community's expectation for scale and protection of waterways.* This could be handled well with both components being served.
- I was not expecting to see development along creek area but rather, in a delicate way with more density away from creeks and opening up of natural features so that greenspace is created, and the area is more livable.
- I think this option has the most potential; I like the creeks being varied with development provided the right policies are in place and that green spaces are created within the community; I think this is the strongest option that provides more opportunities for building. The other area to pay attention to is the design of the mid-rise developments.
- The height may increase shadows and I think this must be looked at.
- Consider opportunities for daylighting the creeks; how can more park space be implemented? Consider adding neighbourhood serving parks.

**Project Presentation:** C. Miller, continued with the presentation, including:

- The *Blend and Punctuate Option* is a transition approach that takes into consideration underused sites such as existing gas and service stations, duplexes, etc.; looking at how these sites can better serve community interests through the LAP.
- Increase in senior oriented housing and supporting more options for seniors living.
- Smoothing the abrupt transition between existing high-rise and single-family

housing along the edge of the LAP.

- Similar capacity as options 1 & 2.
- Building on Hollyburn node near western edge of LAP; opportunity for mixed-use housing over retail in this area; smoothing abrupt transitions between existing buildings; expanding housing opportunities near civic space anchored by Community and Seniors centres; modulated site with higher and lower points.

The Committee went on to ask questions and provide comments with Staff responses provided in *italics*:

- I think this is a viable option; the area is very eclectic and there appears to be a lot of uses therefore, would be great to make them all unified. More opportunity for high-rise with less buildings to allow for more green space.
- Ambleside is the heart of city; I think it will be tough to put these ideas and changes forward to community given the prominence of this area. Over time there appears to have been 'spot' rezoning susceptible to outside influence, and so now we need a plan to include all uses while population is decreasing rather than increasing. I feel all options have pros and cons. The bigger question is what the District wants to get out of citizens; you are presenting something that is purely massing and density while there is little talk of green spaces and amenities. Needs to be some discussion about public space and the realities of growth over time. *Regarding what we are showing now, the purpose is to have these discussions and to provide a starting point; none of these options is a plan rather, the purpose of each is to engage citizens in the planning process. Maybe we need to ask: 'what is the identity of Ambleside if it is to be the heart of West Vancouver'; The District does not direct the outcome nor develop properties; the community shapes the next steps of this process through this engagement. An adopted plan provides a framework for future development and greater predictability for the community.* Images maybe more powerful to public than diagrams to provide more context.
- I think what maybe missing from plan is the context and the relationship of developments such as housing to the commercial areas and transportation. Perhaps these layers could be displayed in the next phase.
- In any of these option plans I would have thought transportation to be of key importance; will the areas from Park Royal to Ambleside and along to Dunderave also be densified? The plans appear as though developments will 'pop out'; need to articulate the development; I don't understand the need for three options; rather, I would suggest the needs of the community be identified first.
- Third option comes across as sporadic 'spot rezoning'; may cause applicants to see Distract as having biases towards different development heights and fairness of heights. I like the third option as it provides more diversity than the first and second options; think it is a good idea to extend LAP to Hollyburn; I think the amount of growth seems appropriate for present time; I do not know if West Vancouver is growing at the rate that is anticipated in this plan but trust the District is looking at this; all options are focused on housing, height and density rather than community, civic, amenities and parks; think these aspects need to

be incorporated.

- The context of a neighbourhood within a city lacks north-south context; statistics for the future context are needed in order to understand what is trying to be achieved; What is needed in order for this plan to work?
- Don't see any plan in relation to affordability within developments.

Having reviewed the referral and heard the presentation by District Staff:

It was Moved and Seconded:

THAT the Design Review Committee receive the referral for the Ambleside Local Area Plan for information.

CARRIED

## 6. PUBLIC QUESTIONS

G. Powroznik: I am concerned about the lack of development and that many children who grew up here cannot stay. I participated in 17 round table discussions for the OCP and asked: what is vision and what is plan when we look at demographics? Seems the vision has not been developed in terms of commercial spaces; we have lost generations of kids who cannot move back due to unaffordability; need to look at sustainability of businesses; there has been a pushback from community about development; I do not think we are sustainable financially nor in terms of transportation and development; have to do something about housing; a lot of people who use our services come from out of the area; if we want to do something about sustainability then a big issue is housing and affordability; what is the underlying vision of West Vancouver and who are we attracting to the community? Appears to be a lot of missing elements in sustainability of development.

## 7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for April 20, 2023 at 4:30 p.m. via electronic communication facilities.

## 8. ADJOURNMENT

It was Moved and Seconded:

THAT the March 9, 2023 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:32 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Representative

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, MARCH 15, 2023**

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

**STAFF:** P. Cuk, Board Secretary; T. Yee, Building Inspector; and M. Beattie, Legislative Services Clerk, attended the hearing via electronic communication facilities.

**1. Call to Order**

The hearing was called to order at 5 p.m.

**2. Introduction**

Member Abri entered the hearing at 5:01 p.m. via electronic communication facilities.

Staff introduced the Board Members and described the hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the March 15, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the February 15, 2023 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on February 15, 2023.

It was Moved and Seconded:

THAT the February 15, 2023 Board of Variance hearing minutes be adopted as circulated.

CARRIED

**5. Time Limit of Board of Variance Orders**

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw,

and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

**6. Application 23-013 (2586 Mathers Avenue)**

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

- a) 8.80 m to Front Yard Setback
- b) 1.80 m to Minimum Side Yard Setback
- c) 3.92 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
A. Farrokhi, Neopacific Development Inc.	March 12, 2023	1

Staff provided permit history of the subject property.

Staff and A. Farrokhi (Neopacific Development Inc., representing the owner of 2586 Mathers Avenue) responded to Board members' questions.

Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 15, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory



Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of A. Farrokhi:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-013 regarding a proposed power pole (accessory structure) at 2586 Mathers Avenue with variances of:

- 8.80 m to Front Yard Setback
- 1.80 m to Minimum Side Yard Setback
- 3.92 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated December 14, 2022 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

Member Simmons voted in the negative

**7. Application 23-014 (1840 Mathers Avenue)**

Staff confirmed the following requested variance regarding a proposed single-family dwelling:

- a) 6.37 m to Front Yard Setback.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

N. Ponce and S. Soong (1840 Mathers Avenue) and F. Yadegari (representing the owner of 1840 Mathers Avenue) described the variance application for a proposed single-family dwelling and responded to a Board member’s question.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not

- result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 7, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of N. Ponce, S. Soong, and F. Yadegari:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-014 regarding a proposed single-family dwelling at 1840 Mathers Avenue with a variance of:

- 6.37 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated January 11, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

**8. Application 23-015 (6438 Marine Drive)**

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

- a) 8.34 m to Front Yard Setback
- b) 2.1 m to Accessory Structure Height.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

L. Kwan (representing the owner of 6438 Marine Drive) described the variance application for a proposed private power pole (accessory structure).

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 12, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of L. Kwan:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-015 regarding a proposed private power pole (accessory structure) at 6438 Marine Drive with variances of:

- 8.34 m to Front Yard Setback
- 2.1 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 31, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

**9. Application 23-016 (2366 Lawson Avenue)**

Staff confirmed the following requested variance regarding proposed mechanical equipment:

- a) 0.62 m to Combined Side Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 16, 2023	1
Redacted	February 16, 2023	2
Redacted	February 19, 2023	3
Redacted	March 1, 2023	4

Staff provided permit history of the subject property.

B. Copeland and C. Clark (2366 Lawson Avenue) described the variance application for proposed mechanical equipment. B. Copeland, D. Pecchia (representing the owner of 2366 Lawson Avenue), and staff responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 13, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of B. Copeland, C. Clark, and D. Pecchia:

It was Moved and Seconded:

THAT the Board defers further consideration of Application 23-016 (2366 Lawson Avenue) until such time that the applicant can confirm whether or not the operating noise of the subject mechanical equipment will not exceed the levels permitted by the District's bylaws.

CARRIED

**10. Application 23-017 (661 Kenwood Road)**

Staff confirmed the following requested variance regarding a proposed addition:

- a) 0.04 (41.9 sqm) to Floor Area Ratio.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

S. Naddaf (661 Kenwood Road) and A. Atash (representing the owner of 661 Kenwood Road) described the variance application for a proposed addition.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or
  - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated February 14, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of S. Naddaf and A. Atash:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-017 regarding a proposed addition at 661 Kenwood Road with a variance of:

- 0.04 (41.9 sqm) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated February 1, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

**11. Receipt of Written and Oral Submissions**

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 23-013 (2586 Mathers Avenue)
- Application 23-014 (1840 Mathers Avenue)
- Application 23-015 (6438 Marine Drive)
- Application 23-016 (2366 Lawson Avenue)
- Application 23-017 (661 Kenwood Road)

up to and including March 15, 2023, be received.

CARRIED

**12. Public Question Period**

There were no questions.

**13. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for April 19, 2023 at 5 p.m.

**14. Adjournment**

It was Moved and Seconded:

THAT the March 15, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:49 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary

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**From:** Scott Findlay  
**Sent:** Friday, April 21, 2023 8:59 AM  
**To:** s. 22(1)  
**Cc:** correspondence  
**Subject:** Why Rental housing is a hot topic in West Vancouver

Hello s. 22(1)

Thank you for your email dated April 12, 2023, regarding short term rentals. Whenever District administration receives correspondence it is typically forwarded to the Manager or Director in charge of the particular subject matter for response. Hence, as the Manager of Bylaws I can certainly call and speak with you again regarding our responses to short term rental complaints. When we last spoke I tried to address your concerns from your February 28th email. I am available to chat again on the topic and can be reached directly at 604-925-7459.

I can assure you that the Bylaw & Licencing Services department continues to investigate and enforce short term rentals. There are active short term rental investigations ongoing as we try to prioritize our responses in coordination with many other types of bylaw complaints. As we earlier discussed, short term rental investigations are complex, resource rich and time consuming in obtaining the evidence to support these allegations. Posting an advertisement on these platforms alone does not meet all the elements of the Zoning Bylaw violation. Building inspections, property surveillance and then determining the status of the short-term rental clients must first be completed. As the new Bylaw manager I will continue to look for ways to enhance our responses to short term rental complaints and look forward to discussing the matter again to gather more input.

Best regards,

Scott

**Scott Findlay**  
Manager of Bylaw & Licensing Services | District of West Vancouver  
d: 604-925-7459 | [westvancouver.ca](http://westvancouver.ca)

This e-mail and attachments (if any) have been sent only to the intended recipient(s) and may be confidential or privileged. If you have received this e-mail and attachments in error, please contact S. Findlay / DWV immediately and delete this e-mail and attachments without reading them. Any unauthorized use, copying, disclosure or dissemination of this e-mail and attachments is strictly prohibited. Where this e-mail contains attachments, S. Findlay / DWV does not accept responsibility for changes made to them without our advice. Thank you.

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 12, 2023 1:54 PM  
**To:** Robert Bartlett; correspondence  
**Subject:** Re: Why Rental housing is a hot topic in West Vancouver

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

Good morning Mr Bartlett - 45 days have now elapsed which is more than enough time for you to reply by email to my letter below.

**Again why is DWV not enforcing its Short Term Bylaw?**

[REDACTED] s. 22(1) West Van

On Tue, Feb 28, 2023 at 10:53 AM [REDACTED] s. 22(1) wrote:

Good morning Mr Bartlett - why is DWV not enforcing its Short Term Bylaw?

Rental housing is a hot topic in West Vancouver, just after Traffic and the Budget.  
Why build new rental buildings when enforcing the bylaw could creat 200+ Long Term Rentals

Here is a article well worth reading [BLOCKEDnews.com/local-news/30-per-cent-of-city-of-north-van-condo-owners-dont-live-in-their-apartments-6604284](https://www.BLOCKEDnews.com/local-news/30-per-cent-of-city-of-north-van-condo-owners-dont-live-in-their-apartments-6604284)BLOCKED

As of Feb 7, AirBnB claimed over 1,000+ homes in West Vancouver. VRBO says it has nearly 1,500 properties available.



All homes

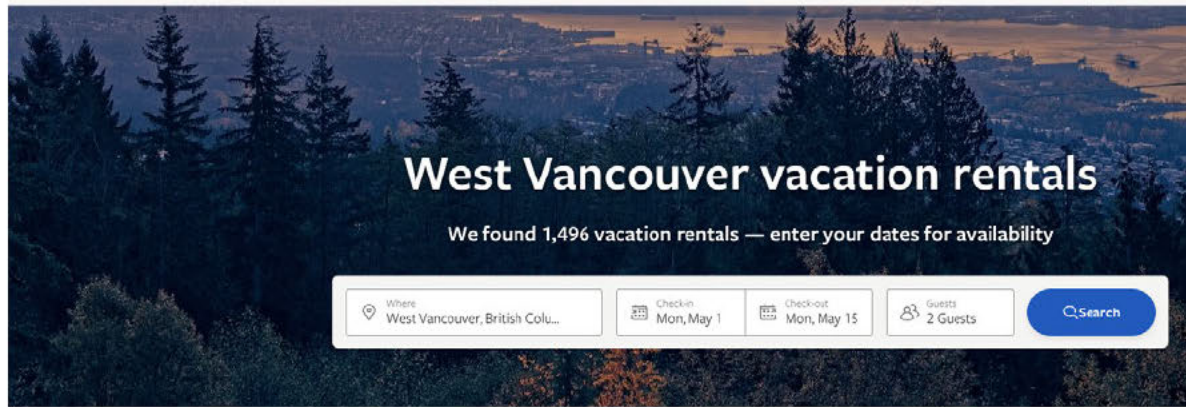


Private rooms

Am...

**Over 1,000 homes in West Vancouver**





Airbnb is the most popular platform West Vancouver with 92% of the market share of short term rentals renting for around \$500/night to \$2,500 for a house and \$350/night to \$450 for a suite. There are AirBnB property management companies that will manage a ST rental for the non-resident property investor.

**These Short Term rentals to tourists are crowding out regular West Vancouver residents needing Long Term rentals.** Investors take homes that could be rented to local residents and put them out of reach. They are the commodification of housing at its worst. Why do short term Visitors get Housing over long term Residents?

**Officially, short-term rentals of less than 30 days are banned in West Vancouver** (see Bylaw No. 4662, 2010). **But those rules are only enforced on complaint.** West-Van-party-house-fined-for-short-term-rental. Example Jan 2023: Long term renter evicted to allow Short Term visitor rental. **Why does DWV not enforce its Bylaw?**

**If West Vancouver enforced its bylaws, would it be reasonable to assume that 200+ units could be returned to the Long Term rental market and might this avoid the construction of a building like Gateway or Clyde micro-units.** If so why approve rental apartment buildings, when DWV can create more LT rental units without more density. Will the Clyde micro-unit project have a covenant not to do short term rentals of less than 6 months (nearly a hotel?)

In 2021, West Van had 27 complaints about short-term rentals, which resulted in 13 warning letters and four bylaw tickets. In 2022, there were 24 calls resulting in nine warning letters and seven tickets (at \$300 each).

Under West Van's bylaws, a host could be fined \$300 versus ST renting for say \$500/night. In North Van district, the fine is \$500 (which is lowered to \$375 if paid within 14 days). **But neither municipality proactively seeks out short-term rental hosts for ticketing.** It would be better if the \$500 fine was based on the number of bedrooms rented = say \$1,500 for a 3 bedroom property renting for \$2,000 per night.

While DWV needs the revenue, residents need LT rentals more. Residents need stability with long term rentals, not short term rentals for visitors

Residents are invited to complain about Bylaw offence to [bylawdept@westvancouver.ca](mailto:bylawdept@westvancouver.ca) or 604-925-7152 between the hours of 8 a.m. to 8 p.m. seven days per week. If Squamish has an online complaint form why doesn't West Vancouver?

Which option should our Council implement?

1. To proactively enforce the current bylaw OR
2. Allow West Van principal residence owners to ST rent a licensed suite in their principal residence to defray taxes and utilities OR
3. Generate more revenue for DWV by regulating without limit (or limit to say 50 units) the number Short Term Rentals at the cost of West Van residents seeking long term rentals.

Cheers [REDACTED]  
s. 22(1)

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

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

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**From:** Scott Findlay  
**Sent:** Friday, April 21, 2023 9:07 AM  
**To:** [REDACTED] s. 22(1)  
**Cc:** correspondence  
**Subject:** letter #2 to Council Airbnb

Hello [REDACTED] s. 22(1)

Re: Letter dated April 12, 2023 - Airbnb [REDACTED] s. 22(1)

Thank you both for your recent email regarding short-term rentals. Your correspondence has been forwarded to staff for a response as it is regarding operational matters. I appreciate the time you took this week to speak with me and discuss your concerns.

As per our conversation, I assigned a bylaw officer to look into the matter and he has confirmed that the rental at that address conforms with our bylaws, at this time.

You mentioned that your immediate community is also concerned about short term rentals so I would like to extend an offer that I virtually attend one of your future online block watch meetings to discuss the topic and answer any questions you have. To arrange a time for me to attend a block watch meeting, please contact me directly at 604-925-7459 [sfindlay@westvancouver.ca](mailto:sfindlay@westvancouver.ca).

Best regards,

Scott

**Scott Findlay**  
Manager of Bylaw & Licensing Services | District of West Vancouver  
d: 604-925-7459 | [westvancouver.ca](mailto:westvancouver.ca)

This e-mail and attachments (if any) have been sent only to the intended recipient(s) and may be confidential or privileged. If you have received this e-mail and attachments in error, please contact S. Findlay / DWV immediately and delete this e-mail and attachments without reading them. Any unauthorized use, copying, disclosure or dissemination of this e-mail and attachments is strictly prohibited. Where this e-mail contains attachments, S. Findlay / DWV does not accept responsibility for changes made to them without our advice. Thank you.

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, April 12, 2023 3:37 PM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** letter to mayor and council re airbnb complaint from [REDACTED] s. 22(1)  
**Attachments:** letter #2 to council Airbnb.docx

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

Please see attached follow up letter to an earlier communication to council in Sept 2022 for which no response was ever received.  
Kindly advise if there is any movement in this regard with respect to a workable policy.  
Many Thanks

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**From:** [REDACTED] s. 22(1)  
**To:** "correspondence" <[correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)>, "bsoprovich" <[bsoprovich@westvancouver.ca](mailto:bsoprovich@westvancouver.ca)>  
**Cc:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, September 6, 2022 2:45:43 PM  
**Subject:** letter to mayor and council-re airbnb complaint

per my conversation with councilor soprovich, please see attached letter for mayor and council.  
thanks  
[REDACTED] s. 22(1)

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April 12, 2023

To: Mayor and Council,  
District of West Vancouver,  
British Columbia

Re: air BNB [REDACTED] s. 22(1), west Vancouver, and Air BNB Policy in general

Further to my last letter of Sept 6, 2022, I am writing again to follow up on the issue of the District's policy regarding Airbnb's in light of the recent tragic events in Montreal, Quebec. As you may be aware, Airbnb now has a licensure policy relative to Airbnb's in Quebec.

Consistent with your current policy, we have already filed a complaint regarding the property we are aware of, in our neighborhood. We continue to be concerned about the issues highlighted in our last communication in addition to safety concerns with transient and high turnover 'guests'/tenants, who may or may not be as vigilant as property owners, about safety issues. We suspect this issue may extend far beyond the one property we have listed in our complaint, to by-laws.

In keeping with direction from the by-law's office, we did provide information on the above Airbnb link to the property in question, and I am sure they can apprise you of the status of that property. It continues to be habited by multiple groups of people, although we cannot confirm the status of same. Most recently [REDACTED] s. 22(1) there was [REDACTED] s.22(1) incident that required attendance by the west van police department.

Your prompt attention to dealing with an issue that could have widespread ramifications if left unaddressed, is required if we are to avert a repeat situation of that which occurred in Montreal.

[REDACTED]  
s.22(1)

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**From:** Andrew Banks  
**Sent:** Monday, April 24, 2023 2:30 PM  
**To:** s. 22(1)  
**Cc:** correspondence; Sue Ketler; Liezl de Jesus; Jennifer Notte  
**Subject:** FW: CrossFit-type gym at Ambleside Park

Dear s. 22(1)

Thank you for your email to Mayor and Council regarding the outdoor fitness circuit in Ambleside Park. Your correspondence has been forwarded to me for response.

The District is planning to demolish the storage building to the east of the roller hockey court and install an outdoor fitness circuit in this location. The fitness circuit will not be located within a building and the roller hockey court will not be impacted by the placement of this new fitness equipment. There is no fee attached to use the fitness circuit; it will be free for all.

I hope this information is helpful.

Regards,

Andrew

**Andrew Banks**

Senior Manager of Parks | Parks, Culture & Community Services | District of West Vancouver  
t: 604-925-7139 | c: 604-617-9483 | westvancouver.ca

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

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

**From:** s. 22(1)  
**Sent:** Friday, April 7, 2023 2:01 PM  
**To:** correspondence  
**Cc:** Nora Gambioli  
**Subject:** CrossFit type gym at Ambleside Park

**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.

I was dismayed to read in the North Shore News April 5, 2023 that a “CrossFit-type gym will open just east of the Ambleside Skate park where an old cinder block storage building sits today.”

Between the cinder block building storage building and the Ambleside Skate Park is a paved fenced area with hockey nets. Will it also replace this area?

Was there any consideration given to how this space is currently used by a variety of ages for a variety of purposes before offering it to Larco? It would be a great shame for the community to lose it – it is the only large, paved area in Ambleside Park not designated for regular use for another activity (tennis, shooting baskets, skateboarding, driving or parking.)

s. 22(1) seniors who practice tai chi there twice a week, year round (moving snow off the surface, if necessary, in order to s.22(1) tai chi there). Other groups also use this space; sometimes s. 22(1). In the summer the Recreation Centre uses it for some of their classes. Informally children of all ages use it for shooting goals or a pick up game with their moms, dads, friends. It’s a safe enclosed space for children to learn to skate, ride trikes etc. etc.

Perhaps the CrossFit-type gym will be “a great little vibe... a place where we can all get together and work out together” but it will replace an outdoor space currently available free of charge for a variety of activities and used by all ages which, by the way, already has “a great little vibe.”

Sounds as if this CrossFit-type gym will be a building – interrupting the view of the water from the playing fields.

IMHO parks are intended for outdoor activities; buildings for the purpose of pursuing indoor activities are more appropriately part of Recreation Centres (or attached to/nearby multi-family dwellings such as Larco is building at Clyde/Marine Drive/Taylor Way.)

For these reasons, I object to putting the CrossFit-type gym in this location. If it is to be in a building, I object even more. If the use of the building is to be user pay, I really object.

We are so blessed in West Vancouver with such lovely parkland all along the Seawall, free for all to use.

Please consider retracting your offer to Larco to build their CrossFit-type gym in the middle of a loved and well used park, replacing a space currently used by all ages for a variety of outside activities. Their original offer to build it near the buildings they are developing at Clyde and Taylor Way is, in my view, far more appropriate.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)



**From:** Michelle McGuire  
**Sent:** Wednesday, April 26, 2023 7:50 AM  
**To:** s. 22(1)  
**Cc:** correspondence; Robert Bartlett; Jim Bailey; Hanna Demyk  
**Subject:** RE: 2550 Queens Avenue Proposed Development

Dear s. 22(1)

Thank you for your email regarding the development proposal at 2550 Queens Avenue that was sent to Mayor and Council.

Please note that a formal development application has not yet been submitted and the project is still at the preliminary proposal stage. In accordance with Council's [Preliminary Development Proposal and Public Consultation Policy](#), the applicant is required to organize, publicize, host, and facilitate a Preliminary Public Information Meeting prior to submission of a formal development application. The public notice you received in the mail was sent to you by the applicant in accordance with this policy to provide information on the proposal and to provide details regarding the upcoming preliminary public information meeting. Please note that this is not a District-led event and is being hosted by the applicant.

For your reference, staff have created a designated webpage for the preliminary proposal ([available here](#)), which includes a link to the public information package / preliminary plans provided by the applicant. The upcoming preliminary information meeting is also included in the District's Event Calendar ([available here](#)), which will be hosted by the applicant in-person on April 26th, 2023 (today), from 5:00p.m. to 7:00p.m. at the West Vancouver Community Centre in the Cedar Room. However, please note that members of the public do not have to attend the in-person meeting in order to provide feedback and can email the District file manager (Hanna Demyk; [hdemyk@westvancouver.ca](mailto:hdemyk@westvancouver.ca)) any time to provide feedback on the proposal.

If the proposal is submitted as a formal rezoning application, the District will process the development application in compliance with the [Development Procedures Bylaw](#) that requires further public notification and consultation. All rezoning applications must be considered by Council. Please note that staff will be recording all feedback received from the public, including the feedback you have provided in your email, and this information will be used for the staff review of the proposal if a formal development application is submitted to the District.

Please let us know if you have any further questions or comments at this time.

Sincerely,

**Michelle McGuire, MCIP**  
Senior Manager of Current Planning and Urban Design | District of West Vancouver  
t: 604-925-7059 | [westvancouver.ca](http://westvancouver.ca)



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**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, April 23, 2023 10:46 PM  
**To:** correspondence  
**Subject:** 2550 Queens Avenue Proposed Development

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

To: The Mayor and Councillor's of the Corporations of the District of West Vancouver:

Mayor Mark Sager

Councillor's:

Christine Cassidy, Nora Gambioli, Peter Lambur, Scott Snider, Sharon Thompson.

District of West Vancouver File Manager: Hanna Demyk

Re: Application for Subdivision, Lot Variance, and Development – 2550 Queens Avenue, West Vancouver

As you may know, there is currently an application for a proposed subdivision, lot variance, and development in the 2500 block of Queens Avenue by Solaimani Developments. The Municipality of West Vancouver has known of this proposal for some time.

As lifelong residents of West Van we were not made aware of this proposal until quite recently, when we received a plain white envelope in our mailbox with a white sticker anonymously labelled Owner. It is likely that those people who received the envelope would have considered it junk mail and not opened it. The envelope lacked a return address, or any other identification, and there was nothing to show the Municipality's involvement, all of which is unacceptable.

Specifically, and of far more importance, our question is, 'What exactly are the Municipality's plans with respect to the 2500 block of Queens Avenue, as well as it's resident's properties, at this time, and in the foreseeable future?' What is the Municipality's intent in considering this proposal? It has been our experience that governments in general do not make changes to a neighborhood's character, be it residential or commercial, unless they have undertaken numerous consultations and planning sessions that support their intentions and decisions. These consultations and planning sessions would include the residents who may potentially be directly affected by those changes. Re-zoning an area, along with variances of this magnitude are major changes.

Present residents of the 2500 block Queens Avenue purchased, or built their homes for the large quiet lots, privacy, wide side yards, large gardens that encourage nature, and the capture of run off from sloped properties [REDACTED] s.22(1) did not buy on Queens anticipating the building of a quadplex, complete with a parking lot, attracting multiple tenants, and likely a minimum of six vehicles.

[REDACTED] s.22(1) we want to know what position the Municipality and Planning Department are taking with respect to the future of Queens Avenue. It is [REDACTED] s.22(1) neighbourhood that the developers are attempting to destabilize. Prior to any further consideration of the proposed development by West Vancouver Municipality the information we are asking for must be presented to the residents in writing.

Due to the steep terrain, and during frost, freezing temperatures, and snow, attempting to walk to Dundarave in these conditions to shop is treacherous and/or impossible. When it snows, buses do not run on Queens, and normally they only run hourly. The price of land on Queens and the cost of development and construction today would require the rents of the proposed dwellings to be very expensive and likely not in the affordability range for people who may work or want to work in West Van.

The developers are attempting to set a precedent by changing zoning by-laws along with variance changes and establish developments that would be a major and unwanted change to our neighbourhood. The local traffic would increase exponentially. If this development were to be permitted there are at least four s.22(1) lots in the 2500 block of Queens that could use the developer's precedent to further undermine our neighborhood. This is yet another reason why the residents must be told now exactly what the Municipality is planning for our neighbourhood. The 2500 block Queens, and a large swath of mid and upper Dundarave are not suitable for the type of development being proposed.

Yours truly,

s. 22(1)

Life residents of West Van,

s. 22(1)

and

s. 22(1)