

COUNCIL CORRESPONDENCE UPDATE TO FEBRUARY 22, 2023 (8:30 a.m.)

Correspondence

- (1) 7 submissions, February 15-22, 2023, regarding Proposed Zoning Amendment, Official Community Plan Amendment, and Development Permit for 671, 685 and 693 Clyde Avenue and 694 Duchess Avenue (Referred to the March 6, 2023 public hearing)**
- (2) February 16, 2023, regarding “Not that anyone reads these emails...” (Council Meeting Agendas)**
- (3) February 17, 2023, regarding “31st & Westmount traffic improvements”**
- (4) 4 submissions, February 17-18, 2023, regarding Proposed 2023 Budget**
- (5) Committee and Board Meeting Minutes – Community Engagement Committee meeting January 10, 2023; Board of Variance hearing January 18, 2023; West Vancouver Memorial Library Board meeting January 18, 2023; and Design Review Committee meeting January 19, 2023.**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (6) Senior Manager of Facilities & Assets, February 16, 2023, response regarding “To Mayor and Council : Ferry Building Landscaping”**

From: [REDACTED] s. 22(1)
Sent: Wednesday, February 15, 2023 5:38 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

15 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

Affordable if Tenant's gross income is more than \$84,000

Your file: 05.1010.20/21 - 185.2022

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

I OPPOSE the proposed 201 unit development at Taylor Way and Clyde for the main reason it is not affordable. Traffic is bad enough under good conditions, now if there is an accident on the bridge that becomes a complete stand still.

I'm very thankful that I live [REDACTED] s.22(1) because if I wasn't here I would be one of those people that are homeless. I couldn't afford much more than \$700 or \$800 a month for rent, especially with groceries. I'm [REDACTED] s. 22(1) and make less than the example of low income.

There is so much development on the North Shore and nothing is towards low income housing. Please, please, please do something for the low income people.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, February 16, 2023 10:06 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

West Van

[REDACTED] s. 22(1)

17 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

Affordable if Tenant's gross income is more than \$84,000

Your file: 05.1010.20/21 - 185.2022

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

I oppose this development of 'affordable housing' at this location.

It will not be 'affordable'

And we do not need any more traffic at this intersection with another apartment, affordable or not!!!

The traffic on Taylor Way is getting worse. Traffic congestion is a bigger issue than more apartments at this location.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, February 17, 2023 11:50 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

18 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors
Location: Taylor Way & Clyde Ave
Affordable if Tenant's gross income is more than \$84,000
Your file: 05.1010.20/21 - 185.2022

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

There is a huge traffic always how you want to expand it

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, February 18, 2023 10:11 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nera Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

19 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

Affordable if Tenant's gross income is more than \$84,000

Your file: 05.1010.20/21 - 185.2022

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

I OPPOSE the proposed 201 unit development at Taylor Way and Clyde... there has been no study done on the load this will add to the traffic at this intersection.. also no affordable housing is needed in this area.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, February 20, 2023 8:38 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

20 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors
Location: Taylor Way & Clyde Ave
Affordable if Tenant's gross income is more than \$84,000
Your file: 05.1010.20/21 - 185.2022

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

I oppose the proposed 201 unit development at Taylor Way and Clyde. This is not part of the official community plan, and the council has already approved a two tower building at the foot of Taylor Way that is well beyond the density acceptable for this area. I note that this was approved, at one level/height, and then approved again for a higher build. There has been no traffic study nor emissions study made available for this new proposed development. There is no clear definition of affordable. There is no clear plan.

It disappoints me that this "spot zoning" development is even before council because it is my recollection that during the election campaign our Mayor and most members of the this Council specifically stated that they were opposed to 'spot zoning'. That is changing zoning of land before the Local Area Plan has been completed and approved by local residents and Council.

Please provide the residents of West Vancouver more transparency in your process.

[REDACTED] s. 22(1)

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 21, 2023 4:56 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda W... Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

21 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

Affordable if Tenant's gross income is more than \$84,000

Your file: 05.1010.20/21 - 185.2022

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This is my vote:

- I OPPOSE the proposed 201 unit development at Taylor Way and Clyde

I am opposed to the Clyde & Taylor Way 201 unit development because the Local Area Plan has not been completed for the Taylor Way area and I oppose 'spot zoning'.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, February 22, 2023 12:22 AM
To: correspondence
Subject: Larco's Proposed Clyde Avenue Studio Market Rentals
Attachments: Rental crisis puts tenants under stress - The Globe and Mail.pdf

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Dear Mayor and Council,

I invite you to read this recent Globe and Mail article 'Rental crisis puts tenants under stress'. The behaviour of the landlord-owner Larco and its subsidiary Maple Leaf Property Management towards its tenants speaks for itself.

If you have a subscription, click the below link else I've attached the pdf.

[https://secure-web.cisco.com/1KsL4kUvYfnzqjzSTaDsugLoaAwpb1c-UBCyU0TKO2Aa_HwUvq1tuUtzvTQbxc3vwelO4N1492uXAD1bWXJHmgNyywlBJxOh9aGsBz7VO51zMVKC3uHKLBOpNes9JpMp0wCtrNrbWypbgY7bWy7dKFVqYLtOJjnCa_xRdlkNgA2i4XGtO_rqwN8uVf06G6-6393McRY8v-0gXN -L6hHnzNxHrKTMr2VcJFYfPntrRlmnL2jv4EtNrE9aMn-qZTaLyyBEBnylzG-2CBBPeGcf9kASRuNpL95QTx5OPAYwjAbiMxkgURLT-vTCABwAVem/https%3A%2F%2Fwww.theglobeandmail.com%2Freal-estate%2Fvancouver%2Farticle-rental-crisis-puts-tenants-under-stress%2F](https://secure-web.cisco.com/1KsL4kUvYfnzqjzSTaDsugLoaAwpb1c-UBCyU0TKO2Aa_HwUvq1tuUtzvTQbxc3vwelO4N1492uXAD1bWXJHmgNyywlBJxOh9aGsBz7VO51zMVKC3uHKLBOpNes9JpMp0wCtrNrbWypbgY7bWy7dKFVqYLtOJjnCa_xRdlkNgA2i4XGtO_rqwN8uVf06G6-6393McRY8v-0gXN-L6hHnzNxHrKTMr2VcJFYfPntrRlmnL2jv4EtNrE9aMn-qZTaLyyBEBnylzG-2CBBPeGcf9kASRuNpL95QTx5OPAYwjAbiMxkgURLT-vTCABwAVem/https%3A%2F%2Fwww.theglobeandmail.com%2Freal-estate%2Fvancouver%2Farticle-rental-crisis-puts-tenants-under-stress%2F)

WV citizens should each ask ourselves, do we really want another one of Larco's market rentals in our community. Be sure to voice your thoughts on Larco's Clyde Avenue development proposal in the upcoming public hearing on March 6, 2023.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

Rental crisis puts tenants under stress



By [Alexandra S. Glick](#) and [Alexandra S. Glick](#) on 10/11/2023

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In the past five or six years, Alex Agreus has received four evictions from his landlord, and each time he's disagreed with them and won. The most recent eviction, granted in the days after the apartment he lost, was granted because the landlord said that he was violating his agreement. An arbitrator hearing, he proved that he continued to live in the unit — and he had a "C" lease — but he did have a roommate to help pay the bill.

He assumed the situation on Chestnut St., which, he can't say, is a shabby one of the buildings. The French takes from Paris has learned the system by representing himself at apartment hearings and court appearances and says the multiple evictions are highly unusual.

The dispute with the landlord at the Regency Park building at 222 Camden St. in Union City has gone on for at least six years, according to documents. Mr. Agreus says many of his neighbors have moved out of the 10-story building, but he has to come often to the building to see what the landlord is doing to him.

At the provincial level, the Ontario Rental Control Board (ORCB) and at the federal level, Mr. Agreus has represented himself and other building residents in several hearings against the landlord, Loran Investments, and Regency Park Property Management, for claims mostly involving improper maintenance of the building. It is not clear if the landlord has any other claims against the unit or if the unit could open their windows, and they claimed the ventilation system wasn't working.

The landlord was ordered to repair the ventilation and compensate the tenants. According to the City, "a report was completed listing a number of deficiencies, which were considered the minimum most appropriate to achieve compliance given the age of the building."

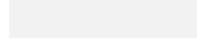
Mr. Agreus received his first eviction notice in the summer of 2017. The notice alleged he had "violated the lease" and breached the tenancy agreement with "a large number of complaints." The eviction notice was cancelled after arbitrators. The landlord also was required to restore the unit.

Mr. Agreus says he complained to the newly created Compliance and Enforcement Unit, and was told that after an investigation, although he says he has won each case, he claims there are still maintenance issues at the building and that compensation is owed to the tenants. He says he has personally spent about \$2,000 on legal costs and of which he has received back but he is still in contact with other tenants and studying through legal cases to ensure he can defend.

Because he learned so much, he became a volunteer tenant advocate with the Vancouver Tenants Union, pushing for legislation such as the one that says RTA hearings can be recorded.

He says tenants throughout the desirable West End are routinely facing eviction notices.

"There are lots of tenants in the West End and they are vulnerable because they have been there 20 or 30 years and it's not a lot of money and they have been there, and their credit is really low, and grandfathered, and some they are tenants. The West End is one of the most desirable places now, so there are many interventions and evictions. It's a real pain."



Mr. Agreus has a spectacular view from his apartment, where he pays close to \$4,000 a month to live in, but he would not pay for a market rate of \$2,000. He can't afford that, and he can't afford to live and work and have the city.

He says the system puts tenants at a disadvantage because they don't typically have the deep pockets to fight wealthy landlords who have lawyers to represent them at arbitration hearings.

"I expect I will get another eviction notice some time this year. I expect them every year at the moment," says Mr. Agreus. "They are literally sending me to court," he says of the CEU process.

As for the Compliance and Enforcement Unit, he says that most cases aren't accepted and when they are, they are often dismissed. He says that most cases aren't accepted and when they are, they are often dismissed. He says that most cases aren't accepted and when they are, they are often dismissed.

"It's not that bad enough. You, they are overwhelmed and I think it's more of a disempowerment. We're not even after you, that they have not enough power after anybody. They have imposed some fines."

A case that went before the CEU and was settled in September 2020 involved a landlord who had given several eviction notices to a tenant and had failed to do so with a rental agreement. In fact, the CEU decision said the landlord had provided a written document to the CEU that said he had a building. The landlord had been before the RTA on several occasions over the years. In its decision, the CEU penalized the landlord \$1,000 and said that the tenant should comply with CEU orders but would be looking at a penalty up to \$1,000 each day.

Mr. Agreus, who has become a tenant's rights advocate since being evicted with his landlord, says that the penalty didn't get the message.

Requests for dispute resolution have increased by more than 50 per cent since 2018. The CEU was launched in May 2018. It dealt with more serious cases. Since then, it has handled approximately 100 complaints, and some 100 cases, divided by the CEU, which is part of the RTA.

"Complaints to the Compliance and Enforcement Unit have steadily increased each year since the unit became operational," says Mr. McCague, director of the CEU. In total, the CEU has issued 21 mandatory penalties, of which 17 went to landlords, and four to tenants, he said.

Some are dealt with through lengthy investigations or early interventions, and others are resolved with warnings about mandatory penalties, says Mr. McCague. He says that 60 per cent of cases resulted in voluntary compliance because most parties want to avoid investigations and penalties.

At large landlord cases in the region, the matter of evictions may vary. A recently published CEU study, however, by author Henry Conway, showed that the larger the landlord, the more potential for evictions. Mr. Conway looked at the number of evictions that large landlords received and small landlords in British Columbia. Large landlords made up less than 1 per cent of apartment owners but caused more than one-third of all apartment evictions.

Large landlords filed evictions at two to three times the rate of small landlords, says the report. That often became evictions to a small landlord in a "rental triangle" decision, which large landlords use as a "rental business practice."

Karen Yonker, a Spirit magazine columnist who worked a year ago, says she's now struggling to make a new life in primary Vancouver. She lived in Regency Park but she was one of the tenants who moved out in recent years. She reflects on how she managed to move elsewhere. It took her a long time, but she found a luxury business suite on the east side of Vancouver for \$1,000 a month. She says she can't work but she has a place, but at least she can sleep.

"These evictions from these aren't just mine, or Alex's — it's everybody's problem," she says.

"It's really difficult. It's not easy. I think we will be just out of (Regency Park), looking for something that can be affordable, better, better, and affordable for living, eating, going, living — it's really high and everything goes higher, except for our salaries."

"It's a double-edged sword, making and trying to make better of it, to be able to afford the expenses. It's not like I'm taking a whole lot of money."

The government has responsibility for increasing the RTA budget by 40 per cent and adding up to 100 new staff members to deal with a backlog of disputes, including evictions and court cases.

"We are doubling the size and increasing the capacity of the Compliance and Enforcement Unit to increase early and prevent hearings from occurring in the first place, which will save the costs of appeal and reduce court costs which should reduce the costs that continuously appear before the RTA or arbitrators," Mr. McCague said.

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Related articles

[Developing secondary market Vancouver real estate industry](#)

[Lack of inventory helps to take off Vancouver market](#)

[Rental trends press and to take, called tenant applications](#)

Trending

Northwest explains how acts like record low and others will affect the market. Most realtors and investors are not aware of the risks.

The work experience has been effective and successful.

Outstanding is a critical step, but many companies skip the last step.

Who has the right to sue for a wrongful death?

Significantly, the people that control the market are the people who control the market. The market is not the same, after all, but it is the same for the rest of the world.

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From: s. 22(1)
Sent: Thursday, February 16, 2023 11:16 AM
To: correspondence
Subject: Not that anyone reads these emails...

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Dear Council,

I couldn't have said it any better myself...



s. 22(1)
Maple Ridge BC

Sent from my iPhone

From: s. 22(1)
Sent: Friday, February 17, 2023 8:45 AM
To: correspondence
Subject: 31st & Westmount traffic improvements

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.

Dear Mayor and Council,

I am writing in support of the pedestrian and bicycle improvements currently underway in the 31st Street and Westmount Road corridor. I have lived s.22(1) for s.22(1) years and have regularly ridden, walked and yes driven on 31st and Westmount daily over that time. This includes the s. 22(1) that our s. 22(1) attended s. 22(1) (now in s.22(1)) when we regularly walked, biked and later scootered to school.

As a cyclist, I was never particularly fond of the traffic calming "islands" on Westmount, and I am happy to see they have been replaced with speed bumps. The islands were a pinch point for cars & cyclists in which cars would attempt to pass cyclists between islands and inevitably conflict in the narrows at the island. I am under the impression that several "letdowns" will be installed on the ascent side of Westmount at the roundabout which will separate cyclists from cars in this narrow area. A big improvement. Also included are various pedestrian and cycling enhancements, which I look forward to using.

As the years have gone by, I continue to see more kids walking/cycling/scootering to school on this route as well as increases in commuter and recreational cyclists migrating up 31st and Westmount to Caulfeild, Cypress and points westward. These improvements are welcomed by my friends and neighbors in our community.

Thank you.

Regards,
s. 22(1)
West Vancouver, BC s. 22(1)

s. 22(1)

From: WestVan squanders your taxes? [REDACTED] s. 22(1)
Sent: Friday, February 17, 2023 2:01 PM
To: correspondence
Subject: [BULK] [REDACTED]...Why does West Van spend 195% more per household than Vernon
=+

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.

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In 2021 The District of **West Vancouver (DWV) Council** approved municipal spending that was 194% more per housing unit than comparable BC cities.

Are you OK with WV Council authorizing the squandering your tax dollars? If you are not OK with your tax dollars being squandered then:

- [take our 2023 property tax survey \(link below\)](#)
- or send an email letter to DWV council using our quick template

We have sent the below memo and graphs to West Vancouver Council along with a large PDF file that contains images of the audited

financial statements of the various cities compared. The link to this file is at the bottom.

Memo

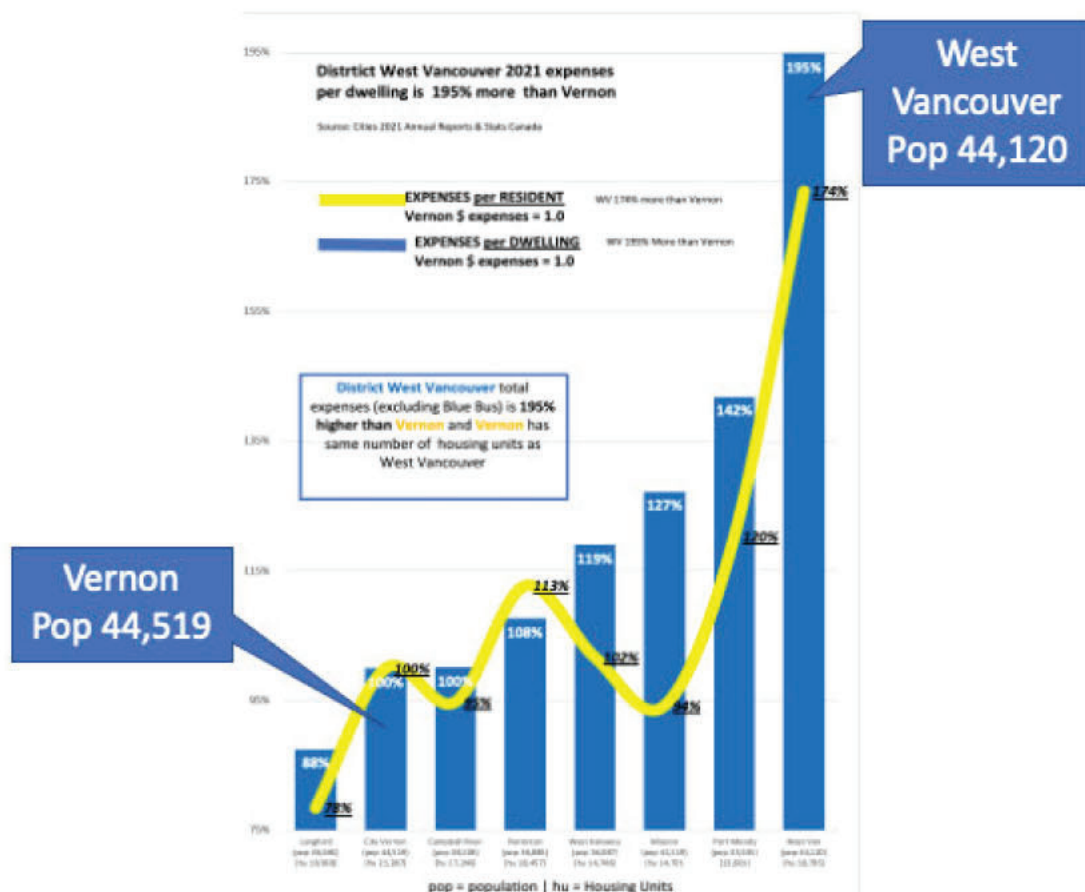
To: Mayor Sager & Councillors, District of West Vancouver
 cc: Correspondence & WV residents
 Fr: Claus Jensen, President CiviX
 17 Feb 2023

Re: District of West Vancouver (DWV) spent \$60 million more in 2021 providing services to DWV residents than the City of Vernon or Penticton or Campbell River or Langford. DWV needs to reduce its expenses by at least 40% to be 'competitive' with cities that have similar population and housing units.

To provide municipal services to its residents in 2021, The District of West Vancouver (DWV) spent \$143.5 million dollars (excluding Blue Bus). City of Vernon's 2021 audited expenses are \$83.4 million. DWV population = 44,120 / Vernon population = 44,519.

- ❖ Per dwelling DWV spends 195% more than Vernon
- ❖ Per resident DWV spends 174% more than Vernon

See attached graphs for easy comparisons between Port Moody, West Kelowna, Mission, Campbell River, Penticton City of Vernon, Langford and West Vancouver. (larger graphs after memo)



Memo

To: Mayor Sager & Councillors, District of West Vancouver
cc: Correspondence & WV residents
Fr: Claus Jensen, President CiviX
17 Feb 2023

Re: District of West Vancouver (DWV) spent \$60 million more in 2021 providing services to DWV residents than the City of Vernon or Penticton or Campbell River or Langford. DWV needs to reduce its expenses by at least 40% to be 'competitive' with cities that have similar population and housing units.

DWV spends 60.1 million more to service the almost identical number of residents or housing units as Vernon? We have heard many reasons in the past and the explanations are never objectively quantified and/or compared to other similar cities.

- the most frequent excuse tendered is that DWV residents demand more high quality services (apparently \$60.1 million more services)
- another excuse is that DWV has more roads to maintain
- or more miles of sanitary sewer pipes
- geography makes it more expensive to install or repair

These may be valid arguments however specifics have never been provided. For example for the DWV water utility expenses should be compared to several similar cities utility systems in terms of miles of pipe, daily volume, number of pumping stations, cost of water and so forth.

For your convenience copies of the 2021 audited revenue and expense statements for all the cities that have similar population to DWV (44,120) are attached.

The enclosed graphs and analysis clearly and without any doubt illustrate that DWV expenses are unsustainable for West Vancouver taxpayers. They also illustrate that DWV expenses are \$60 million more than other BC cities with similar population and housing units to service.

All of this council's (except Gambioli) election platforms included a commitment for financial prudence / responsibility when making decisions on behalf of the District of West Vancouver.

**If you have not taken our 2023 Property Tax survey
before, please click here and take it now. More
people equals = more credibility.**

Memo

To: Mayor Sager & Councillors, District of West Vancouver
cc: Correspondence & WV residents
Fr: Claus Jensen, President CiviX
17 Feb 2023

Re: District of West Vancouver (DWV) spent \$60 million more in 2021 providing services to DWV residents than the City of Vernon or Penticton or Campbell River or Langford. DWV needs to reduce its expenses by at least 40% to be 'competitive' with cities that have similar population and housing units.

Legally only this council can authorize DWV spending and that authorization is documents in the five year 2023 financial plan / budget and the appropriate bylaw. The 2023 budget is the legal authorization for staff to spend funds in 2023 plus Jan/Feb/Mar/Apr/May of 2024. That is, the 2023 budget is really a 1.5 year budget and so do direct your attention to the 2024 budget also because it authorizes spending for the first 5 months of 2024.

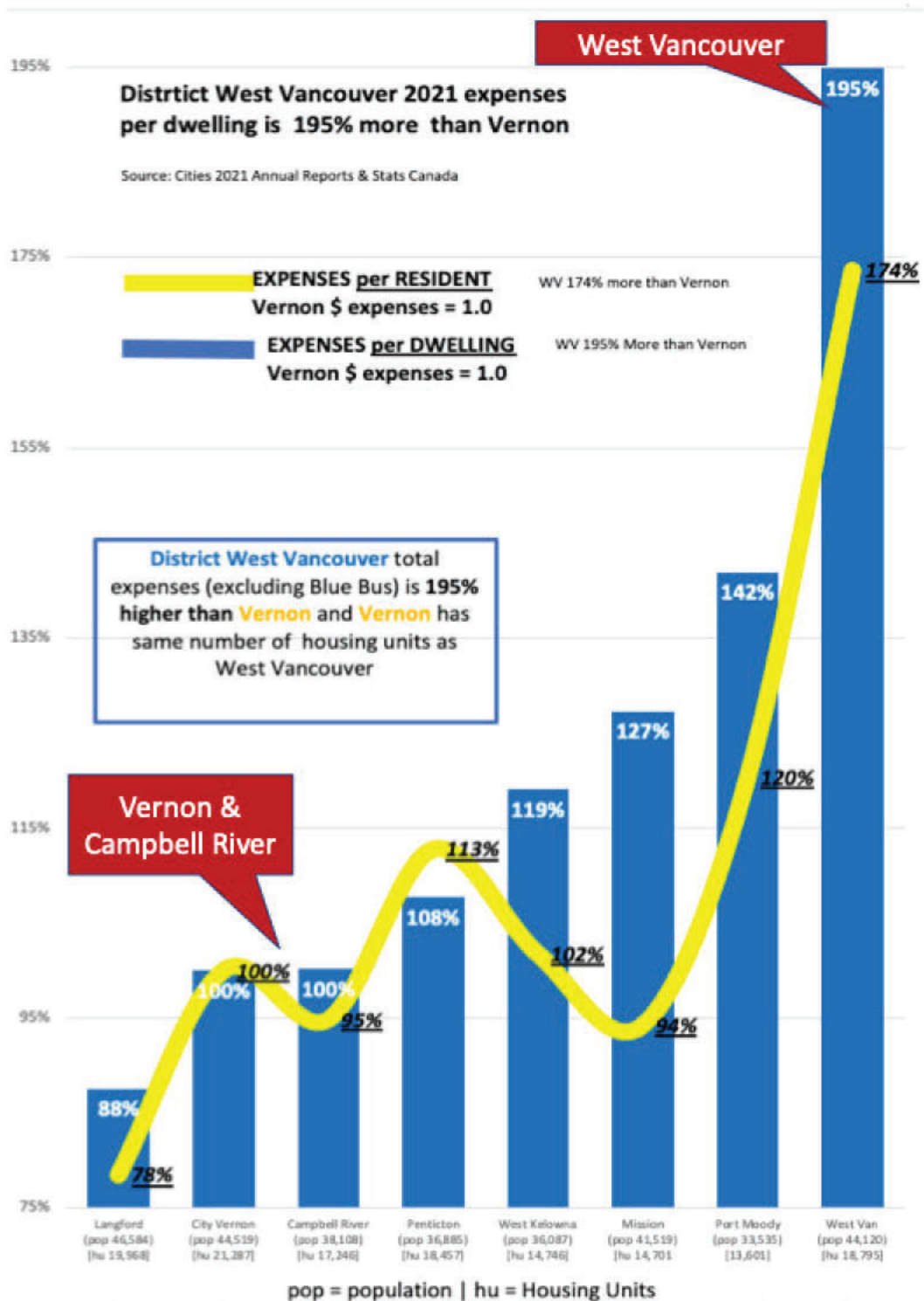
Financial decisions of the last few years have been a disaster for residents. In short, current spending trends are financially unsustainable for West Vancouver taxpayers. DWV needs to reduce its expenses by at least 40% based on other comparable BC cities' expenses.

Consider directing staff to 'copy paste' the 2020 (yes 2020) budget to be the 2023 budget as a first step to controlling DWV long term financial health.

I would personally support a 2023/2024 budget were total consolidated expenses, as defined in the DWV audited annual financial statements, were the same as 2020. and the 2023 property tax increase over 2022 property tax would be 5% and 100% of the additional property tax over 2022 would be allocated to capital asset reserves. No environmental slush fund.

I am pleased to answer any questions that you may have about the enclosed material.

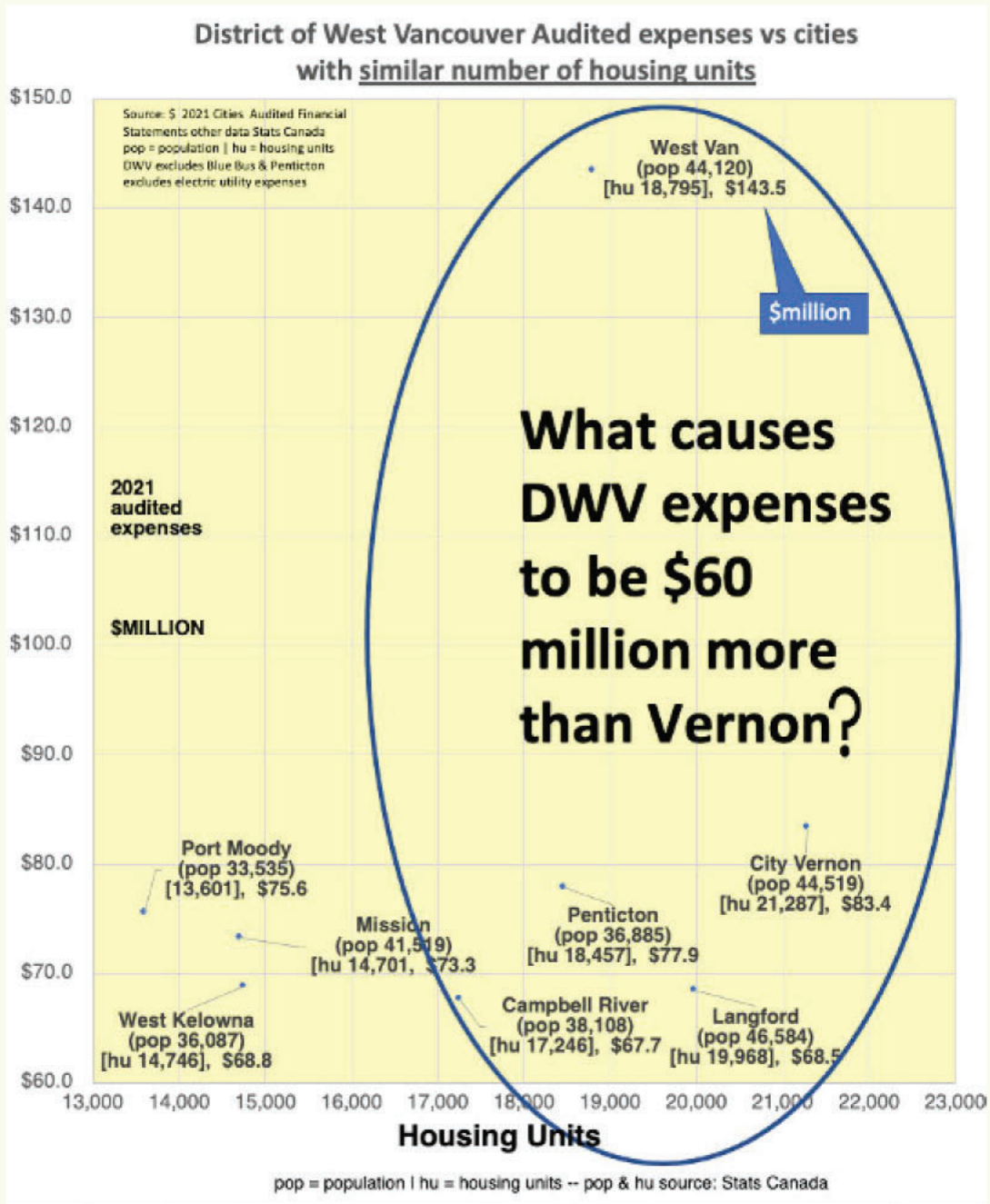
Best,
Claus Jensen



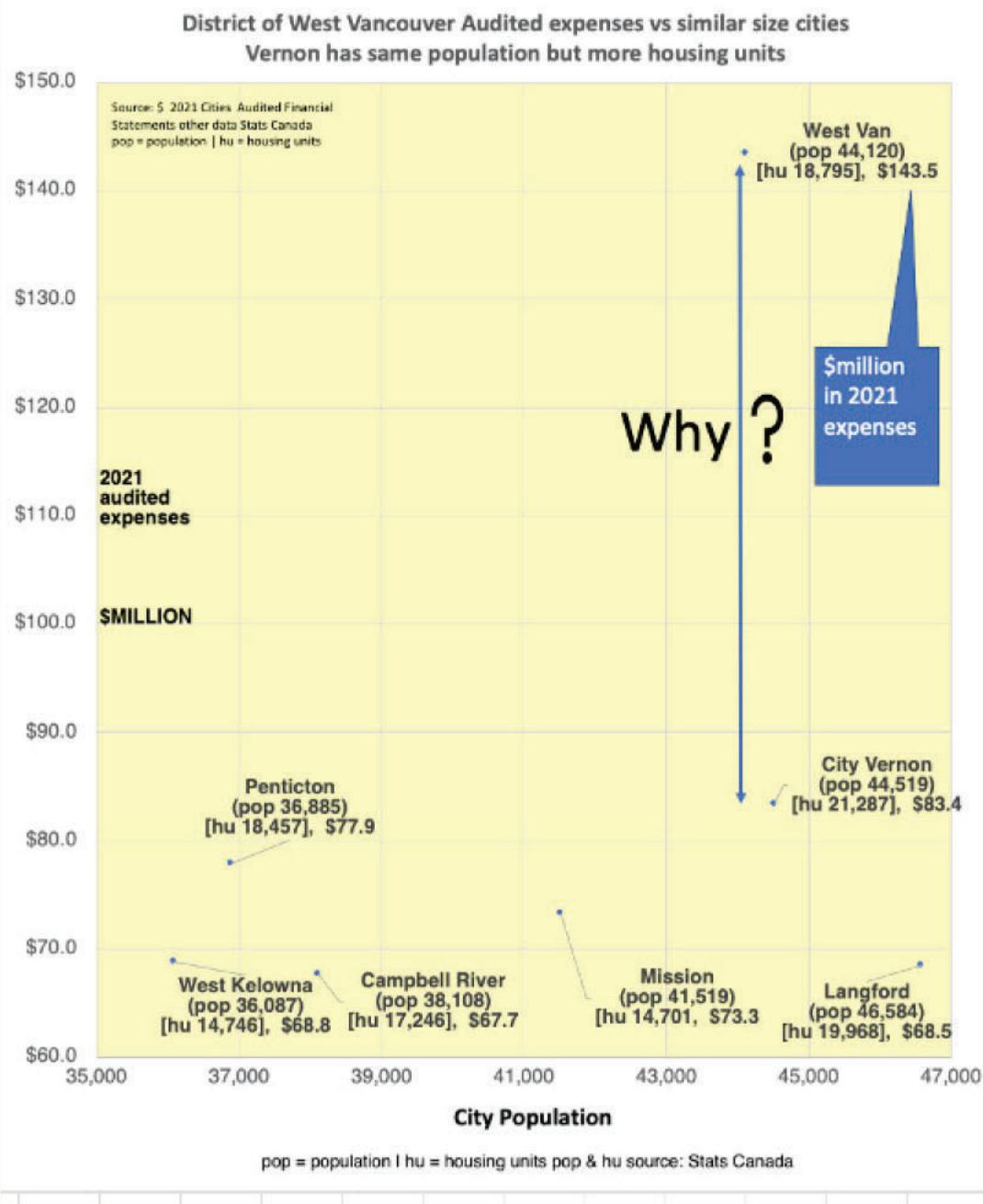
At a Glance ... How much do comparable cities in BC that have similar population and housing units spend to serve its taxpayers?

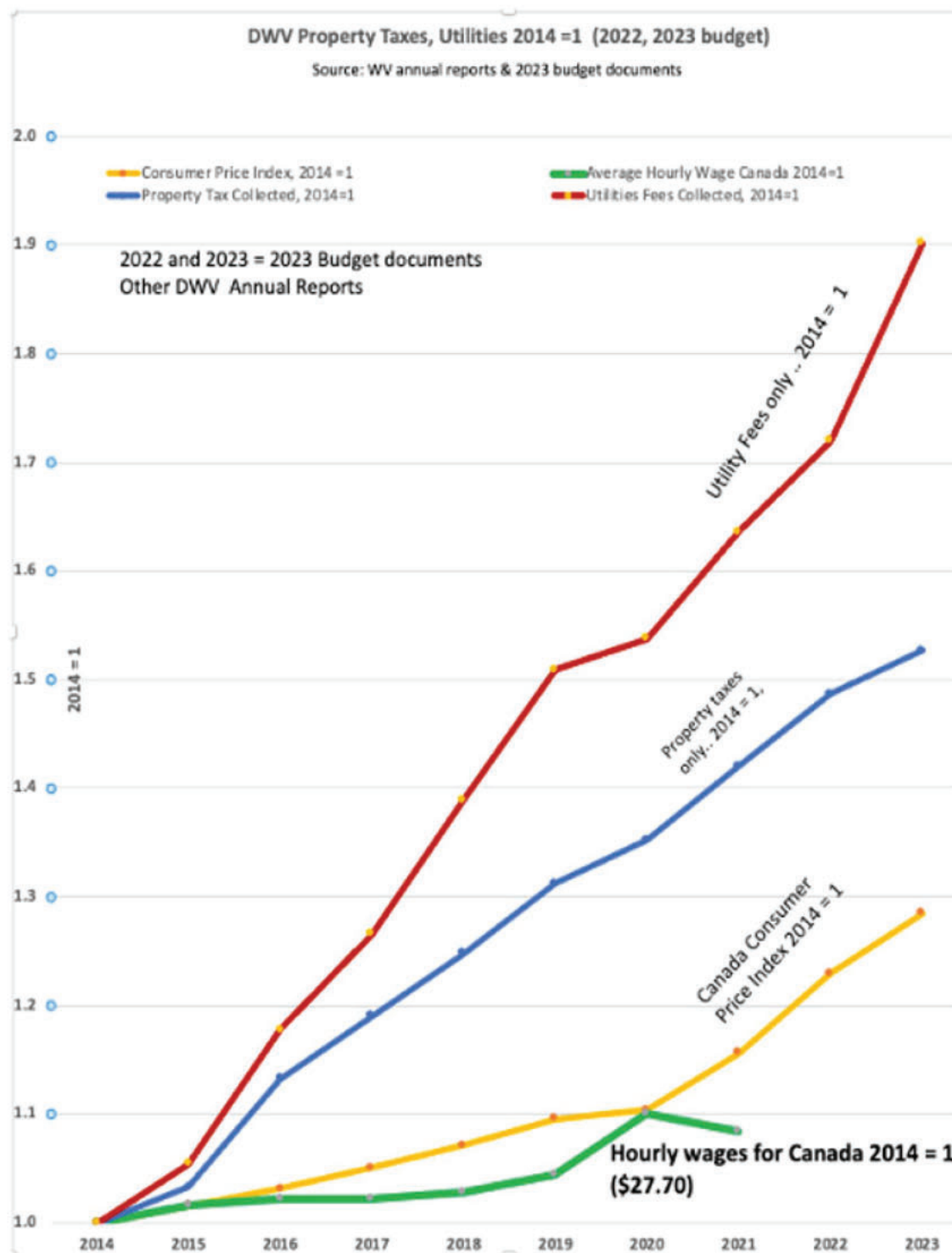
City	Per resident	Per housing unit	2021 Population	2021 Housing Units
West Vancouver	195% More	172% more	44,120	18,795
City Vernon	100%	100%	44,519	21,287
Campbell River	100%	100%	38,108	17,246

If you have not taken our 2023 Property Tax survey before, please click here and take it now. More people equals = more credibility.



Click or Tap here to quickly send an email letter to council and tell them how you feel about your tax dollars being squandered





[Click here to read the entire pdf file that includes screen shots of the audited](#)

financial statements of various cities
compared

(FYI a Dropbox link)



We Survey and inform West
Vancouver Residents About
Significant Community Issues



For participating
in CiviX Surveys



Semi-Direct Democracy

[Forward this email to a West Vancouver Community Friend.](#)

HOUSEKEEPING - We protect and respect your personal information. Do we have your email, name and surname correct?

email address: correspondence@westvancouver.ca

Your first name:

Your surname: West Van Council Correspondence

If you want to subscribe or change your email address, name or surname.

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From: [REDACTED] s. 22(1)
Sent: Friday, February 17, 2023 2:55 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: 2023 budget = +

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

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

17 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver

2023 budget

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

This budget should be an example for future budgets. We must recognize and eliminate wasteful spending. There is no reason, other than a lack of will, to continue this upward spiral of needless spending. Start now with a hiring freeze and a review of who is actually needed and productive and who is just part of the problem.

Thank you.

[REDACTED] s. 22(1)

From: VJ Grimes [REDACTED] s. 22(1)
Sent: Friday, February 17, 2023 3:51 PM
To: vgrimes1@hotmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: comparing city taxes, West Vancouver with Vernon = +

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VJ Grimes
1750 Esquimalt Ave, #206
West Vancouver, BC V7V 1R8

17 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver

comparing city taxes, West Vancouver with Vernon

My name is VJ Grimes and I am a resident of West Vancouver.

We live in an old condo in West Vancouver. The real estate feature we jokingly appreciate best about West Vancouver is "transit, transit, transit." People from Vancouver think the bridge ought to be a hindrance, but the public bus system is top-tier in frequency and convenience. Passing all the cars stuck prior to Lions Gate Bridge continues to be a satisfying feature of living here. Our neighbourhood is safe, groceries and recreational areas are walkable. Vernon is a working community, relatively inexpensive for many reasons. There is no comparison. I would not trade West Vancouver for Vernon. In West Vancouver we get what we pay for, particularly community and essential services. I feel that annual property taxes are a bargain for what we get.

Please do not redact my name or my home address or my email address.

Thank you.

VJ Grimes
vgrimes1@hotmail.com

From: [REDACTED] s. 22(1)
Sent: Saturday, February 18, 2023 12:18 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: 2023 Budget = +

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

18 Feb 2023

Dear Mayor Sager and Councillors
District of West Vancouver

2023 Budget

My name is [REDACTED] s. 22(1) and I am a resident of West Vancouver.

Given the expenditure comparison with similar sized populated cities across the province like Penticton, Vernon etc. is it not worthwhile to review the work of the "Managers-Supervisors running West Van Civic Govt Depts. and their respective staff in order to determine the culture in each Dept by doing mandatory quarterly - monthly reviews to gauge performance.

How does hiring more and more staff since 2010 at higher wages year over year get the job done reviewing performance effectiveness, and workloads?

People generally have a dim view of Govt Employees, Unions having been in one for 5 years approx. and their effectiveness getting work tasks done in a timely cost effective manner. Provide proof that civic Govt execution is efficient. make it better.

Current staffing levels continue to rise. Why when looking at similar cities in BC? Is it because they live on the North shore and feel they deserve to work less and be paid more like the private sector that live here and put it on the line every day?

Comes across to many speaking privately to fellow residents, that West Van is plagued by a fat and happy bureaucracy that's paid very well and does less per employee/ staff member?

Might a 3rd party review of hiring #'s, current staff core competency, job description, accountability for daily-weekly-monthly task completion, quarterly reviews be implemented to mitigate the risk of bloated inefficient

civic govt staff?

Once people are in are they protected and there is no fear of them losing their jobs short of absolute incompetence or worse?

When was the last time any serious independent review of West Van Civic Govt done?

Hard to convince "Thomas the Doubter" WV Taxpayers that staffing levels competency and execution haven't spun out of control. Please do try and don't be offended because as residents it is our right to ask and demand proof to counter perception.

For example. who was fired for the water pipe fiasco under the Upper Levels Hwy up Cypress Mountain? What Dept Heads and Staff lost their jobs for surely a multi million dollar fiasco wasting taxpayers money?

How are you practically reviewing staffing levels and performance going forward?

While Civic Govt may not like to hear it, I will state it again, a lot of residents see the staffing levels and annual cost stats as out of control. Hiring more and more staff isn't the answer. Tolerating bad managers and poor performing staff discourages performance of others. Time to review and change employment and performance expectations and accountability within our civic govt.

Thank you.

s. 22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
COMMUNITY ENGAGEMENT COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
TUESDAY, JANUARY 10, 2023**

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

Staff: R. Bartlett, Chief Administrative Officer; D. Powers, Director of Community Relations & Communications; K. Andrzejczuk, Acting Communications & Engagement Manager (Staff Representative); 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 3:01 p.m.

2. Election of Acting Chair for 2023

J. Sidhu entered the meeting at 3:03 p.m.

D. Powers (Director, Community Relations & Communications) spoke regarding the acting chair role and explained the election procedure.

It was Moved and Seconded:

THAT E. McHarg be elected as Acting Chair for 2023.

CARRIED

3. Committee Meeting Schedule for 2023

It was Moved and Seconded:

THAT the Community Engagement Committee Meeting Schedule for 2023 be adopted as follows:

- February 8, 2023 at 3:30 p.m.;
- March 8, 2023 at 3:30 p.m.;
- April 12, 2023 at 3:30 p.m.;
- May 10, 2023 at 3:30 p.m.;
- June 14, 2023 at 3:30 p.m.;
- July 12, 2023 at 3:30 p.m.;
- September 13, 2023 at 3:30 p.m.;
- October 11, 2023 at 3:30 p.m.; and
- November 8, 2023 at 3:30 p.m.

CARRIED

It was Moved and Seconded:

THAT all remaining Community Engagement Committee meetings for 2023 be held in-person at the Raven Room in the Municipal Hall.

CARRIED

4. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the January 10, 2023 Community Engagement Committee meeting agenda be approved as circulated.

CARRIED

5. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the November 2, 2022 Community Engagement Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

6. Membership Update and Introduction

Community Engagement Committee members introduced themselves and spoke about their background and relevant experience in a roundtable format.

It was Moved and Seconded:

THAT the report regarding Membership Update and Introduction be received for information.

CARRIED

7. 2022 Community Engagement Committee Annual Evaluation

Councillor Thompson (Chair) spoke relative to the document regarding "2022 Community Engagement Committee Annual Evaluation" and informed that there was a low response rate for the evaluation and suggested sending out the 2023 evaluation in March 2023.

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

- Ensure the evaluation gets sent to updated email addresses for committee members;
- Have staff representatives for committees send out evaluations instead of Legislative Services staff; and provide a reminder at the mid-way point;
- Conduct the evaluation earlier in the year, after the March meeting; and
- Consider adding supplemental questions to the Community Engagement Committee's evaluation.

D. Powers (Director, Community Relations & Communications) informed that:

- Evaluations are standardized for all committees;
- Legislative Services staff send out annual evaluations to all District committees; and
- Staff will review the feedback and provide an update to the Community Engagement Committee at a future meeting.

It was Moved and Seconded:

THAT the report regarding 2022 Community Engagement Committee Annual Evaluation be received for information; and

THAT the evaluation be sent to Community Engagement Committee members between March and April 2023.

CARRIED

8. **2023 Community Engagement Committee Work Plan**

Councillor Thompson (Chair) informed that Community Engagement Committee members' terms will expire at the end of 2023 and that Council is currently reviewing the structure for all District committees.

E. McHarg queried whether there would there be an opportunity to provide input regarding Council's committee structure review; R. Bartlett (Chief Administrative Officer) informed that he will provide an update at a future meeting.

D. Powers (Director, Community Relations & Communications) spoke relative to the document regarding "2023 Community Engagement Committee Work Plan" and informed that:

- The new work plan format will include upcoming, recent, and ongoing projects; and that staff are open to feedback regarding the new format;
- Ambleside Local Area Plan: Staff reported to the Community Engagement Committee during meetings in January and March 2022; staff will be providing an update to Council in 2023 to seek updated direction and will report to the Community Engagement Committee at a future meeting;
- St. Francis-in-the-Wood Church parking: Additional work is required before proceeding with engagement;
- Capilano Pacific Trail: Additional technical work is required before proceeding with engagement;
- Urban Forest Management Plan: Staff are seeking updated Council direction and will provide an update to the Community Engagement Committee at a future meeting;
- Strategic Transportation Plan: remains on the work plan as a placeholder until Council's Strategic Plan is finalized; and
- Horseshoe Bay Streetscapes: Work on this project has been paused while staff investigate options for undergrounding utilities in the area.

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

- The new format is an improvement and the committee is happy to see engagement debriefs on the work plan; and
- Add timeline and costs estimates for engagement projects to the work plan.

Councillor Gambioli suggested conducting engagement on the Cypress Village and Baptist Housing development applications and D. Powers (Director, Community Relations & Communications) informed that:

- Staff reported to the Community Engagement Committee during each phase of the Planning the Upper Lands engagement;
- The public input process for development applications is regulated by the province and the Community Engagement Committee does not have oversight over those processes;
- A development application process chart was created to help the public learn how applications move through the system and about input opportunities along the way;
- Staff will develop communications plans for significant development applications and will add this to the work plan; and
- The Communications Advisor will attend future Community Engagement Committee meetings to discuss communications plans.

It was Moved and Seconded:

THAT the report regarding 2023 Community Engagement Committee Work Plan be received for information;

THAT staff update the 2023 Community Engagement Committee Work Plan to add a section for communications plans and a rough timeline by quarter; and

THAT staff provide an updated work plan at every meeting.

CARRIED

R. Bartlett (Chief Administrative Officer) left the meeting at 4:25 p.m.

Discussion ensued regarding committee minutes and video recordings of committee meetings and the Community Engagement Committee provided the following feedback:

- There is concern regarding speaking freely when being recorded and members' comments and opinions being made available online indefinitely;
- The public misses out on the opportunity to hear fulsome discussions; and
- Committee minutes are not intended to be a verbatim transcript of the meeting.

E. McHarg left the meeting at 4:30 p.m. and did not return.

R. Bartlett (Chief Administrative Officer) re-entered the meeting at 4:35 p.m.

9. Paved Parking at St. Francis-in-the-Wood Church Engagement

Item withdrawn.

10. Staff Update

D. Powers (Director, Community Relations & Communications) spoke relative to the document regarding “Staff update to Community Engagement Committee–January 10, 2023” and informed that:

- St. Francis-in-the-Wood Church parking: Engagement has been deferred while staff continue their technical work;
- Arts Planning, Hugo Ray Park Pickleball, and Klee Wyck Park: Staff are preparing the engagement summary reports, which will be included with the Council Reports;
- Urban Forest Management Plan: The second phase of engagement has been put on hold while staff seek updated direction from Council;
- 2023 Budget: Staff have prepared a proposed budget that Council is scheduled to receive at its regular meeting on January 23, 2023, before the public engagement meetings; staff are planning on holding one virtual meeting and two in-person meetings; and
- Engage with Age: Staff continue to work with consultants and the Seniors' Activity Centre Advisory Board; engagement launch date has been deferred.

R. Bartlett (Chief Administrative Officer) left the meeting at 4:40 p.m. and did not return.

Discussion ensued regarding the Engage with Age engagement and the Community Engagement Committee provided the following feedback:

- Provide the Community Engagement Committee with an opportunity to provide feedback on the survey;
- Consider engaging future users of the Seniors' Activity Centre, those currently between the ages of 45 and 55, through a different survey;
- Consider including a survey question that asks if the Seniors' Activity Centre should be dedicated to that age group or if there is interest in an intergenerational facility; and
- Consider holding discussion groups in advance of the survey; D. Powers (Director, Community Relations & Communications) informed that she will defer the request to the Seniors' Activity Centre Advisory Board, who are delivering the survey.

Councillor Thompson (Chair) suggested Community Engagement Committee members attend a Seniors' Activity Centre Advisory Board meeting or spend some time at the facility to get a better sense of the culture.

It was Moved and Seconded:

THAT the report regarding Staff Update be received for information.

CARRIED

E. McHarg absent at the vote

PUBLIC QUESTIONS

11. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

12. NEXT MEETING

Staff confirmed that the next Community Engagement Committee meeting is scheduled for February 8, 2023 at 3:30 p.m. and held in-person in the Raven Room at Municipal Hall.

13. ADJOURNMENT

It was Moved and Seconded:

THAT the January 10, 2023 Community Engagement Committee meeting be adjourned.

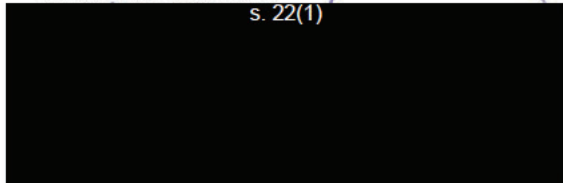
CARRIED

E. McHarg absent at the vote

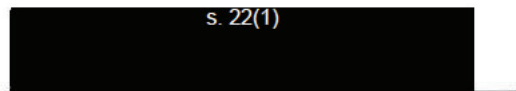
The meeting adjourned at 4:47 p.m.

Certified Correct:

s. 22(1)



s. 22(1)



Committee Clerk

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, JANUARY 18, 2023

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. Election of Chair for 2023

It was Moved and Seconded:

THAT Member Radage be elected as Chair for 2023.

CARRIED

Chair Radage appointed Member Yaworsky as Acting Chair for 2023.

3. Designation of Head Pursuant to *Freedom of Information and Protection of Privacy Act*

It was Moved and Seconded:

THAT pursuant to section 77 of the *Freedom of Information and Protection of Privacy Act*, the Board of Variance designates the Corporate Officer of The Corporation of the District of West Vancouver as the Head for the purposes of the *Act*.

CARRIED

4. Board of Variance Hearing Location

It was Moved and Seconded:

THAT

1. Board of Variance hearings for all of 2023 and for January 17, 2024 be held via electronic communication facilities only;
2. the Municipal Hall Council Chamber be designated as the place where the public may attend to hear, or watch and hear, the Board of Variance hearing proceedings; and
3. a staff member be in attendance at the Municipal Hall Council Chamber for each of the scheduled hearings.

CARRIED

5. Introduction

Staff introduced the Board members and described the hearing procedure.

6. Confirmation of the Agenda

It was Moved and Seconded:

THAT the January 18, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

7. Adoption of the November 16, 2022 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on November 16, 2022.

It was Moved and Seconded:

THAT the November 16, 2022 Board of Variance hearing minutes be adopted as circulated.

CARRIED

8. 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.

9. Application 23-001 (3196 Mathers Avenue)

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

- a) 7.68 m to Front Yard Setback
- b) 0.81 m to Minimum Side Yard Setback
- c) 2.4 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.

E. Shi (Lewis Vancouver Construction, representing the owner of 3196 Mathers Avenue) described the variance application for a proposed private power pole (accessory structure) and responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application.

Y. Geng (on behalf of a neighbour of the applicant) queried regarding the height and location of the proposed private power pole. A Board member and staff provided responses.

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 December 7, 2022, 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 E. Shi and Y. Geng:

It was Moved and Seconded:

THAT the Board defers further consideration of Application 23-001 (3196 Mathers Avenue) for up to six months, or until confirmation is received from BC Hydro regarding:

1. whether a direct connection to the subject property is feasible; and
2. whether BC Hydro can remove the redundant pole from the south side of Mathers Avenue.

CARRIED

10. Application 23-002 (6267 Taylor Drive)

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

- a) 3.43 m to Distance Between Principal Dwelling and Accessory Buildings
- b) 5.1 m to Accessory Building Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 10, 2023	1
Redacted	January 13, 2023	2
Redacted	January 15, 2023	3
Redacted	January 16, 2023	4
Redacted	January 16, 2023	5

Staff provided permit history of the subject property.

M. Thornton and R. Thornton (6267 Taylor Drive) described the variance application for a proposed elevator (accessory structure). A Board member commented.

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 December 8, 2022, 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 M. Thornton and R. Thornton:

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 23-002 regarding a proposed elevator (accessory structure) at 6267 Taylor Drive with variances of:

- 3.43 m to Distance Between Principal Dwelling and Accessory Buildings
- 5.1 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated November 17, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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. Application 23-003 (4166 Rose Crescent)

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

- a) 8.1 m to Front Yard Setback
- b) 2.46 m to Minimum Side Yard Setback
- c) 2.3 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	#
Redacted	January 17, 2023	1

Staff provided permit history of the subject property.

B. Khosravi (4166 Rose Crescent) described the variance application for a proposed private power pole (accessory structure). B. Khosravi and staff responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application.

Z. Baranriz (4170 Rose Crescent) spoke in opposition to the requested variances and commented and queried regarding: the location of the proposed private power pole and other possible locations for it; side yard setbacks; and privacy. B. Khosravi provided a response.

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 December 11, 2022, 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 Z. Baranriz and B. Khosravi:

It was Moved and Seconded:

THAT the Board defers consideration of Application 23-003 (4166 Rose Crescent) for up to 6 months in order to allow the applicant time to consult with neighbours and BC Hydro and to review building options.

CARRIED

12. Application 23-004 (3837 Bayridge Avenue)

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

- a) 5.84 m to Front Yard Setback
- b) 2.4 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.

S. Malek (3837 Bayridge Avenue) described the variance application for a proposed private power pole (accessory structure) and 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 December 11, 2022, 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 S. Malek:

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 23-004 regarding a proposed a proposed private power pole (accessory structure) at 3837 Bayridge Avenue with variances of:

- 5.84 m to Front Yard Setback
- 2.4 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated December 6, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

13. Application 23-005 (6580 Wellington Avenue)

Staff confirmed the following requested variance regarding a proposed addition and alteration:

- a) 5% (35 sqm) to Floor Area Ratio.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
S. Mulhall	January 17, 2023	1

Staff provided permit history of the subject property.

S. Mulhall (representing the owner of 6580 Wellington Avenue) described the variance application for a proposed addition and alteration.

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 December 12, 2022, 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 S. Mulhall:

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 23-005 regarding a proposed addition and alteration at 6580 Wellington Avenue with a variance of:

- 5% (35 sqm) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated November 15, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

14. Application 23-006 (1314 Fulton Avenue)

Staff confirmed the following requested variances regarding a proposed addition and alterations:

- 0.38 m to Front Yard Setback to Roof Overhang
- 0.4 m to Front Yard Setback to Addition
- 76.3 m² to Floor Area Ratio
- 1 storey to Number of Storeys for Existing Dwelling.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 7, 2022	1
Redacted	January 12, 2023	2
Redacted	January 13, 2023	3
Redacted	January 17, 2023	4

Staff provided permit history of the subject property.

S. Boisvert (BC Home Drafting and Construction Ltd. representing the owner of 1314 Fulton Avenue), A. Martin and D. Cariou (1314 Fulton Avenue) displayed images and described the variance application for a proposed addition and alterations. S. Boisvert, A. Martin, and staff responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application.

A. Samadonian (West Vancouver) spoke in opposition to the requested variances and commented regarding: the scope of the proposed addition and alterations; public consultation; side yard setbacks; and privacy. S. Boisvert and A. Martin provided a response.

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.

Staff responded to a Board member's questions.

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 December 13, 2022, 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. Boisvert, D. Cariou, A. Martin, and A. Samadonian:

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 23-006 regarding a proposed addition and alterations at 1314 Fulton Avenue with variances of:

- 0.38 m to Front Yard Setback to Roof Overhang
- 0.4 m to Front Yard Setback to Addition
- 76.3 m² to Floor Area Ratio

- 1 storey to Number of Storeys for Existing Dwelling
BE ALLOWED pursuant to the plans dated December 5, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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 Abri voted in the negative

15. Application 23-007 (5791 Telegraph Trail)

Staff confirmed the following requested variances regarding a proposed new single family dwelling:

- a) 1.08 m to Accessory Building Height for Underground Parking Structure
- b) 1.88 m to Accessory Building - Underground Parking Structure Garage Door Width.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 18, 2023	1
Redacted	January 18, 2023	2
Redacted	January 18, 2023	3
Redacted	January 18, 2023	4

Staff provided permit history of the subject property.

F. Ren (5791 Telegraph Trail) described the variance application for a proposed new single family dwelling and responded to a 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.

Staff responded to a Board member's questions.

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 December 13, 2022, 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 F. Ren:

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 23-007 regarding a proposed new single family dwelling at 5791 Telegraph Trail with variances of:

- 1.08 m to Accessory Building Height for Underground Parking Structure
- 1.88 m to Accessory Building - Underground Parking Structure Garage Door Width

BE ALLOWED pursuant to the plans dated December 12, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

16. Application 23-008 (661 Kenwood Road)

Staff confirmed the following requested variances regarding a proposed addition:

- a) 0.17 m to Minimum Side Yard Setback
- b) 1.28 m to Rear Yard Setback
- c) 0.09 (100.4 sqm) to Floor Area Ratio.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
S. Naddaf	January 17, 2023	1
S. Naddaf	January 18, 2023	2

Staff provided permit history of the subject property.

R. Seifi (representing the owner of 661 Kenwood Road) and S. Naddaf (661 Kenwood Road) described the variance application for a proposed addition. R. Seifi, S. Naddaf, 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 December 14, 2022, 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 R. Seifi:

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 23-008 regarding a proposed addition at 661 Kenwood Road with variances of:

- 0.17 m to Minimum Side Yard Setback
- 1.28 m to Rear Yard Setback

BE ALLOWED pursuant to the plans dated November 21, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

It was noted that the requested variance to Floor Area Ratio was not provided.

17. 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 23-001 (3196 Mathers Avenue)
- Application 23-002 (6267 Taylor Drive)

- Application 23-003 (4166 Rose Crescent)
- Application 23-004 (3837 Bayridge Avenue)
- Application 23-005 (6580 Wellington Avenue)
- Application 23-006 (1314 Fulton Avenue)
- Application 23-007 (5791 Telegraph Trail)
- Application 23-008 (661 Kenwood Road)

up to and including January 18, 2023, be received.

CARRIED

18. Public Question Period

There were no questions.

19. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for February 15, 2023 at 5 p.m.

20. Adjournment

It was Moved and Seconded:

THAT the January 18, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 7:05 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary



WEST VANCOUVER MEMORIAL LIBRARY BOARD

MINUTES

January 18, 2022, 6:30 p.m.

Welsh Hall

Present: A. Nimmons [Chair], C. Garton, P. Cottier, D. Diedericks, B. Hafizi, A. Krawczyk, S. Sanajou, R. Shimoda, S. Thompson, T. Wachmann, L. Yu

Staff: S. Hall, S. Barton-Bridges, S. Felkar, T. Matsuzaki, S. Dale

The Chair welcomed new Board member B. Hafizi.

1. Call to Order

The meeting was called to order at 6:34 p.m.

2. Approval of Agenda

Moved by: R. Shimoda

Seconded by: L. Yu

THAT the Agenda be approved.

CARRIED

3. Approval of Consent Agenda

Moved by: T. Wachmann

Seconded by: P. Cottier

THAT the Consent Agenda be approved.

CARRIED

4. Business Arising from Minutes

None.

5. Director

a) Update

S. Hall provided an update on the Director's report. Please see report attached.

6. Governance

a) Election of Officers

Tracy Wachmann has been nominated and accepted the position of the Chair by acclamation.

Andy Krawczyk has been nominated and accepted the position of the Vice-Chair by acclamation.

S. Hall thanked A. Nimmons and C. Garton for their hard work as Chair and Vice-Chair.

b) Committees - Structure

C. Garton thanked the Board for their input. She discussed the Committee structures and noted that S. Dale will distribute the list of the 2023 Board Committees and Liaison positions to the Trustees.

Trustee Board Committee Membership appointments for 2023.

Human Resources

- Tracy Wachmann – Chair
- Andy Krawczyk – Vice-Chair
- Alastair Nimmons – Past Chair

Finance Committee

- Petra Cottier – Chair
- Ron Shimoda
- Lorena Yu
- Sahar Sanajou

Infrastructure Committee

- Dieter Diedericks – Chair
- Bahar Hafizi
- Alastair Nimmons

Engagement Committee

- Cynthia Garton – Chair
- Sahar Sanajou
- Petra Cottier

- Lorena Yu

Permanent Art Committee

- Dieter Diedericks

Interlink

- Ron Shimoda
- Lorena Yu - alternate

Foundation

- Ron Shimoda - Foundation Director - effective until May 2023

Friends of the Library

- Petra Cottier
- Cynthia Garton- alternate

The Chair thanked C. Garton for her work on organizing the committee groups and liaisons.

c) Committees – Trustee Interests

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

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

- Conflict of Interest;
- Joint Meeting with North Shore Libraries;
- EDI;
- Broader Concept of Advocacy;
- Joint Meeting with School Board;
- Freedom of Information and Privacy;
- How other Libraries Compare to WVML and how to Communicate that; and,
- Expansion of Intellectual Freedom.

The Chair asked Trustees to email S. Dale with any further suggestions for topics.

d) Ongoing education and environmental scanning – workshop topics of interest for 2023

T. Wachmann advised that an email from BCLTA was sent and encouraged the Board to attend these workshops. Networking and collaboration opportunities were discussed.

7. Strategy

a) Q4 and YE Business Plan Report

S. Hall provided an overview of the Q4 Business plan and reported on the progress of these goals.

In response to a question from the Board regarding staffing challenges, S. Hall commented that she is hopeful that this has started to stabilize.

S. Hall provided an update on the implementation of the *Accessible BC Act* and noted that all public libraries must establish an accessibility committee, an accessibility plan, and a tool to receive feedback on accessibility. The Library has until September 2023 to comply with the new requirements.

S. Hall reviewed the year end stats noting that we are close to pre-pandemic levels.

Discussion ensued and the Board thanked S. Hall and her team for the year end review.

Moved by: A. Krawczyk
Seconded: P. Cottier

THAT the Board receives the Q4 and YE Business Plan Report for information.

CARRIED

b) Draft 2023 Strategic Framework

S. Hall provided an overview of the 2023 Strategic Framework and advised that minor changes were made to include more reference to the support and development of staff.

Trustee feedback was positive.

Moved by: A. Krawczyk
Seconded: P. Cottier

THAT the 2023 Strategic Framework be approved.

CARRIED

c) Draft 2023 Business Plan

S. Hall provided an overview of the Draft Business Plan and outlined the goals for 2023. She advised that she will report on the progress of these goals throughout the year once the Plan has been approved.

Discussion ensued and the Board spoke in support of the Draft Business Plan.

Moved by: D. Diedericks

Seconded by: L. Yu

THAT the Draft Business Plan be approved.

CARRIED

8. Finance

a) 2023 Budget and Reporting Cycle

R. Shimoda spoke to the budget approval process and encouraged Trustees to attend the Finance Committee meetings.

9. Infrastructure Committee

A. Krawczyk reported on the following projects:

- The Recording Studio project is ongoing;
- The exterior stairs west surface project is complete and has been re-opened to the public;
- The new Help Desk arrived and was installed in December; and,
- Control dampers have been added to the colling system.

10. Engagement Committee

C. Garton spoke to the Community Relations Opportunity calendar that was circulated with the Board Package and noted that the calendar for 2023 calendar for 2023 has been updated and this document will be downloaded to SharePoint so that it is a live document that all trustees have access to.

C. Garton noted that S. Hall will present at the February 13, 2023 Council meeting and encouraged Trustees attend to show their support. She noted that it is a good opportunity to get to know the new Mayor and Council. C. Garton also highlighted the Robbie & Rabbits: Celebrating Burns Night and Lunar New Year on January 25, 2023.

C. Garton commented the following items will be discussed at the next Engagement Committee meeting:

- Timing for a library tour for Council, emphasizing the important of inviting Councillors to share their vision and feedback;
- Suggested that Council should be invited to special events hosted by the Library; and,
- After the initial Council tour/event, Trustees would be invited to reach out to their assigned Councillor to meet for coffee and follow up discussion.

11. Council Update

S. Thompson provided an update highlighting the following:

- Details of the upcoming budget consultation process;
- Mayor Sager has met with representatives of Tsleil-Waututh Nation, Squamish Nation, and Musqueam Nation;
- Her upcoming meeting with Patrick Weiler;
- Mayor and Council are well represented on Metro Vancouver Boards;
- Meet your MLA on January 30, 2023.

12. New Business

A. Nimmons mentioned that at the December 14, 2022 Board meeting, Trustees were informed that that Council did not re-appoint J. Sidhu to the Board. The Board respectfully requested an in-person meeting with Mayor and Council to better understand the reasoning for Council not making the re-appointment. At the meeting the following concerns were raised:

- The number of committees the member was on; and,
- Inappropriate use of social media.

A. Nimmons advised that as a result, R. Fisher has resigned from the Board.

J. Sidhu addressed the Board.

S. Hall thanked both J. Sidhu and R. Fisher for their services on the Board.

13. Date of Next Meeting

Wednesday ,February 15, 2023, 7 p.m.

A. Krawczyk sends his regrets for the February 15, 2023 Board meeting.

14. Adjournment

Moved by: A. Krawczyk

Seconded by: L. Yu

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:01 p.m.

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

s. 22(1)

Tracy Wachmann

Chair, West Vancouver Memorial Library Board

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, JANUARY 19, 2023**

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

Staff: L. Berg, Senior Community Planner (Staff Representative); 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 4:45 p.m.

2. ELECTIONS

Election of Chair and Acting Chair for 2023

It was Moved and Seconded:

THAT Eric Fiss be elected as Chair for 2023.

CARRIED

It was Moved and Seconded:

THAT Julien Leger be elected as Acting Chair for 2023.

CARRIED

3. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the January 19, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

4. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the April 21, 2022 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

5. COMMITTEE MEETING SCHEDULE FOR 2023

It was Moved and Seconded:

THAT the Design Review Committee Meeting Schedule for 2023 be adopted as follows:

- February 16, 2023 at 4:30 p.m.
- March 9, 2023 at 4:30 p.m.
- April 20, 2023 at 4:30 p.m.
- May 18, 2023 at 4:30 p.m.
- June 15, 2023 at 4:30 p.m.
- July 20, 2023 at 4:30 p.m.
- September 21, 2023 at 4:30 p.m.
- October 19, 2023 at 4:30 p.m.
- November 16, 2023 at 4:30 p.m.; and
- December 7, 2023 at 4:30 p.m.

CARRIED

It was Moved and Seconded:

THAT

1. all remaining Design Review Committee meetings for 2023 be held via electronic communication facilities only;
2. the Raven Room in the Municipal Hall will be designated as the place where the public may attend to hear, or watch and hear, the Design Review Committee meeting proceedings; and
3. a staff member be in attendance at the Raven Room in the Municipal Hall for each of the scheduled meetings.

CARRIED

6. ANNUAL COMMITTEE EVALUATION FOR 2022

It was Moved and Seconded:

THAT the Annual Committee Evaluation for 2022 be deferred to the February 16, 2023 Meeting.

CARRIED

7. PUBLIC QUESTIONS

There were no questions.

8. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for February 16, 2023 at 4:30 p.m. via electronic communication facilities.

9. ADJOURNMENT

It was Moved and Seconded:

THAT the January 19, 2023, Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:09 p.m.

Certified Correct:

s. 22(1)

s. 22(1)

Chair

Staff Representative

From: John T. Wong
Sent: Thursday, February 16, 2023 1:42 PM
To: s. 22(1)
Cc: correspondence
Subject: Ferry Building

Dear s. 22(1)

In response to your concerns with respect to the Ferry Building Restoration we have the following comments:

1. Yellow Stair Nosing – The District strives to provide Accessibility features in our facilities to accommodate equitable access for all visitors. The yellow stair nosing is the preference by the visually impaired. Grey nosing will not provide enough contrast for a visually impaired person to differentiate the stair hazard.
2. Electrical Kiosk Location – Unfortunately, there are few options for the location of the electrical kiosk. The kiosk specifically services the Ferry Building in lieu of overhead lines and needs to be placed in the legal lot that the Ferry Building resides. The kiosk cannot be installed adjacent to the railway right of way as that would be in the middle of the street. The railway owns half of the street in front of the Ferry Building.

I hope this clarifies your concerns.

Sincerely

John Wong, CPA, CMA, CFM
Senior Manager of Facilities and Assets
District of West Vancouver
P: (604) 921-3420 | C: (604) 818-7996

From: s. 22(1)
Sent: Thursday, February 9, 2023 2:39 PM
To: correspondence
Subject: To Mayor and Council : Ferry Building Landscaping
Attachments: ltre to.WV Mayor, Council 2023 .pdf

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.





February 9, 2023

Dear Mayor and Council,

As a resident of Ambleside for s. 22(1) years, I write to you to comment on the restored Ferry Building and in particular landscape design and planning issues which I consider important to the enhanced public enjoyment of our unique and precious waterfront.

Although I consider the stairs to the entrance are wider and more intrusive than necessary with harsh yellow tactile treads (they could have been grey), it is the location of the electrical transformer and equipment boxes that cause the most concern. The larger electrical box location in particular creates a serious obstruction to the open view and enjoyment of the restored Ferry Building and its entranceway. This negatively impacts the overall aesthetic of the project. Please refer to the photographs attached.

The box is very tall by itself without the fact that it has been located at a higher elevation than the adjacent street. There is simply no way that this element can be 'dressed up' in its present location. The result is an unfortunate, unacceptable, sub-par landscape . The citizens of West Vancouver deserve better.

The siting of these elements also creates an issue with landscaping, which was probably intended to screen the boxes, and its proximity to the boxes for BC Hydro technical distancing requirements.

The larger box, at the very least, should be relocated much further away from the Ferry Building, perhaps near the existing electrical pole about a hundred feet to the west and nearer the vehicular access route. Another option might be to to relocate the box to the north across the roadway adjacent the railroad right of way.

I strongly urge you to take immediate action to address this issue and ensure that future developments along the waterfront are undertaken with a better sense of design and planning coordination.

Thank you for your consideration in this matter.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)