

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

Correspondence

- (1) 38 submissions, March 1-6, 2023 and undated, regarding Proposed Zoning Amendment, Official Community Plan Amendment, and Development Permit for 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue (Received at the March 6, 2023 public hearing)**
- (2) March 2, 2023, regarding “Thank you snow removal team =+”**
- (3) March 3, 2023, regarding “Misinformation from Positive Voices”**
- (4) March 6, 2023, regarding “Safety Issue with West Ramp South Bound on Taylor Way to Park Royal”**
- (5) Howe Sound Biosphere Region Initiative Society, March 6, 2023, regarding “Howe Sound Community Forum correspondence for Mayor & Council”**
- (6) Committee and Board Meeting Minutes – Arts and Culture Advisory Committee meetings December 6, 2022, and January 12 and February 2, 2023; Finance and Audit Committee meeting January 16, 2023; and Awards Committee meeting February 1, 2023**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.

From: s. 22(1)
Sent: Wednesday, March 1, 2023 3:53 PM
To: correspondence
Subject: Fwd: Proposed Rezoning of 671,685,693 Clyde Ave. And 694 Duchess Ave.

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I never did get a response to this letter! So much for our district's representatives!!!

s. 22(1)

Begin forwarded message:

From: s. 22(1)
Subject: Fwd: Proposed Rezoning of 671,685,693 Clyde Ave. And 694 Duchess Ave.
Date: January 16, 2023 at 11:07:26 AM PST
To: MayorandCouncil@westvancouver.ca

Mayor Sager and Council:

TOTALLY LUDICROUS!! Mayor Sager and Gambioli , give your heads a shake!!
I live s. 22(1) in an up-scale Condo complex s. 22(1) and have you considered what this will likely do to our property investments?.....they will plummet! Whats-more, who will want to live at the posh Amica assisted-living care home next to a bunch of bicycle-riding low-renters!!? (excuse my brashness!) We already have a crime problem of B & E's!! It's a hard pill to swallow in that we are presently having another condo complex s. 22(1). Would that be the same developer, by any chance? Not to mention the two new ugly high-rises in the old White Spot location. Don't we now already have an impossible, congested intersection at Taylor Way and Marine Dr.?? Greed seems to be taking precedence over healthy, happy and safe living standards!!
It is suicidal trying to merge into the Taylor Way traffic as one is coming out on Clyde Ave. I suppose you're waiting until we have a couple of fatal traffic accidents before anything is done!!
Kudos to you Scott Snider and Linda Watt (and Lambur and Cassidy) for suggesting further consultation with the public. Perhaps Larco should build a couple low-cost housing developments in the vicinity of Sager and Gambioli's neighbourhoods and see how they like it!! Please don't allow the next thing to be a "pot shop"!!! West Vancouver used to be such a wonderful community!

s. 22(1)

West Vancouver, B.C.

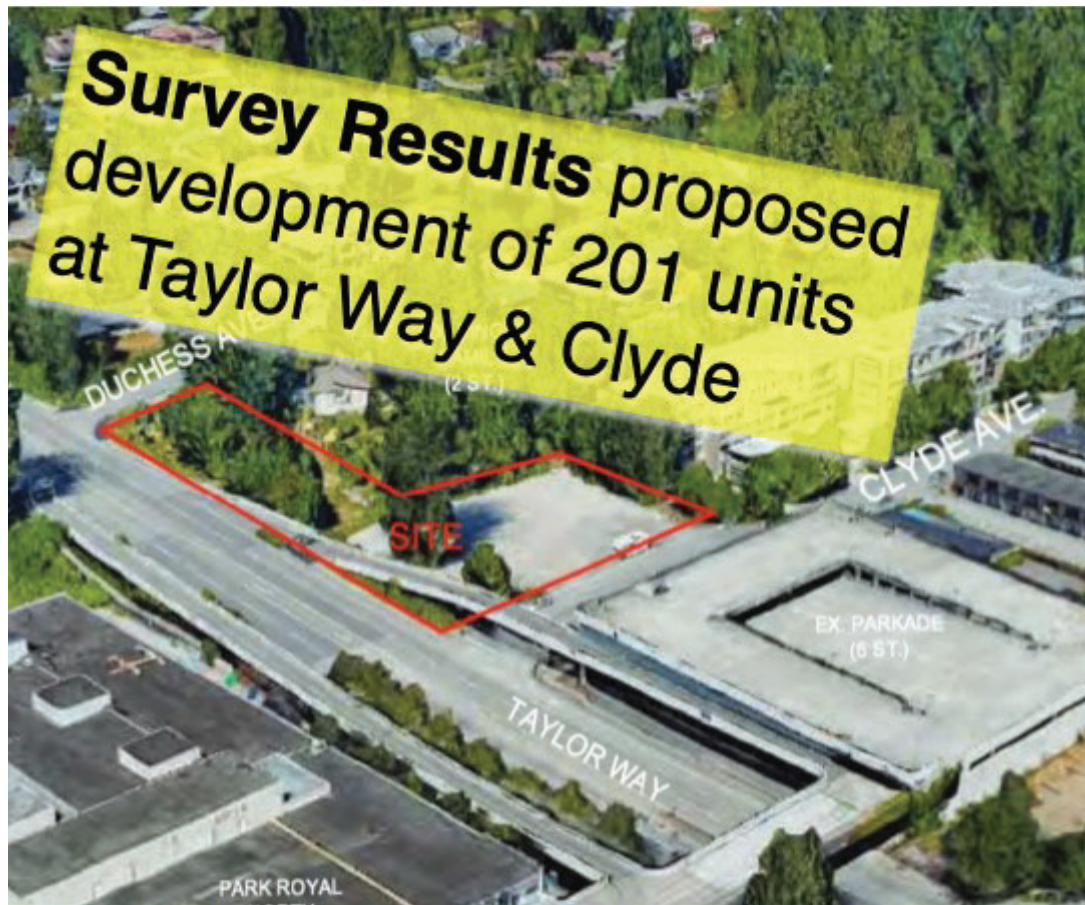
s. 22(1)

From: Survey result: Micro Units Taylor Way & Clyde [REDACTED] s. 22(1)
Sent: Wednesday, March 1, 2023 4:40 PM
To: correspondence
Subject: [SUSPECTED SPAM] [REDACTED]...Micro Units Taylor Way Survey Results =+

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Your last chance! Council votes Monday 6 March 2023. Link to our template below to send an email to council today. Tell them how you feel about the proposed 201 'Micro Units' development



For participating
in CiviX Surveys

- ✓ CiviX sent emails to supporters and invited them to take the '201 micro unit' proposed development on Taylor Way and Clyde survey
- ✓ Concurrently CiviX used Facebook ads to advertise and encourage people to take the CiviX survey
- ✓ 614 people who took the survey certified that they were West Vancouver residents. CiviX used the survey company's geo tracking data to verify a sample of the survey takers were in West Vancouver when they took the survey

84.2% OPPOSE

**the proposed 201 Micro
Unit development at
Taylor Way and Clyde**

10. In Favour or Opposed? (Required Please) To proceed, the development needs to have both the zoning and official community plan changed The least expensive rental units are only affordable (as defined by CHMC) - if the potential tenant earns more than \$84,000 per year Pretend that you are a WV Councillor ... how would you vote?

Value	Percent	Responses
I OPPOSE the proposed 201 unit development at Taylor Way and Clyde	84.2%	517
I ABSTAIN from voting on the proposed 201 unit development at Taylor Way and Clyde	2.0%	12
I am in FAVOUR of the proposed 201 unit development at Taylor Way and Clyde	13.8%	85

Totals: 614

➤ **13% FAVOUR the Micro Units**

➤ **84% OPPOSED the Micro Units**

➤ **91% (of 614) VOTED in the 2022 'Sager Council' election**
 ➤ **or 559 survey takers voted in last election**

➤ **On average the 'Sager Council' received 5,000 votes each**
 ➤ **559 voters represents more than 10% of the votes received by each councillor.**

Council needs to Listen Loudly to WV voters

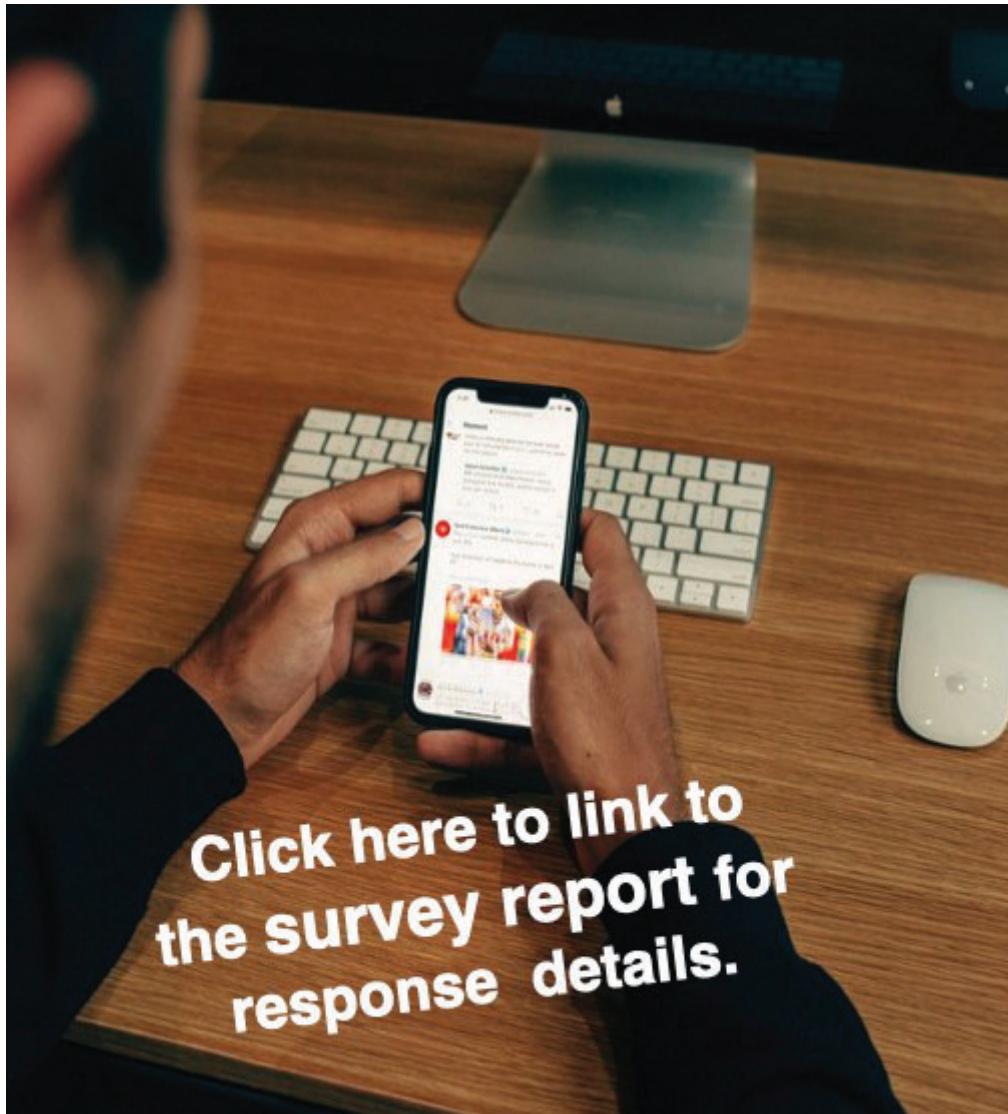


Mayor Mark Sager Inaugural Address.

Mayor commits council “...to listen to the opinions of West Vancouver citizens...”
(council meeting video at 6:14:32)

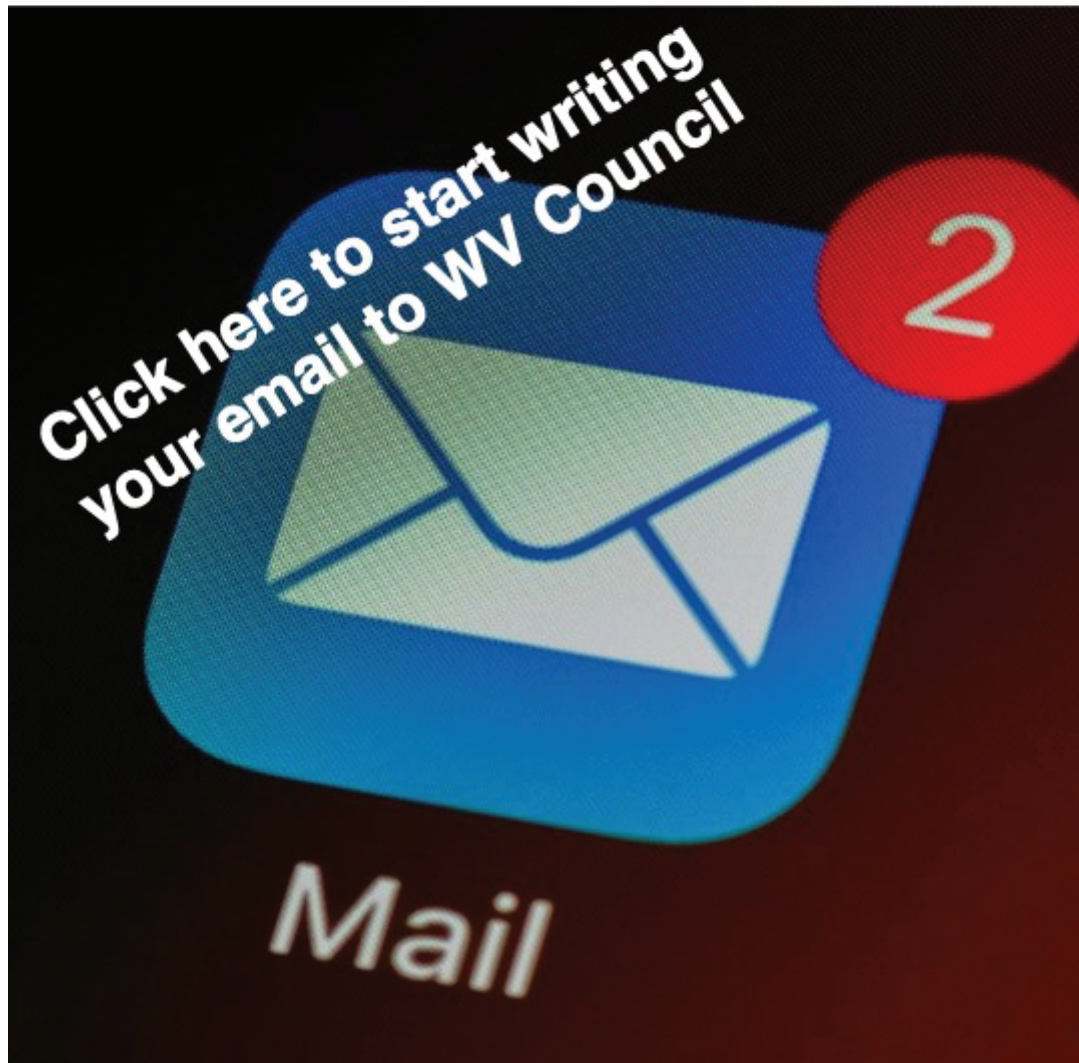
- ❖ What about listening to 614 WV residents who voted 84.2% to oppose the Taylor Way & Clyde Micro Units?
- ❖ Will council listen and honour their campaign promises of no more spot zoning?

- ❖ With one exception all of the current West Vancouver 'Sager Council' stated during their election campaigns, that **they did not support what is usually called 'spot zoning'**.
- ❖ The proposed '201 micro unit' development on Taylor Way & Clyde is located within the Taylor Way Local Area Plan (LAP) boundaries – and the Taylor Way LAP has not been started.
- ❖ The Official Community Plan (OCP) and zoning bylaw 6662 must be amended for this to proceed.
- ❖ It follows that any land development that requires re-zoning in this area is 'spot zoning' and hence, at least at election time, most of the 'Sager Council' should/would be opposed.
- ❖ FYI. It was the 'Sager Council' that voted to move this proposed development forward to a public hearing which will be held on Monday 6 March 2023. Council will vote Monday.



**Click here to link to
the survey report for
response details.**

Send an email to WV Council using our easy and fast template where you enter basics like your email address, your name, subject line and the body of the email and the program creates a draft email for you to approve and send to all council. Click on image below to start. Thanks.





[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: Wednesday, March 1, 2023 4:42 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Development on Taylor way = +

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

01 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Development on Taylor way

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

I am against the development on Taylor way
Thank you

Thank you.

[REDACTED] s. 22(1)

From: Janet Sutherland [REDACTED] s. 22(1)
Sent: Wednesday, March 1, 2023 4:53 PM
To: janet.m.sutherland@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: 201 Micro Units Taylor Way =+

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Janet Sutherland
6092 Blink Bonnie Road
West Vancouver, BC
V7W 1V8

01 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

201 Micro Units Taylor Way

My name is Janet Sutherland and I am a resident of West Vancouver.

I oppose the development of 201 Micro Units Taylor Way. We already have major traffic issues Taylor Way/Marine Drive/Lions Gate Bridge and these issues need to be addressed before more development

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

Thank you.

Janet Sutherland
janet.m.sutherland@gmail.com

From: Doug MacDougall [REDACTED] s. 22(1)
Sent: Wednesday, March 1, 2023 5:58 PM
To: dmacdoug08@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Development at Taylor Way = +

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Doug MacDougall
#701, 1420 Duchess Avenue
West Vancouver, BC
V7T 1H8

01 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Development at Taylor Way

My name is Doug MacDougall and I am a resident of West Vancouver.

I am writing to voice my opposition to the proposed micro unit development by Larco on Taylor Way. The intersection at Marine Drive and Taylor Way cannot handle anymore development. In fact I would propose to put a moratorium on all residential development on the north shore until a third crossing is built. Please listen to the people and do not approve this development.

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

Thank you.

Doug MacDougall
dmacdoug08@gmail.com

From: s. 22(1)
Sent: Wednesday, March 1, 2023 6:24 PM
To: s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: DevelopClyde & Taylor Way = +

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s. 22(1)

West Vancouver, B.C.

s. 22(1)

01 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

DevelopClyde & Taylor Way

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

I maybe naively believed my elected mayor Mark Sager was going to listen to the majority population vote on issues which would include "no more spot zoning". The traffic congestion on Taylor Way and arteries heading for the Lions Gate Bridge can take 45 minutes just to get on the bridge. Increasing the density seems insane. I thought our newly elected mayor was going to be a positive change.

Thank you.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, March 1, 2023 8:25 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: [REDACTED] s.22(1) = +

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[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

01 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

[REDACTED] s. 22(1)

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

I am against more this development on Taylor Way.

Thank you.

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Thursday, March 2, 2023 9:21 AM
To: s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Clyde / Taylor Way development = +

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s. 22(1)

West Vancouver BC

s. 22(1)

02 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Clyde / Taylor Way development

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

Once again these new developments affect traffic flow. Putting a 206 unit project adds too many cars etc to an already over used road that backs ups everyday

I completely oppose it. Why bother offering g surveys if council has already made the decision.

If council doesn't live in WVan they shouldn't be able to vote on such topics

Thank you.

s. 22(1)

From: s. 22(1)
Sent: Thursday, March 2, 2023 2:16 PM
To: correspondence
Subject: Proposed rezoning of 671, 685, 693 Clyde Avenue and 694 Duchess Avenue

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Dear Mayor Sager and Council Members:

We wish to express our opposition to the proposed rezoning to amend Clyde Avenue East of Taylor Way to include 694 Duchess Avenue in order to facilitate the development of a 201 unit rental building. The West Vancouver Council should not allow a developer to push for rezoning for the purpose of increasing the size of the proposed building. It appears that, once again a developer, is pushing the envelope in order to maximize profits and returns without any consideration for the existing community in this area.

Therefore, the proposed building should be designed of a size in keeping with the existing zoning allowable on the 3 properties on Clyde Avenue and not to include the property at 694 Duchess Avenue. We would urge the Mayor and Council to take a firm stand by requiring the Developer to work within the existing zoning parameters.

Further, there seems to be no forethought on upgrading the roadway infrastructure to address the ever increasing traffic volume. The proposed building will only add to this issue. It would be quite foolish indeed to think that by providing 40 parking stalls for resident vehicles will mean that only 40 of the residents will have a vehicle in a building with 201 units.

We would also urge the Mayor and Council to spend some time in this area to get a realistic picture of the traffic patterns which result in ongoing traffic jams and backups throughout the day. The construction of more buildings in this small neighbourhood will only exacerbate this problem.

Thank you for giving this matter your most serious consideration.

s. 22(1)

West Vancouver, B.C.

From: s. 22(1)
Sent: Thursday, March 2, 2023 3:49 PM
To: Sharon Thompson; Peter Lambur; Nora Gambioli; Christine Cassidy; Mark Sager; Linda Watt; Scott Snider; correspondence
Subject: WV Public Hearing, Clyde Avenue Studios, March 6, 2023

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The biggest municipal challenge today is preparing for a changing climate, while at the same time doing their part to fight climate change.

The most important way municipalities can mitigate against Climate Change is through their land use planning. A municipality can change property zoning, location and types of housing, infrastructure for transportation (walking, biking, and transit), and the location of commercial zones with shops and services.

WHAT impact will these Clyde Avenue Studios have on our CLIMATE EMERGENCY?

- It offers a higher energy efficiency wood frame building.
- It offers lower GHG emissions per resident for these residents, due to smaller units and shared walls.
- It offers walkable access to the 'village' of Park Royal.
- It offers access to low carbon transportation – walking, biking, transit, car sharing.
- It has no demolition waste.

WHY are these Clyde Avenue Studios important to our community?

- It offers a housing format that is needed in WV – smaller rental units at a cost that is a bit more reachable.
- A design and cost that may be more attractive to a younger demographic.
- Its walkable village location supports active and healthier residents.
- Local employees could live closer to their work, and minimize their commute, related pollution and congestion.
- Residents will benefit from building and transportation energy cost savings.



West Vancouver is moving towards environmental sustainability one small step at a time – but to meet our GHG emission targets, let's make the steps a lot bigger. I support the proposed Studio rental apartments on Clyde Avenue at Park Royal.

Thank you,

s. 22(1)

WV

From: [REDACTED] s. 22(1)
Sent: Thursday, March 2, 2023 5:55 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Clyde Avenue Building = +

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[REDACTED] s. 22(1)

West Vancouver B.C.

[REDACTED] s. 22(1)

02 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Clyde Avenue Building

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

The Clyde Avenue development should not proceed. Having commuted to Vancouver for 50 years using Taylor Way, the addition of these extra housing units would impose serious additional delays at that intersection and its already bad.

Thank you.

[REDACTED] s. 22(1)

From: James Parkins [REDACTED] s. 22(1)
Sent: Thursday, March 2, 2023 6:10 PM
To: jcwparkins@gmail.com; Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Vote Anti Clyde Taylor Way Development = +

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James Parkins
3968 Sharon Place,
West Van., V7V 4T6

02 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Vote Anti Clyde Taylor Way Development

My name is James Parkins and I am a resident of West Vancouver.

I voted for all on council except one and mayor Sager: all stated against this development as am I. Vote No!

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

Thank you.

James Parkins
jcwparkins@gmail.com

From: [REDACTED] s. 22(1)
Sent: Thursday, March 2, 2023 9:26 PM
To: MayorandCouncil; Mark Sager; Nora Gambioli; Peter Lambur; ssnider@wetvancouver.ca; Sharon Thompson; Linda Watt; correspondence
Subject: Clyde Avenue studio apartments project

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Dear Mayor & Council:

I am writing to encourage your support for this proposed development to be approved. As you know for some members of our community, there is a challenge in finding rental accommodation that is affordable.

This is particularly true for the younger generation - that is OUR children and grandchildren - many of whom simply cannot find adequate, affordable rental suites. This means they have to live elsewhere, to out social and economic loss.

And it is also true of this generation of elders (like myself) who recognize they may soon have to consider down-sizing because of increased care needs and reduced mobility.

Given that there is this obvious need for the kind of accommodation proposed for the Clyde Av site, it is my view that there is no better place in West Van to build it. It is close to public transit, recreational facilities, health care and shopping - the perfect example of the 15 minute city. And I suspect much less affected by NIMBYISM than most other locations.

Please lend your support to this project.

[REDACTED] s. 22(1)

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

From: [REDACTED] s.22(1)
Sent: Friday, March 3, 2023 10:54 AM
To: [REDACTED] s.22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Micro suite Clyde Ave project = +

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[REDACTED] s.22(1)

West Van

03 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Micro suite Clyde Ave project

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

I oppose this project because it sets a precedent for Taylor Way LAP which has not even started.

This project will be used for Airbnb and visitors, not for residents. Yes DWV does not enforce a bylaw preventing Airbnb

This project is only affordable for those earning more than \$84000 per year and I doubt that most of the retail workers at Park Royal will qualify

Vote NO

Thank you.

[REDACTED] s.22(1)

From: M Slater <melroy1058@gmail.com>
Sent: Friday, March 3, 2023 11:55 AM
To: correspondence
Cc: Christine Cassidy; Sharon Thompson; Scott Snider; Peter Lambur; Linda Watt; Nora Gambioli; Mark Sager
Subject: March 6, 2023 Public Hearing re: 671, 685 & 693 Clyde Avenue and 694 Duchess (Micro-Suites).

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Dear Mayor & Council,

I do not support granting additional density in exchange for market rental. With rental rates so high, developers have plenty of incentive as it is.

I also think we would be better off with "human-size" suites, not "micro" units. Even with the miniscule size, these suites are not affordable. If they rent for \$2,000 per month, (a realistic estimate based on studio rental rates at the nearby, aging International Plaza, which currently range from \$1,830 - \$1,975), one would require an annual salary of at least \$80,000 to meet the accepted definition of "affordable".

The micro-units are not suitable for downsizing seniors or young families, the two demographics identified in our OCP as priorities for housing. It is far-fetched to think that anyone other than a single person with a high income, small wardrobe and no belongings to speak of, would live in these micro-units. They aren't large enough to accommodate one person's average household goods, let alone a couple's. With no storage lockers, potential residents would need a car if for no other purpose than to serve as storage space.

The applicant has already benefited from a stunning increase in density at the Gateway site in spite of the multitude of residents who opposed that development. When Larco asked for, and was granted, even greater height and density, we were told by those who approved *that* unpopular decision that the Gateway location was the best and even the **ONLY** place to put rental housing. As it turns out, that is not the case and we are, once again, facing a rezoning application without the context an area plan would provide

Before considering any rezoning requests, I would like to see a comprehensive plan for the Taylor Way corridor and for Park Royal.

I respectfully ask Council to uphold existing zoning at this time.

Yours truly,

Melinda Slater
1058 Keith Road
West Vancouver

Please do not redact.

From: Survey results: Affordable Housing [REDACTED] s. 22(1)
Sent: Friday, March 3, 2023 1:49 PM
To: correspondence
Subject: [BULK] 🏠... What does affordable housing mean to you? = +

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**Survey Results: What does
'affordable housing' mean to
West Van residents? Learn
more and you will be shocked!**



**Proposed development of
201 Micro Units
at Taylor Way & Clyde**

- ❖ DWV staff prepared a COUNCIL REPORT on the Taylor Way & Clyde development proposal
- ❖ The term affordable occurs 18 times in the COUNCIL REPORT
- ❖ affordable is not defined or quantified in the COUNCIL REPORT
- ❖ affordable is used but not defined in WV's official community plan
- ❖ the developer is vague about what the rent for a 350 sq foot studio will be.
- ❖ Based on the rents (per square foot) being asked for Gateway apartments: We guesstimated the likely total rent+utilities would be \$2,100 per month for a 350 sq foot micro apartment

Pause a second. When a West Van councillor says “We support affordable housing”, then in **YOUR** mind how many dollars per month is affordable rent?

- We asked WV residents and here is what affordable rent means to them:

Question: If a 350 Sq foot micro / studio rental apartment in West Vancouver is described as affordable by DWV staff or Councillors, then I assume (believe, feel) that the monthly rent would be ... (pick closest \$ amount)

Value	Percent	Responses
\$800 rent per month is affordable	22.7%	114
\$900 rent per month is affordable	8.2%	41
\$1,000 rent per month is affordable	18.5%	93
\$1,100 rent per month is affordable	5.0%	25
\$1,200 rent per month is affordable	12.3%	62
\$1,400 rent per month is affordable	3.0%	15
\$1,500 rent per month is affordable	9.9%	50
\$1,800 rent per month is affordable	3.2%	16
\$2,000 rent per month is affordable	4.0%	20
OTHER	3.4%	17
All Others (click to expand) ▶		10.0% 50

Totals: 503

➤ **66% of people responded that rent LESS than \$1,200 per month is what they believe is affordable rent.**

The word 'affordable' has been used by council, staff and the developer even though a potential tenant would have to earn about \$84,000 per year in order for the rent to be 'affordable' as defined by CHMC.

Please rank at least 2 words that best describe your feelings about the use of the word affordable in this this specific context

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Misleading	1		607	254
Manipulative	2		411	182
Misinformation	3		399	190
Lie	4		167	75
No Opinion	5		63	25
Hopeful	6		57	24
OK	7		46	19
Helpless	8		43	19
Positive	9		40	18
Other	10		33	15
Unkind	11		31	16
Accurate	12		31	14
Truthful	13		20	9
Unkind	14		19	11

Lowest Rank Highest Rank

- 66% of people responded that rent LESS than \$1,200 per month is what they believe is affordable rent.

Our guesstimate is that the rent+utilities for the Taylor Way & Clyde Micro units will be \$2,100 per month and by definition means the occupant must earn more than \$84,000 per year in order for \$2,100 per month to be 'affordable housing'

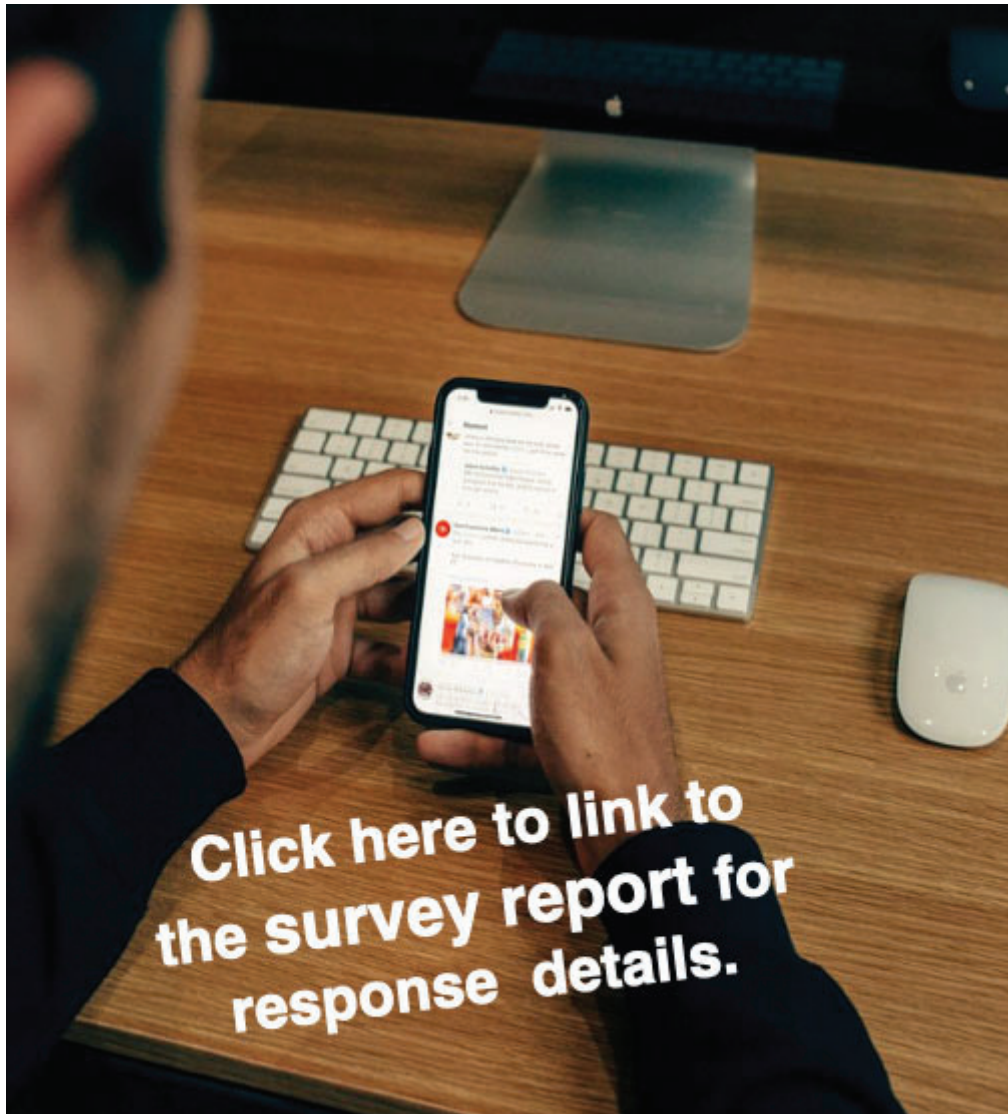
- 86% of survey takers believe that monthly rent of \$2,100 does not meet their belief in what 'affordable housing' is.

So Why is DWV Council even consider approving non affordable housing?

Currently there are many unaffordable rental units available in West Vancouver!



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From: [REDACTED] s. 22(1)
Sent: Friday, March 3, 2023 2:10 PM
To: correspondence
Cc: Positive Voices WV; Jim Bailey
Subject: Fwd: 🏠... What does affordable housing mean to you? = +

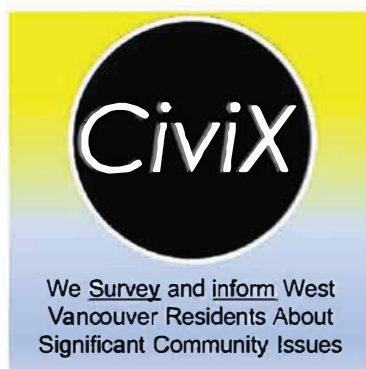
CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Council,

I am attaching this info for consideration and for public record.

From: "Survey results: Affordable Housing" [REDACTED] s. 22(1)
Date: March 3, 2023 at 1:50:17 PM PST
Subject: 🏠... What does affordable housing mean to you? = +

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Survey Results: What does 'affordable housing' mean to West Van residents? Learn more and you will be shocked!



**Proposed development of
201 Micro Units
at Taylor Way & Clyde**

- ❖ DWV staff prepared a COUNCIL REPORT on the Taylor Way & Clyde development proposal
- ❖ The term affordable occurs 18 times in the COUNCIL REPORT
- ❖ affordable is not defined or quantified in the COUNCIL REPORT
- ❖ affordable is used but not defined in WV's official community plan
- ❖ the developer is vague about what the rent for a 350 sq foot studio will be.
- ❖ Based on the rents (per square foot) being asked for Gateway apartments: We guesstimated the likely total rent+utilities would be \$2,100 per month for a 350 sq foot micro apartment

Pause a second. When a West Van councillor says “We support affordable housing”, then in **YOUR** mind how many dollars per month is affordable rent?

- We asked WV residents and here is what affordable rent means to them:

Question: If a 350 Sq foot micro / studio rental apartment in West Vancouver is described as affordable by DWV staff or Councillors, then I assume (believe, feel) that the monthly rent would be ... (pick closest \$ amount)

Value	Percent		Responses
\$800 rent per month is affordable	22.7%		114
\$900 rent per month is affordable	8.2%		41
\$1,000 rent per month is affordable	18.5%		93
\$1,100 rent per month is affordable	5.0%		25
\$1,200 rent per month is affordable	12.3%		62
\$1,400 rent per month is affordable	3.0%		15
\$1,500 rent per month is affordable	9.9%		50
\$1,800 rent per month is affordable	3.2%		16
\$2,000 rent per month is affordable	4.0%		20
OTHER	3.4%		17
All Others (click to expand) ▶			10.0% 50

Totals: 503

➤ **66% of people responded that rent LESS than \$1,200 per month is what they believe is affordable rent.**

The word 'affordable' has been used by council, staff and the developer even though a potential tenant would have to earn about \$84,000 per year in order for the rent to be 'affordable' as defined by CHMC.

Please rank at least 2 words that best describe your feelings about the use of the word affordable in this this specific context

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Misleading	1		607	254
Manipulative	2		411	182
Misinformation	3		399	190
Lie	4		167	75
No Opinion	5		63	25
Hopeful	6		57	24
OK	7		46	19
Helpless	8		43	19
Positive	9		40	18
Other	10		33	15
Unkind	11		31	16
Accurate	12		31	14
Truthful	13		20	9
Unkind	14		19	11

Lowest Rank Highest Rank

- 66% of people responded that rent LESS than \$1,200 per month is what they believe is affordable rent.

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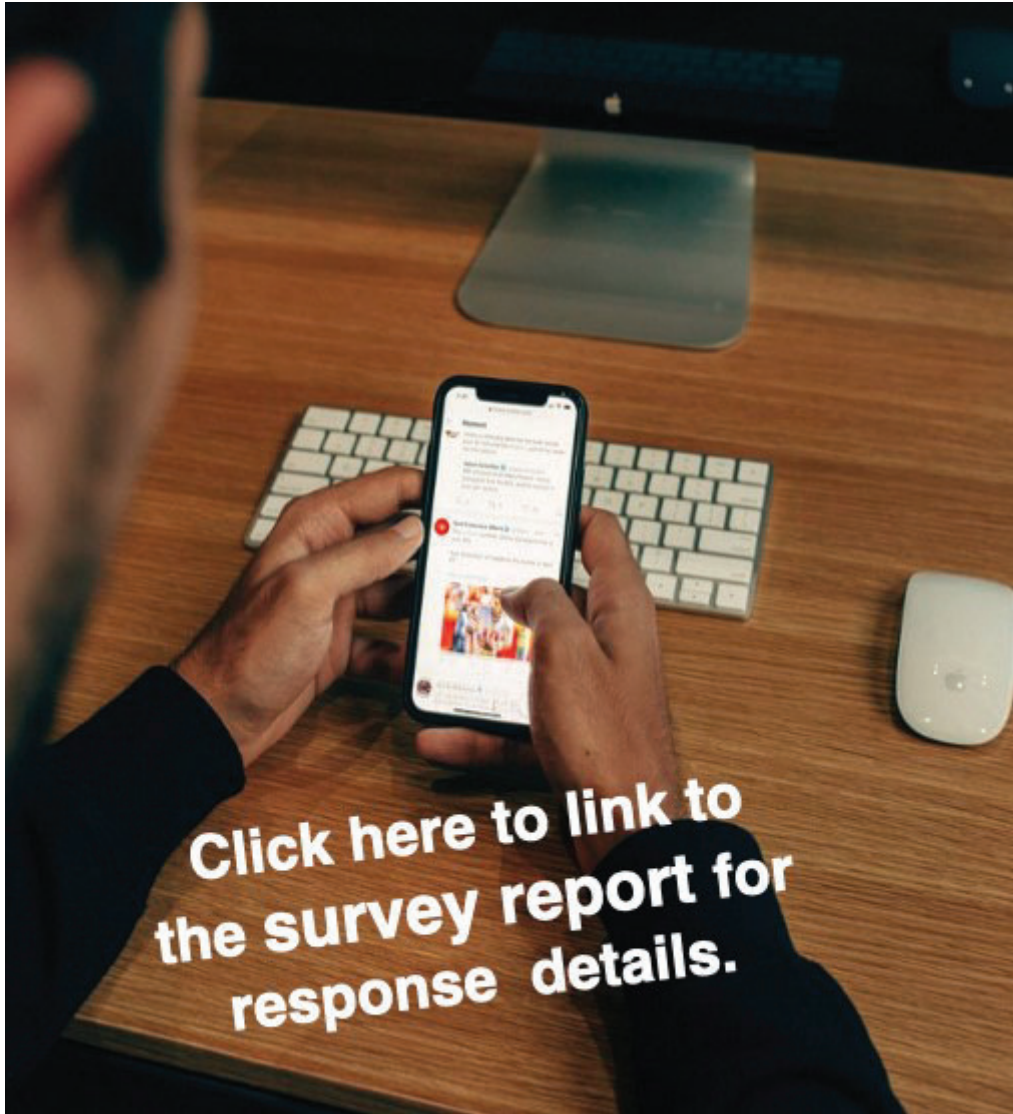
- 86% of survey takers believe that monthly rent of \$2,100 does not meet their belief in what 'affordable housing' is.

So Why is DWV Council even consider approving non affordable housing?

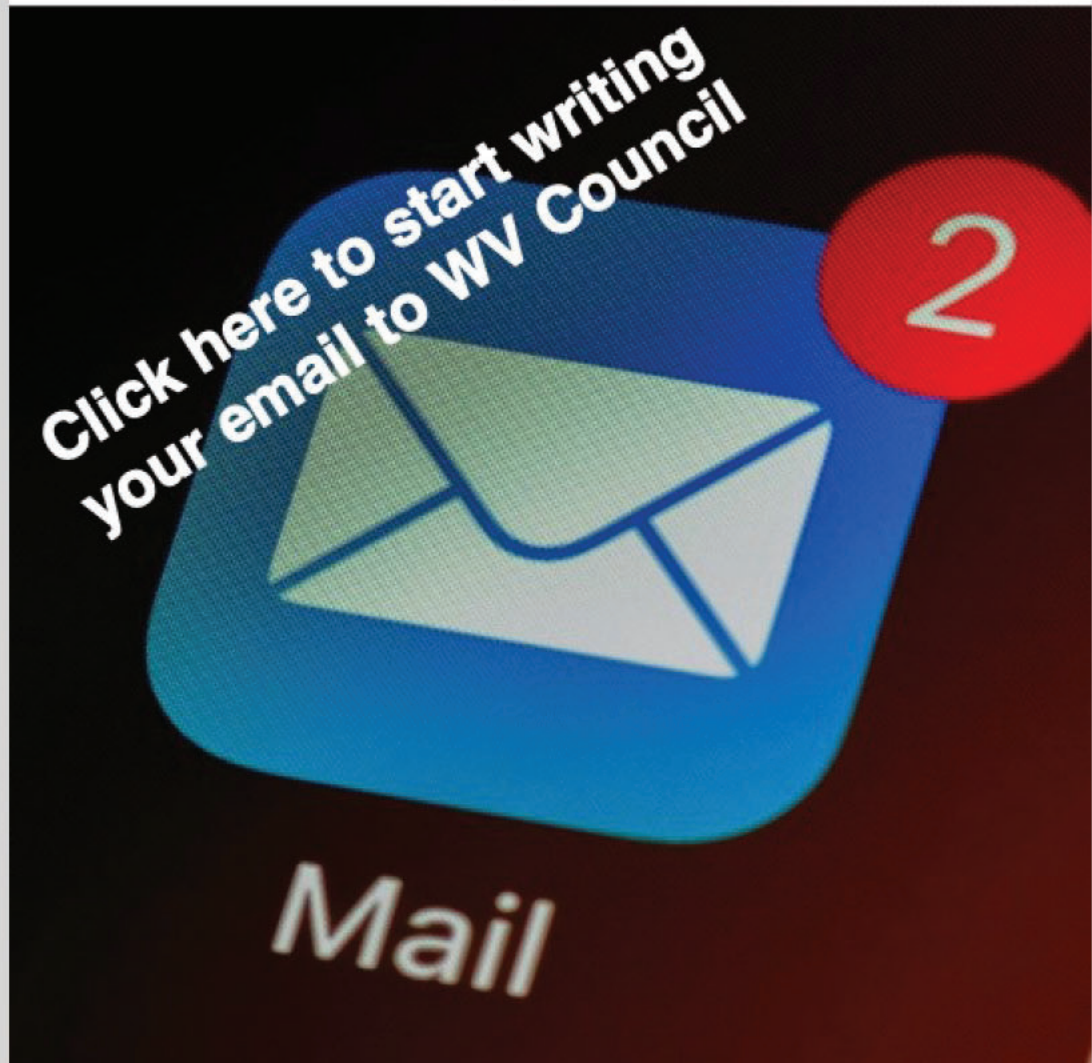
Currently there are many unaffordable rental units available in West Vancouver!



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s.22(1)

Maple Ridge BC

From: Survey results: Affordable Housing [REDACTED] s. 22(1)
Sent: Friday, March 3, 2023 2:44 PM
To: correspondence
Subject: [BULK] 🏠... What does affordable housing mean to you? = +

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Survey Results: What does 'affordable housing' mean to West Van residents? Learn more and you will be shocked!



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Question: If a 350 Sq foot micro / studio rental apartment in West Vancouver is described as affordable by DWV staff or Councillors, then I assume (believe, feel) that the monthly rent would be ... (pick closest \$ amount)

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Totals: 503

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OK	7		46	19
Helpless	8		43	19
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Accurate	12		31	14
Truthful	13		20	9
Unkind	14		19	11

Lowest Rank Highest Rank

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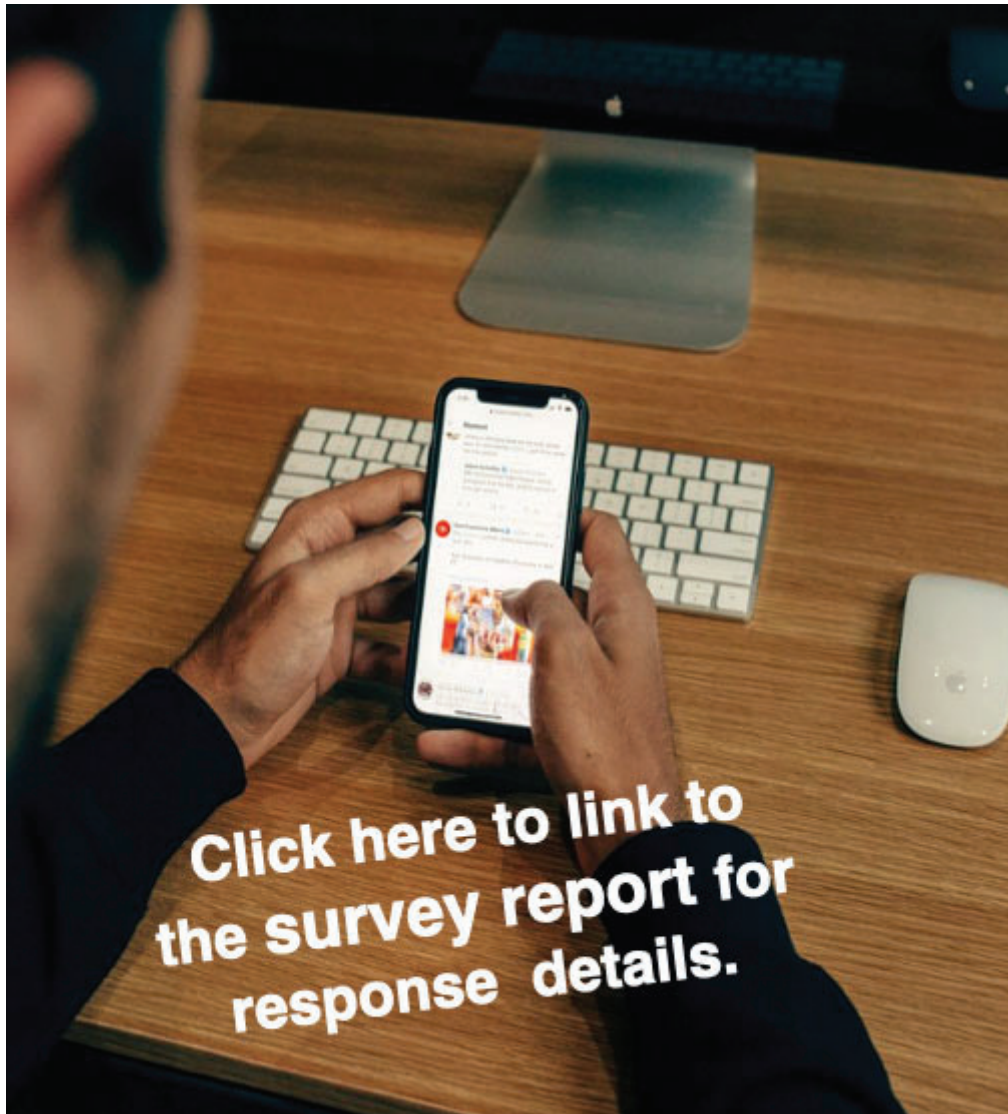
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From: [REDACTED] s. 22(1)
Sent: Friday, March 3, 2023 3:04 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Clyde Avenue housing =+

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[REDACTED] s. 22(1)

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

03 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Clyde Avenue housing

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

Dear Mayor and Council,

I wish to object to the proposed development of 'affordable' housing on Clyde Avenue. The lack of safe access to Taylor Way, whether by car or bicycle makes it inadvisable to develop Clyde any further. A traffic light is a non-starter. The idea of any person paying \$2,000 a month and not having a car is pure fantasy - so not having sufficient parking is unacceptable.

Respectfully submitted,

[REDACTED] s. 22(1)

Thank you.

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Friday, March 3, 2023 3:28 PM
To: correspondence
Subject: Clyde Ave project PH March 6

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Dear Mayor and Councillors

I have been a WV resident s. 22(1) and live in an old house in Dundarave. I want to add my voice FOR this development, on the grounds that it is a well-considered project that provides badly needed additional units to our municipality.

I am well aware that we are severely deficient in doing "our part" for accommodating the growth of greater Vancouver and that we are at risk of being subjected to forced changes our development, by the Provincial government, if we continue this path.

We have outstanding planners and staff – guided by Council and citizens – who produce excellent proposals. It would be a public sign of failure, if DWV ends up on the list of municipalities that have to accept development changes imposed by the province.

With gratitude for your services to our wonderful place of home

s. 22(1)

West Vancouver

From: [Redacted] s. 22(1)
Sent: Friday, March 3, 2023 4:35 PM
To: correspondence
Subject: 671, 685, 693 Clyde Avenue and 694 Duchess Avenue

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I am hoping to attend the Public Hearing for this rezoning proposal on March 6th and speak in person in support of the application. However, if I am unable to attend, I would offer the following comments.

I support this application because there is a need for additional new rental housing in West Vancouver. While some have concerns about the number and concentration of very small units by West Vancouver standards, having observed the success of a similar project in Vancouver at 600 Drake Street over the past 30 years, I am confident this develop will also be a success.

Some details of 600 Drake can be found here. https://secure-web.cisco.com/1LMZKknz92zEq3o2imoNzRUKLkqGvIE2s6ixA_kZVlbn4iJm0sSi9fmlMiyQqQaypFkreSxj6hS8an-1vndwfU8brTX14gBD422gexQJPGABnDDyGfoynPOZfZ428VWr9h0jU9B7I5HXX9h28-SaSK51m9J_Bvn_WL7Kv6mch3BXq8RhbcMJaRtqXD_iNyS3li2tX8SY_ka3yUluUuBwy0HTpdZOajlrK8euJheSq8DpccQgmE7FzqjmNqtqWBcDYid8qRYIMm7ZaU5VZduK3BiY6t_cdU1AXd7RGKHJnUCEOA73yciPzwrlyzzHYkMp/https%3A%2F%2Fwww.concertproperties.com%2Frentals%2F600-drake.

I vividly recall Vancouver City Council's discussion about this VLC proposal at Public Hearing approximately thirty years ago. Many of the units were so small the project necessitated a reconsideration of minimum unit sizes for market housing in Vancouver, and other municipalities.

At the time, Vancouver Alderman Jonathan Baker told the developer VLC properties headed by Jack Poole, the audience, and his fellow aldermen that he would be opposing the project since "Living in these units will be like living in a coffin".

Well, he was wrong, as this post-occupancy UBC thesis evaluation revealed: https://secure-web.cisco.com/1FZiZcmmvqmht9T-vWf2Wo_PsBkCxBXMHZ0pJtmeEC48ZcKmDKl-8tAWNEhF0ccf2Fqx89PxinvJdRAYdFPcO0kMbrQ045r1Wxi6W6g973RpVSt6yTQoanrm_o9do0B90FX7qeR7Q387t6bks2a9GVKSXNsnq4Q2aWQ6PkT3K_mmuN_yewr4xH3fK_izv6KVbABumqEm2CTbfJWYhpfS6rq_qW4_q1V6ft8eKmMCqZ0gYu2YpyULMpZ5V2BR_EiXIDyhHNnirn-VpWvuEUAEZQQ9aDMml7uwZkxjoAdl-WJz3vWYwSRUGRqFfGKwDXwEov1-DyqbeXKld2Opsv1_JPw/https%3A%2F%2Fopen.library.ubc.ca%2Fsoa%2Fclrcle%2Fcollections%2Fubctheses%2F831%2Fitems%2F1.0086752

Since opening in 1993, this building has enjoyed an extremely high occupancy rate and a high level of satisfaction from residents.

Small studio units are not for everyone. But if well-designed, (and these are), with lots of built-in storage and appropriately sized appliances, combined with a high level of communal amenity space, the development can fulfil a need.

I therefore hope Council will approve this development.

[Redacted] s. 22(1)
[Redacted] s. 22(1) Vancouver BC, [Redacted] s. 22(1)

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, March 3, 2023 4:55 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: 610 Clyde Ave Development

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Dear Mayor and Council,

I cannot totally support the 610 Clyde Ave development despite of its alledged "urgent need" to tackle the housing crisis.

There are many development applications along Taylor Way awaiting approvals from the Council as per the Taylor Way LAP, why 610 Clyde Ave is an exception? And why can't it wait until the bigger picture of this area come out?

In all aspects, 610 Clyde Ave development meets with the provincial NDP government's adovacy for rental buildings instead of strata ones so that rentals become more affordable for people working in West Vancouver. There is nothing wrong with that.

However, let's look back at the Larco's development history of the Gateway Residence of the Park Royal. In 2018, the previous Council approved Larco's development proposal for 11 stories and 14 stories respectively. Larco also proposed a Child Care Center when the previous Council initiated the Child Care Working Group and put child care as its top priority. In Larco's plan, the Child Care was placed between the connecting space of the two buildings on the second floor to maximize the space usage and in the meantime, to be easily approved by the Council, unfortunately it was denied by the Vancouver Coastal Health. Two years later, Larco went to the previous Council again, asking for the change of zoning and additional 5 stories. They eventually got approved by the previous Council again!!!

Similar situation happened to another Larco development in Vancouver, the Arbutus Village. 7 Years after the rezoning approved in 2011, Larco asked for 100,000 sq ft more, saying that Vancouver's housing crisis got worsened since the original rezoning was approved in 2011.

Yes, I agree we have a housing crisis, and we are in great need of rental buildings like this. Can 610 Clyde Ave stay like what Larco has proposed for now, not asking for more density later on or not converting it to a strata building when some day the market gets better? I seriously doubt that.

Having said that, 610 Clyde Ave development cannot have my support unless the Council puts a covenant on it. Thank you.

Regards,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

From: [REDACTED] s. 22(1)
Sent: Saturday, March 4, 2023 12:11 AM
To: Mark Sager; Christine Cassidy; Peter Lambur; Nora Gambioli; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Correction: Clyde Avenue Studio Apartment Development Project

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,

Sorry for my mistake, my eyesight is getting worse these days, it's actually 671, 683 & 693 Clyde Ave and 694 Duchess Ave instead of 610 Clyde Ave, hereinafter refers to as "Clyde Avenue Studio Apartment Development" in red. The rest of the content remains almost the same except the last sentence which I will highlight in red as well. Thanks for your understanding!

I cannot totally support the **Clyde Ave Studio Apartment Development** despite of its alleged "urgent need" to tackle the housing crisis.

There are many development applications along Taylor Way awaiting approvals from the Council as per the Taylor Way LAP, why the **Clyde Ave Studio Apartment Development** is an exception? And why can't it wait until the bigger picture of this area come out?

In all aspects, the **Clyde Ave Studio Apartment Development** meets with the provincial NDP government's advocacy for rental buildings instead of strata ones so that rentals become more affordable for people working in West Vancouver. There is nothing wrong with that.

However, let's look back at the Larco's development history of the Gateway Residence of the Park Royal. In 2018, the previous Council approved Larco's development proposal for 11 stories and 14 stories respectively. Larco also proposed a Child Care Center when the previous Council initiated the Child Care Working Group and put child care as its top priority. In Larco's plan, the Child Care was placed between the connecting space of the two buildings on the second floor to maximize the space usage and in the meantime, to be easily approved by the Council, unfortunately it was denied by the Vancouver Coastal Health. Two years later, Larco went to the previous Council again, asking for the change of zoning and additional 5 stories. They eventually got approved by the previous Council again!!!

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Yes, I agree we have a housing crisis, and we are in great need of rental buildings like this. Can the Clyde Ave Studio Apartment Development stay like what Larco has

proposed for now, not asking for more density later on or not converting it to a strata building when some day the market gets better? I seriously doubt that.

Having said that, the **Clyde Ave Studio Apartment Development** **does not** have my support unless the Council **puts a covenant on it prohibiting any density increase or strata conversion**. Thank you.

Regards,

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Saturday, March 4, 2023 5:08 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Affordable housing =+

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

04 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Affordable housing

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

\$2100 is not affordable housing for basic wage earners.

North Shore workers should be able to afford public transportation which is not costly. West Vancouver Council should be highly restrictive about allowing new building construction until the current deplorable traffic congestion problems are resolved.

Thank you.

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Saturday, March 4, 2023 5:17 PM
To: [correspondence](#)
Cc: s. 22(1)
Subject: Public Hearing Mar 6, Clyde Ave Rental Housing

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Dear Mayor Sager and Council Members; I am a West Vancouver resident and writing to support the proposals for a studio rental building in the development application for 671-693 Clyde Ave and 694 Duchess Ave under consideration at the Mar 6 public hearing.

The need for affordable housing in West Vancouver is very clear. The means by which the developer plans to provide such housing are innovative, attractive and consistent with the strategic goals of Council to not only to broaden the housing supply but also to help mitigate traffic congestion and reduce air pollution, harmful both to people and climate. Notwithstanding the absence of a Local Area Plan, the location of the proposed development at Clyde Avenue is ideal for meeting such objectives.

The proposed development is deliberately oriented towards occupants' use of active transportation – transit, bikes, walking. As you may be aware, cyclists make more efficient use of road space than cars (2600 – v – 900 persons per lane single occupancy), and represent 5% of the amount of greenhouse gas generated per person-kilometre travelled by car, moreover emitting zero particulates causing respiratory disorders – a bonus win-win for Council's strategy. The rapidly emerging popularity of e-bikes (and e-cargo bikes) reinforces the Clyde Ave design concept feasibility.

However, the success of the development from a transportation modal shift standpoint will hinge on two important considerations:

- (a) **The range and quality of facilities for bike users provided in the building.** Fundamental requirements include secure but readily accessible parking for any type of bike or trike, cargo-bike, or trailer-bike; electrical battery charging arrangements; and provision for simple maintenance and cleaning. Important supportive facilities on-site would be bike share and cargo-bike share schemes.
- (b) **Convenient access to a safe municipal cycling network** by which to reach key destinations – schools, transit, shops, recreation. This is low-cost infrastructure that could be provided easily.

I urge Council to approve the development application in due course and also to instruct staff to help provide the guidance and infrastructure that will help create the conditions for success of this unique example of affordable housing and urban mobility.

Thank you, s.22(1)

s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Sunday, March 5, 2023 10:07 AM
To: correspondence
Subject: Rezoning of 671 685 and 693 Clyde avenue and 694 Duchess Ave

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Gentlemen,

Are you aware that the Assisted Living Facility at 659 Clyde Ave. is filled with people aged 70 and over??.

[REDACTED] s. 22(1) be subjected to building noise for months, also Clyde Ave is a quiet 2 lane road which cannot accommodate a significant amount of traffic!

Please consider this as a statement against the rezoning.

Thank you, [REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Sunday, March 5, 2023 12:21 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: 671,685, 693 Clyde Avenue and 694 Duchess Avenue -- Clyde Studio Apartments

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Dear Mayor Sager and West Vancouver District Councillors:

I write in relation to a proposed 201-unit studio rental building to be located between Clyde and Duchess Avenues to the east of Taylor Way (the "Clyde Rental Project").

As a resident of West Vancouver for the [REDACTED] s.22(1) years, I have watched in dismay as the supply of affordable housing – particularly rental dwelling units -- has continued to shrink.

Our community today is saddled with among the highest housing prices and the steepest rents in Canada. The trend of growing housing unaffordability, coupled with the paucity of rental units for young working adults, is proving to be damaging to the fabric of the community. It also poses a real and ever-greater challenge to employers in West Vancouver struggling to attract and retain staff.

The proposed Clyde Rental Project would make a useful contribution toward filling the District's shortfall of affordable rental housing and, in my view, warrants the support of all members of Council.

Thank-you for the opportunity to provide input on this important matter.

Kind regards,

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

From: ADRA Ambleside Dundarave Residents Association <adrawestvan@gmail.com>
Sent: Monday, March 6, 2023 9:10 AM
To: correspondence
Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Subject: Public Hearing - March 6, 2023 - Clyde Avenue Micro Units (671, 685 and 693 Clyde Avnue and 694 Duchess)

CAUTION: This email originated from outside the organization from email address adrawestvan@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 Mayor and Councillors,

In the best interest of the community ADRA recommends that the Local Area Plan for Taylor Way be pursued ahead of any project contemplated along this major provincial roadway. A long term plan is critical for Taylor Way and should take priority ahead of any new development proposals.

The 201 micro units proposed for Taylor Way and Clyde Avenue, while offering housing diversity in the short term, is a piecemeal approach. There are already a number of development proposals for the Taylor Way Corridor and land assemblies starting to take place. At some future point, Larco may develop the former Woodward's parking lot east of Taylor Way and some part of the north side of Park Royal.

This all should make it clear that a thorough and comprehensive plan for the Taylor Way Corridor is required prior to proceeding with any rezoning of specific sites. This would include a comprehensive traffic study, options for densification, housing choices, consideration of neighbourhood character, input from residents adjacent to Taylor Way and as well, the impact of the proposed Inglewood Campus of Care.

ADRA is therefore asking Mayor and Council to give consideration to a long term plan for the Taylor Way Corridor as a overall benefit to our community prior to any more individual site rezoning.

Respectfully submitted,

Heather Mersey, President
Ambleside and Dundarave Residents Association
s. 22(1) West Vancouver, B.C.

Please do not redact my name.

--
Visit our website: ADRAwestvan.ca

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 9:39 AM
To: correspondence; Nora Gambioli; Sharon Thompson; Mark Sager; Peter Lambur; Scott Snider; Christine Cassidy; Linda Watt
Subject: Re: URGENT: Clyde Rental Apartment Project

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.

Hello,

I forgot to include my address:

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

FYI

Kind regards,
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

On Mar 6, 2023, at 12:18 AM, [REDACTED] s. 22(1) wrote:

Greetings,

I understand this is important and time sensitive so I thought I'd send an email to support this before the vote tomorrow.

I grew up in West Vancouver and graduated from [REDACTED] s. 22(1).

Housing over the past 20 years here has been a nightmare for people in my age group in West Vancouver. I support the Clyde Rental Apartment project because it is affordable and sorely needed by young adults who want for need to live in West Vancouver for work.

I still live in West Van, have a young family, and work from my expensive rental home. I would like to buy a residence that my family can afford. There are not any options in West Vancouver for this in the foreseeable future and I strongly encourage Council to approve new projects like this so I don't have to move away.

Kind regards,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 12:43 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; correspondence
Subject: Clyde Studio Apartments

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.

I have lived in West Vancouver for [REDACTED] s.22(1) years, graduated from high school there, and currently have a young family. I support the Clyde Rental Apartment project because it is the kind of project needed by young adults today who want to live and work in West Vancouver. If that project were available for me when I was a younger single-working professional, I would have seriously considered it. I also encourage the West Vancouver Council to encourage the development of affordable residences for younger families who want affordable options in the existing single-family housing market. There is literally nothing available in the West Vancouver market. Most people I graduated with in West Vancouver [REDACTED] s. 22(1) had to move away from the city and their extended families because they couldn't afford to buy anything. They have never moved back because they still can't afford to live here with no housing options.

Sincerely,
[REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 2:02 PM
To: correspondence
Subject: Ron says what needs to be said.

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 Council,

For your consideration - from someone who is in the game like the rest of you think you are...

From somewhere that has already gone down the road you are about to go down... tonight...

Another done deal... I knew it was a done deal when Rick and Geoff hosted Mary Ann at the WVYC with BPP/Larco - for a night with new Translink Ceo - Sharon you were there... you might remember. There was a big presentation table with these micro suites on offer...

This is just your cop out on "affordability"... it's such a West Van attempt at compromise and it's not in line with what you campaigned on.

1:45 LTE

← Ron Butler  42.3K Tweets




⋮ Follow

Ron Butler  [@ronmortgageguy](#)

The big, old, overly opinionated mortgage broker is worried about the future of housing for average Canadians

Financial Services ⓘ Toronto
[butlermortgage.ca](#) Joined August 2010

909 Following 38.8K Followers

Followed by Ohmynorthshore, Santo Vindicato, and 17 others you follow

Tweets Replies Media Likes

 **Ron Butler**  [@ronmortgageguy](#) · 7h  Dog Crates In The Sky: We Build The Wrong Housing

Home Search Notifications Mail

AA twitter.com ↻

< > ⬆️ 📖 📄

1:45 LTE

← Thread Open app



Ron Butler  [@ronmortgageguy](#) ⋮

Dog Crates In The Sky: We Build The Wrong Housing

We're constantly told we don't build enough Housing in BC and Ontario

Definitely true but what we do build is often wrong product


So MANY Sub 525 sqft Condos: Dog Crates in The Sky that no one could live in Long Term

2/

6:42 AM · Mar 6, 2023 · 53.5K Views

35 Retweets 8 Quote Tweets 370 Likes

🗨️ ↻ ❤️ ⬆️

 Tweet your reply Reply

 **Ron Butler**  [@ronmortgageguy](#) · 7h ⋮

Home Search Notifications Mail

AA twitter.com ↻

< > ⬆️ 📖 📄



Ron Butler @ronmortgageguy · 7h ...

Replying to @ronmortgageguy

Really; 485 sqft condos are meant for Student Housing and Airbnb illegal hotel rooms

Sure, a young person who just uses it to sleep, make coffee in the morning and leave to work is okay but it's too small for a couple

And we build a ton of them

Why?

Density?

2/

7 7 115



Ron Butler @ronmortgageguy · 7h ...

Sure, so planners like it

But also a Bonanza for Developers to maximize profits and guarantee sales: these tiny suites have until now just been a commodity for Rental Sales

Crazy part is: everyone understands this and we still keep building them

Don't build these micro suites... finish the Taylor Way LAP and engagement with the community.

Then make this site a little taller (rental mix included) and with a better mix and unit size.

You are responsible for outcomes, not Larco or BPP.

Look at Gateway - virtually empty. Don't make the same mistake again.

s.22(1)

Trail Bc

PS this below 📍 is what not finishing your LAP's does for misinformation and posturing the District as a pushover... see the sales pitch description.

7:08 LTE

REALTOR.ca

\$4,998,000
684 ESQUIMALT AVENUE
West Vancouver, British Columbia
V7T1J5

MLS® Number: C8049301
RE/MAX Crest Realty

Description

Sold with 675 Duchess as 1/2 of a 4 lot assembly. tenants. Great opportunity for upside as the West Vancouver OCP includes the following policies relating to the Taylor Way LAP: to Create capacity for new housing units and prioritizes mixed-use and apartment forms in core areas and ground-oriented multi-family forms. Several new developments in the area either currently underway or going through council readings. This is a rare opportunity to acquire close to 1 acre of property at the gateway to Lions Gate Bridge and West Vancouver. Please see C8049300, C8047025

By using our site, you agree to our [Terms of Use](#) and [Privacy Policy](#). [Dismiss](#)

realtor.ca

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 2:52 PM
To: Mark Sager; Peter Lambur; Sharon Thompson; lindawatt@westvancouver.ca; Scott Snider; Christine Cassidy; correspondence
Subject: Re public hearing March 6 on micro suites at Clyde Avenue by LARCO

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 afternoon everyone. Firstly I want to acknowledge the decision not to vote on this development tonight after the public hearing but wait some time and seriously consider the feedback you have had from the community and the feedback you will receive tonight. Another step in the right direction from this new Council.

> My principal concern is that this development is being proposed ahead of the Local Area Plan for the Taylor Way Corridor where there are many development proposals in the works and some land assemblies under way. Surely some LAP is required before approving any development in this very busy corridor? - for instance in permitting any developments do we think for the future by allowing enough space for additional traffic or transit lanes? Should we not be concerned re the whole corridor and impacts on residents and traffic from all potential development? What are plans LARCO has for the Park Royal parkade east of Taylor Way and the North side of Park Royal (Hudsons Bay)?

>

> It was the attempts at "spot" zoning (some successful and some not) by the last Council in Ambleside and Dundarave that so infuriated residents with the final straw being the additional ten floors for LARCO at the less than attractive towers at Park Royal-(actually in contravention of a recently completed LAP at the time). This was justified based on the "rental crisis" and need for "affordable " housing. Yet over the four months since LARCO started renting I understand less than 30% of one building is rented up and LARCO are not renting second tower till more progress on the first tower? I am sure you can tonight get more up to date numbers directly from LARCO and correct me if I am wrong. Rents in that development are very high and not affordable to most workers in West Vancouver especially those working in Park Royal. So they were definitely not build to provide " affordable " housing. I wonder if they don't rent up soon how long before LARCO comes back and asks to convert some rental units to strata?

>

> These proposed micro units may well be attractive to some and at 350 square feet will be more affordable than larger units in LARCO towers at Park Royal - but don't kid yourself they will be affordable to most employees who work in West Vancouver (except perhaps Municipal Employees). If you calculate likely rents for the micro units based on the rents per square foot LARCO charging at the towers at Park Royal then you get to a number around \$2,100 per month? (A far cry from the lower numbers I believe LARCO suggesting as rents). You can perhaps ask LARCO to confirm their proposed rental rates tonight and then hold their feet to the fire). At those rents income required would be around \$84,000 per year. Which employees working in Park Royal retail and restuarants earn that? So interested to know who the target market is for these units?

> You have already heard from many members of the public (including the results of a very clear CIVIX poll- and these polls tend to be reliable eg the one predicting closely the election result). You will hear from more residents tonight. I ask you to remember that at the last election one of the reasons you ran for Council was because the previous Mayor and some in the previous Council did not actively listen to residents and tended to dismiss those who disagreed with their agenda.

> Regards,

> s. 22(1)

>

>

>

>

>

>

s. 22(1)

West Vancouver, s. 22(1)

From: Kirkpatrick.MLA, Karin <Karin.Kirkpatrick.MLA@leg.bc.ca>
Sent: Monday, March 6, 2023 3:07 PM
To: correspondence
Subject: Letter from MLA Karin Kirkpatrick re: Clyde Avenue Development
Attachments: Clyde Avenue Rental Support Letter - K Kirkpatrick March 6 2023.pdf

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

Good afternoon West Vancouver Mayor and Council,

Please see attached correspondence from MLA Karin Kirkpatrick regarding the proposed project at Clyde Avenue.

Many thanks for your consideration.

Tracy



Tracy Dobell

Constituency Assistant to
Karin Kirkpatrick, MLA
West Vancouver- Capilano
#409 – 545 Clyde Avenue
West Vancouver, BC V7T 1C5
Office: (604) 981-0050



March 6, 2023

Mayor and Council
District of West Vancouver
750 17th Street
West Vancouver, BC
V7V 3T3

[Via email: Correspondence@WestVancouver.ca](mailto:Correspondence@WestVancouver.ca)

Dear Mayor Sager and Members of Council:

Re: Clyde Avenue Studio Apartment Rental Proposal

I am writing to you to lend my support to the proposed rezoning of 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue, to allow for a 201-unit rental apartment building, and I want to thank you all for giving this project due consideration.

In our community, we lack quality, affordable housing. This proposed development will add 201 rental units into a housing market that is in desperate need of diverse supply. These homes are a great example of transit-oriented housing situated close to shopping and services.

It is important we think about new and diverse housing options as our community evolves and grows. We need a mixture of housing to help create vibrant, livable spaces. These smaller, more affordable units will mean our young people can live in West Vancouver, and they will also provide a viable housing choice to our essential work force.

Thank you for taking the time to consider my input, and I would encourage Council support this project. I am happy to have a broader conversation about this project with you.

Sincerely,

Karin Kirkpatrick, MLA
West Vancouver-Capilano
Shadow Minister for Housing

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 4:15 PM
To: correspondence; Mark Sager; Sharon Thompson; Peter Lambur; Scott Snider; Linda Watt; Christine Cassidy
Subject: Please Vote No - Clyde Ave Development by Larco

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Dear Mayor Sager and Councillors,

Re: Proposed rezoning of 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue

I write opposing the proposed rezoning as submitted by DWV Planning for the above address.

I oppose the plan for the same reasons that others have already written:

1. No LAP has been completed. Our community voted for change in the last election. No more spot rezoning which was a constant issue for during the 4 years of the previous council. LAP first with a plan for the whole area which considers all previous development and development to come, and how it affects other aspects of the Taylor Way Corridor and with regard to our whole community.

2. The units do not qualify to be termed "Affordable." Nor should any provision/concession be given the developer for affordability. I believe one (maybe others) member of our community has noted and commented that the word affordable was used in this proposal 16 times. Another community member (or maybe the same) has shown that affordable is defined as:

"Based on the BC government 'Define affordable housing' webpage, which states "Many organizations, programs and even mortgage lenders consider housing affordable if it costs no more than 30% of household income before taxes.", thus only those with a one or two-person income of \$80,000 can consider \$2,000 affordable ($\$80,000 \times 30\% / 12$)."

Others have presented more precise data which I choose not to repeat. If they were being rented today, they could not be considered affordable referencing facts that other community members have quoted. Might they sit empty in the same way the units at Gateway sit empty?

3. The traffic issue must be resolved before the development is approved. Send this proposal back to the developer's drawing boards requesting a better traffic plan including bicycle lane access on Taylor Way.

I wrote when Council voted on a PH hearing for this proposal last fall, that the concept had some merit. Now, with information that community members have brought to the community's attention, I no longer support that.

Who will live there? Not downsizers. Which downsizer would go from a 3500 square' home to a room with a Murphy bed? Would a downsizer be able to manage the bed? I know I couldn't A cashier or shelf stocker at City Market? Someone who works at Amica? Young professionals who work downtown? Likely they will also live downtown. We heard during the campaign from candidate Kenny S that no one in his age group wants to move to WV. Kenny told us that he lives with his parents because he can't afford Gateway and can't find a roommate. Who then?

Previous developments have been approved with pressure from developers and buying into DWV the myth that more housing is needed. We have all questioned at times this myth. Why is Gateway sitting empty? Perhaps, Larco makes mistakes? Maybe Clyde Avenue is another mistake?

Why does it seem that Larco gets whatever it proposes in DWV even though it seems the community in general oppose it? Send Larco back to the drawing boards for a better solution for West Vancouver. Vote no to this proposal.

With hope for the future,

s. 22(1)

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 5:07 PM
To: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; 'correspondence@westvancouver.ca'
Subject: Subject: 671, 685, 693 Clyde Ave & 694 Duchess Ave - Clyde Studio Apartments
Importance: High

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.

Background

I have performed an extensive review over the past several months of the District of West Vancouver's performance over the past 2-3 decades to determine why there is such a lack of affordable housing compared to any other part of Metro Vancouver. My findings are that most past Councils have not supported the planning and implementation of a balanced housing policy in WVan over the past few decades. Despite the 2018 OCP calling for more affordable housing options, there is still a vocal minority of residents opposing this key element of our community to allow it to regain some of the sustainability it has lost due to dramatic changes that have occurred in the last 20 years. The result has been in a dramatic reduction of West Van residents comprising young families, children, adult children who grew up here, residents who work in WVan and seniors who want to downsize and stay in WVan. Simply put, WVan is having much more difficulty than all other parts of Metro Vancouver in increasing density to make housing more affordable while the cost of single-family housing has increased 5 times since 2001. There is also a serious lack of rental housing. The lack of development, the usual main source of new revenue for a municipality, has created a financially strapped District that has fallen far behind in improving our traffic network and management, properly maintaining our facilities and infrastructure, and providing financial reserves to deal with the increasing significant costs from the effects of climate change.

Action

I urge Council to approve the 201-unit studio rental building proposed for construction between Clyde and Duchess Avenues east of Taylor Way ("Clyde Rental Project") for the following reasons:

1. There is a lack of rental units in WVan, and research shows WVan has the highest rents and worst vacancy rates in Metro Vancouver;
2. The Clyde Rental Project will provide a new more affordable studio option for renters in WVan;
3. The Project's location and design is meant to maximize the use of transportation modes other than the use of cars in accordance with WVan's Overall Community Plan ("OCP");
4. The Developer is taking the risk that there is sufficient demand for lower cost smaller rental units, like others that are also being built elsewhere in Metro Vancouver and Canada, and is also providing a significant contribution to WVan for amenities;
5. The Clyde Rental Project will provide an important source of funds for the District in the form of development fees, charges and new amenities as well as an increased tax base which will produce increased annual future revenue, all which are important sources of financing for a municipality to minimize future tax increases to existing property owners;
6. The additional funding from the Clyde Rental Project can be used to work on related traffic, environmental and other issues facing the District;
7. The Clyde Rental Project will likely provide WVan businesses access to additional workers (and customers) who will live here and reduce the daily commute/traffic into WVan for some of the 75% of those who work in WVan but currently do not live here;

8. This Project is in the best interest of WVan as it helps meet the objectives of its OCP for a wider range of lower cost housing options and its sustainability as a community.

s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 5:15 PM
To: correspondence
Subject: Support for Park Royal Studios

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 Mayor and Council,

I am writing to support the studio development near Park Royal. As a young resident, these are the types of units I am looking to move into in the future.

The development keeps density near density and doesn't vastly change the community around it. It also is centred around a transit hub, which is an important part of our future planning.

I wholeheartedly encourage you to support this project.

[REDACTED] s. 22(1)

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

Dear Mayor Sager and Councillors,

Re: Proposed rezoning of 671, 685 & 693 Clyde Avenue and 694 Duchess Avenue

I write opposing the proposed rezoning as submitted by DWV Planning for the above address.

I oppose the plan for the same reasons that others have already written:

1. No LAP has been completed. Our community voted for change in the last election. No more spot rezoning which was a constant issue for during the 4 years of the previous council. LAP first with a plan for the whole area which considers all previous development and development to come, and how it affects other aspects of the Taylor Way Corridor and with regard to our whole community.

2. The units do not qualify to be termed "Affordable." Nor should any provision/concession be given the developer for affordability. I believe one (maybe others) member of our community has noted and commented that the word affordable was used in this proposal 16 times. Another community member (or maybe the same) has shown that affordable is defined as:

"Based on the BC government 'Define affordable housing' webpage, which states "Many organizations, programs and even mortgage lenders consider housing affordable if it costs no more than 30% of household income before taxes.", thus only those with a one or two-person income of \$80,000 can consider \$2,000 affordable (\$80,000 x 30% / 12)."

Others have presented more precise data which I choose not to repeat. If they were being rented today, they could not be considered affordable referencing facts that other community members have quoted. Might they sit empty in the same way the units at Gateway sit empty?

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I wrote when Council voted on a PH hearing for this proposal last fall, that the concept had some merit. Now, with information that community members have brought to the community's attention, I no longer support that.

Who will live there? Not downsizers. Which downsizer would go from a 3500 square' home to a room with a Murphy bed? Would a downsizer be able to manage the bed? I know I couldn't. A cashier or shelf stocker at City Market? Someone who works at Amica? Young professionals who work downtown? Likely they will also live downtown. We heard during the campaign from candidate Kenny S that no one in his age group wants to move to WV. Kenny told us that he lives with his parents because he can't afford Gateway and can't find a roommate. Who then?

Previous developments have been approved with pressure from developers and buying into DWV the myth that more housing is needed. We have all questioned at times this myth. Why is Gateway sitting empty? Perhaps, Larco makes mistakes? Maybe Clyde Avenue is another mistake?

Why does it seem that Larco gets whatever it proposes in DWV even though it seems the community in general opposes it? Send Larco back to the drawing boards for a better solution for West Vancouver. Vote no to this proposal.

With hope for the future,

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

West Vancouver

Your Worship, Councillors

Received at the March 6, 2023 Public Hearing

s. 22(1)

s. 22(1)

*Housing imp. (1)(38)
determinant of health*

DWV Clyde Av Public Hearing Mar 6, 2023

West Van historically has had a lower proportion of rental units to single detached housing at about 25%. BC overall is at about 33% and N Van is at 47% (census data). This is not surprising as WV has attracted a wealthier population favouring single detached housing.

In the WV HNR and OCP it is suggested we need about **1200 new units** (all types) for 2020-2026 and so if we keep the percentage the same, **300 rentals** over that period. Since 2020 there have been 341 market rental units developed: Gateway (2022) 300, Hollyburn (2021) 41. So it could be claimed that this is 'enough'.

However there are **identified pressures** to **increase** the share of rental stock and particularly 'affordable' rentals:

1. Aging of the WV population – more and more seniors are wanting to down-size and are having difficulty finding affordable rentals. The HNR forecasts needing **800-1100 more affordable rental units** for seniors by 2041.

2. Labour force – Employers in WV report difficulty in recruiting needed workers because of the lack of affordable housing in WV. 75% of workers here presently **commute** in and out of WV and thus contribute to traffic congestion and GHGs.

incl teachers

3. Our children and grandchildren, as they prepare to move on in the world often cannot find affordable rental accommodation here.

And so the Clyde proposal of 201 studio units that will be offered at 'affordable' rates in 2026-27 (along with the 160 non-market rental units at 2195 Gordon) should be **welcomed by Council** as they will be by employers, seniors, the workforce and our younger population.

There are additional favourable features of this proposal:

- Construction – mass timber, LCES → ↓GHGs; ↓parking → ↓cars ↓GHGs and ↓traffic congestion.
- 15 min community – public transit, shopping, recreation, entertainment, ↑active transit, the perfect location – ~~assess~~ *Value for a healthier community*

s. 22(1)

WV Van Council

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, March 2, 2023 9:15 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence
Subject: Thank you snow removal team =+

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[REDACTED] s. 22(1)

03 Mar 2023

Dear Mayor Sager and Councillors
District of West Vancouver

Thank you snow removal team

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

Just wanted to say good job. You guys raised the bar this time.

[REDACTED] s. 22(1)

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, March 3, 2023 12:31 PM
To: correspondence
Cc: contact@positivevoiceswv.org; Jim Bailey
Subject: Misinformation from Positive Voices

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Dear Council,

I have asked Positive Voices to correct misinformation they are publishing and sending out by email.

Here are the short strokes - in one tweet and chart below.

12:21



← Tweet

Open app



West Van Daily Tweet
@VanVoices



Replying to @thx1979

Here is the chart @jaywalking has misunderstood #westvan

68 rental units PER YEAR over the last Council's term (4 yrs).

“This excludes all approvals of phased developments like Rodgers Cr, Onni at Evelyn, HSB”

Jim Bailey -Chief Planner @WestVanDistrict

See notes below 📌 :

8:33

Done Housing data - June 1 2...

1 of 1

Units Approved Since 2018 Election				
Strata Apartments	Missing Middle	Market Rental	Non-Market Rental	Seniors
161	14	116	156	47

2021-2022 Council Strat Plan		
Housing Type	Yearly Objective	Yearly Average (4 year term)
Strata Apartment	75	40
Market & Non-Market Rental	100	68
Missing Middle	75	4
Seniors	50	12

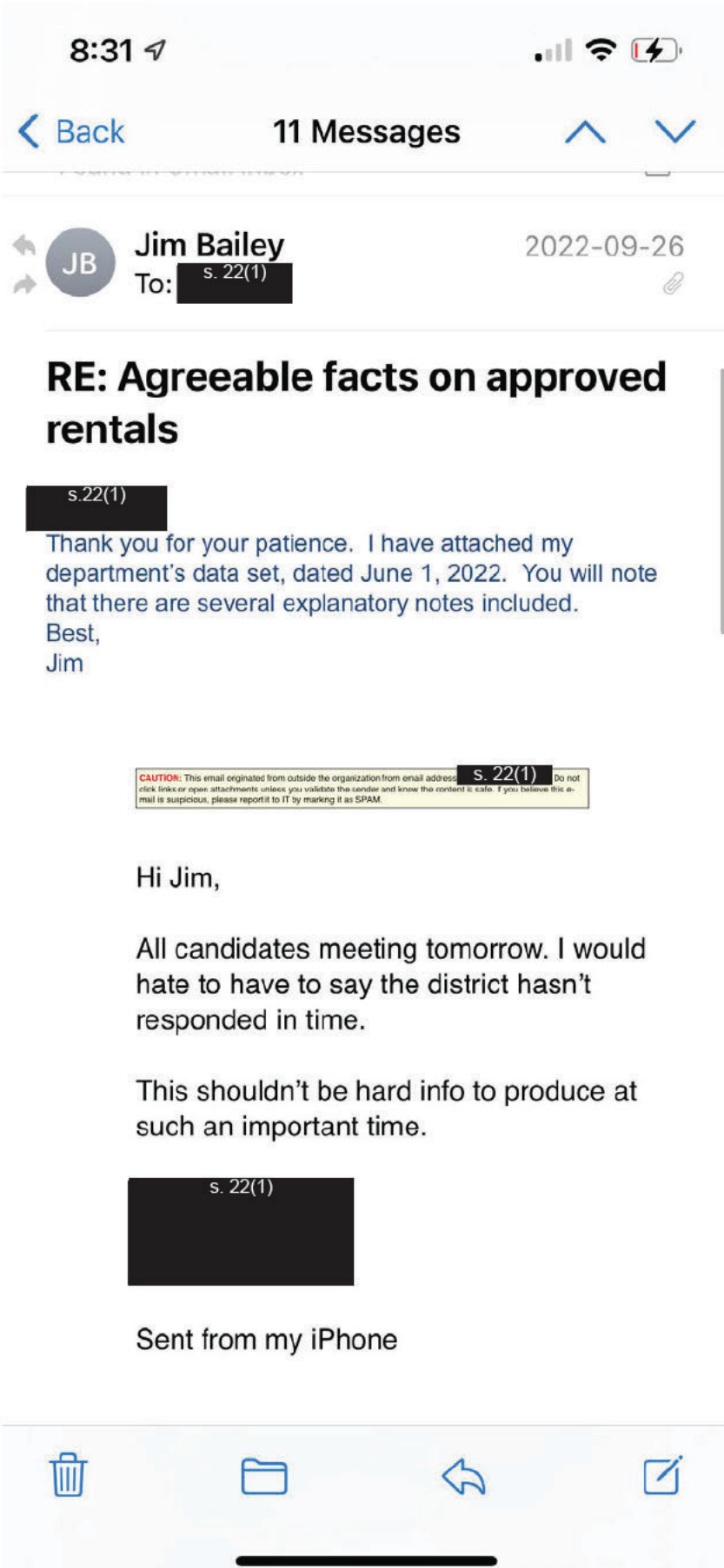
Notes:

- 'Missing Middle' refers to Townhouses, Multiplexes, and Infill detached (including duplex and coach houses) housing types.
- The initial 2018 approvals for both 303 Marine Drive and 752 Marine Drive were not included, as these were both approved prior to the 2018 October election.
- Approvals of phased developments enabled through area-wide rezonings (e.g. Rodgers Creek, Evelyn by Onni, HSB neighbourhood zones) were not included. While the approval is in place, these units may be built over several decades. In some cases, they have yet to receive permits nor have the final unit counts been confirmed.
- For 2195 Gordon, Council approved the rezoning, however the DP has not been considered yet (units reflect DP).
- Yearly average divides new units by 4 year Council term.
- Seniors Housing target is 250 units every five years, presented as 50 units per year.

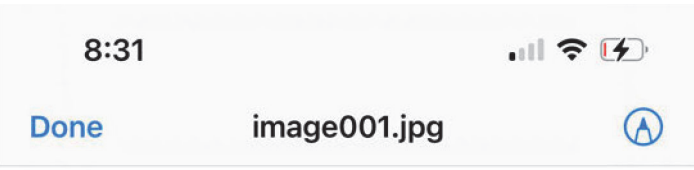


The chart and notes were provided by Jim Bailey and you may have heard me mention this during the campaign period.

Attention: that phased developments are not included in numbers, also 2018 approvals weren't included!!!



This inquiry and the notes provided were in response to this chart published on Mayor Booth's campaign site during the campaign.



Hopefully, Positive Voices intends on fixing their misinformation...

Sincerely,

s.22(1)
[Redacted]
Maple Ridge BC

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, March 6, 2023 9:36 AM
To: correspondence
Subject: Safety Issue with West Ramp South Bound on Taylor Way to Park Royal

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.

Mayor Sager and Council:

Please be advised of a serious safety issue which could result in a major injury or fatality to a pedestrian.

Specifically, this relates to the south bound ramp on the west side of Taylor Way which leads to the upper parking area of Park Royal adjacent to The Bay.

The rebar on the underside of the ramp is rusting in many areas causing the concrete to spall and fall to the municipal sidewalk directly below. Some of the fallen concrete pieces are quite large and heavy. The ramp appears to be neglected and in need of major repairs (or replacement) to bring it back to a safe condition. Also the East side ramp has similar defects and therefore should also be inspected and repaired.

Further, please note that the parkade on the south side of Clyde Avenue east of Taylor Way is a real eyesore. The north side is filthy, moldy, (poorly lighted in the interior) and presents a poor image to the entrance to West Vancouver. Often there are needles and other drug paraphernalia in the stairwells, not to mention the strong odor of marijuana which often permeates the parkade. Please note that many elderly residents in this neighbourhood access this grubby structure in order to make their way to the shopping centre without the need to cross the busy streets of Taylor Way or Marine Drive.

These safety concerns and neglected appearance of the parkade need to be addressed and brought up to a standard expected in West Vancouver. Perhaps the Mayor and Council could take the time to walk around the area to see for themselves how deplorable it is.

Hopefully, the Mayor and Council will bear this in mind when considering the rezoning application to facilitate the construction of a 201 unit building on the north side of Clyde Avenue east of Taylor Way which has been requested by the Development Company which is connected to the Park Royal Shopping Centre, the owner of these neglected structures.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

From: Diane Mitchell <admin@howesoundbri.org>
Sent: Monday, March 6, 2023 3:10 PM
To: correspondence
Cc: Ruth Simons
Subject: Howe Sound Community Forum correspondence for Mayor & Council
Attachments: Signed District of West Vancouver MOU HSCF.pdf; Howe Sound Community Forum letter, District of West Vancouver.pdf

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

Hello

I would like to please submit the following letter and attached copy of the associated MoU to Mayor & Council for their next meeting. The letter refers to the upcoming **Howe Sound Community Forum** on **April 21** in Gibsons, as well as relevant updates on the UNESCO Átl'ka7tsem / Howe Sound Biosphere Region and its governance.

Any questions can be directed to myself or HSBRI Executive Director Ruth Simons (cc'd here).

Kind regards
Diane

DIANE MITCHELL | Administrator
WHERE NATURE AND HUMANITY THRIVE

Howe Sound Biosphere Region Initiative Society
Átl'ka7tsem/Howe Sound UNESCO Biosphere Region
c: 604 848-1224
w: howesoundbri.org

BIODIVERSITY CONSERVATION | RECONCILIATION | SUSTAINABLE DEVELOPMENT



March 6, 2023

To: District of West Vancouver Mayor & Council

Re: Howe Sound Community Forum & Átl'ka7tsem / Howe Sound Biosphere Region Updates

With your new Council term well underway, the *Howe Sound Biosphere Region Initiative Society* (HSBRIS) welcomes the opportunity to continue our established relationship with the District of West Vancouver Council and staff. To both new and returning elected officials, we look forward to ongoing dialogue and collaborative actions that will enhance this unique and special region that UNESCO designated as the *Átl'ka7tsem / Howe Sound Biosphere Region* (AHSUBR) in 2021.

As the managing organization of the AHSUBR and also the convener of the *Howe Sound Community Forum* (HSCF), this letter serves to update you on actions carrying over from the previous Council term as discussed at the [April 2022 forum at Furry Creek](#).

Howe Sound Community Forum Dates

In continuing the well-established tradition of different local governments hosting the HSCF, we are pleased to announce the commitments by the hosting communities for 2023.

April 21, 2023 – Town of Gibsons ([see event details here](#))

October 2023 – Resort Municipality of Whistler (RMOW)

Many thanks to Mayor White and Council at the Town of Gibsons and Mayor Crompton and Council at the RMOW for funding and hosting this year's forums.

To elected officials who have not yet attended a HSCF, you will find that the forum offers the opportunity to learn what your counterparts across the region are doing; what their successes and concerns are and to discuss collaborative measures that can positively impact the economic, environmental, cultural and social well-being of the region as a whole. Select individuals and representatives from community groups across the region are invited to observe the discussions.

Revised Principles for Cooperation

At the April 2022 HSCF, it was agreed that the *Principles of Cooperation for the Átl'ka7tsem/Howe Sound Community Forum (PoC)* be updated, following its previous last update in 2014. The revisions reflected the societal and logistical changes over recent years. The final version [can be found here](#).

Memorandum of Understanding with Howe Sound Biosphere Region Initiative Society

We are pleased to say that the following local governments are continuing with their commitment to the Howe Sound Community Forums and Principles for Cooperation. We will follow up with those that, due to timing of elections and other disruptions, have yet to confirm.

- Bowen Island Municipality
- District of West Vancouver
- Village of Lions Bay
- Metro Vancouver and Area A
- District of Squamish
- Town of Gibsons
- Resort Municipality of Whistler
- Islands Trust
- Skwxwú7mesh Úxwumixw

Through the remainder of 2022, we liaised with each local government and regional district to enter into a Memorandum of Understanding with our Society (copy of our agreement with the District of West Vancouver attached).

Our Activities and the Biosphere Region Management Plan

As the managers responsible for the UNESCO designation, we are responsible for measuring and reporting on progress towards the objectives of the UNESCO Biosphere Region. Sustainable long term core funding continues to be a challenge, but our application for charitable status has been submitted. In the meantime, we are entering year two of four of funding from Environment and Climate Change Canada to work on strengthening Biodiversity Conservation. For more information on each of our initiatives and projects, [please view our website](#).

We are pleased to welcome former Islands Trustee Dan Rogers to our board. Dan has been a loyal participant of the Howe Sound Forums. Please see our [current board and team here](#).

We are nearing the final draft stage of our management plan known as the **Nchu'ú7mut/Unity Plan**. The draft is with the Skwxwú7mesh Úxwumixw for review and comment. Once that is complete, we will be releasing the draft to other stakeholders for review.

Our next step is to convene the *Átl'ka7tsem / Howe Sound UNESCO Biosphere Region Roundtable*. This select group of representatives from around the region will be tasked with ensuring the plan is relevant and addressing changes and new influences. **We will be asking the Howe Sound Community Forum members for input on how local government will be represented at the Roundtables.**



We take pride in representing our Átl'ka7tsem / Howe Sound region at events provincially, nationally and internationally. We post our events and media articles on our social media sites Facebook, Instagram, LinkedIn and Twitter. Follow us at #howesoundbri.

Last November 5, following shortly after the municipal elections, we hosted the *Future of Howe Sound Forum*. Participants took part in envisioning a sustainable future for the region. We look forward to supporting the local and regional governments toward this vision for the Future of Howe Sound:

In the future desired state for the Átl'ka7tsem / Howe Sound ocean and watershed, the marine and terrestrial realms will function properly through integrated ecosystems. This foundation will support an inclusive, equitable society and resilient economy where humanity and nature thrive.

Reviewed and revised at the [Future of Howe Sound Forum, November 5, 2022](#).

Any questions, please do not hesitate to contact us.

Sincerely,

s. 22(1)

Ruth Simons
President, Howe Sound Biosphere Region Initiative Society
howesoundbri@gmail.com
PO Box 465
Lions Bay, B.C.
V0N 2E0



Memorandum of Understanding

Átl'ka7tsem/Howe Sound Biosphere Region Initiative and the District of West Vancouver Collaborating for a Sustainable Future

- UNESCO United Nations Educational, Scientific and Cultural Organization
- AHSUBR Átl'ka7tsem/Howe Sound UNESCO Biosphere Region
- HSBRIS Howe Sound Biosphere Region Initiative Society
- AHSCF Átl'ka7tsem/Howe Sound Community Forum
- POC Principles of Cooperation

1) The Átl'ka7tsem/Howe Sound UNESCO Biosphere Region (AHSUBR)

This is the unceded territory of the Sḵw̓x̓wú7mesh Úxwumixw (Squamish Nation People). The In-SHUCK-ch, Katzie, Lílwat, x^wməθk^wəy̓əm (Musqueam), shíshálh (Sechelt), Stó:lō, Səlílwətaʔ/Selilwitulh (Tsleil-Waututh) Nations, and First Nations within the St'at'imc Chiefs' Council (includes Lillooet Tribal Council Bands), and the Hul'qumi'num Treaty Group have claims in the region.

- a) The AHSUBR boundary follows the partial watershed from the height of land to the bottom of the ocean and includes lands and communities within three regional districts of Metro Vancouver (West Vancouver, Bowen Island, Lions Bay and Area A), Sunshine Coast (Gibsons and Areas E, Elphinstone and F West Howe Sound) and Squamish Lillooet (Furry Creek, Britannia Beach, Squamish and Brackendale).
- b) Átl'ka7tsem/Howe Sound Region is 218,723 hectares, 84% terrestrial and 16% marine. 6% is Rural Regional District and Reserve Lands, 5% of the terrestrial is privately owned or “urban” and 89% of the terrestrial area is under the management and shared stewardship of the Province of BC and First Nations.

2) Howe Sound Biosphere Region Initiative Society (HSBRIS)

Is a B.C. registered non-profit Society and is responsible for the management of the AHSUBR through the Nchu'ú7mut/Unity Plan; and for advancing the objectives of UNESCO Biosphere Regions (biodiversity conservation, sustainable development, reconciliation, model regions for learning, research and monitoring). UNESCO Biosphere Region organizations provide logistic support.

HSBRIS' priorities are to:

- a) Advance Sustainable Development. Key partnerships and adequate supports, data and tools are in place for planning gaps across the region to be filled and the region's sustainability targets are defined and

embedded with the UN's Sustainable Development Goals (SDGs) in the planning and decision-making processes.

- b) Advance Biodiversity Conservation. Key partnerships work to further education, monitoring, and research, fill knowledge gaps, and increase stewardship and connection to place.
- c) Advance Reconciliation, Equity & Inclusion. The AHSUBR roundtable and forums for convening in an ethical space are well established to further the relationships, dialogue and understanding in the context of all AHSUBR nations and communities.

HSBRIS provides logistic support through programs aimed at strengthening collaboration for a sustainable future. Programs include communications, convening and facilitating, advising and coordinating projects.

HSBRIS provides support to the Howe Sound Community Forum and other subcommittees of the forum by planning, coordinating and reporting. HSBRIS maintains a trusted role.

3) District of West Vancouver

The District of West Vancouver is a municipality and a member of Metro Vancouver, the governing body of the Greater Vancouver Regional District. The eastern boundary of AHSUBR is the Cypress Creek area in the District of West Vancouver. The portion of West Vancouver within the AHUSBR, stretches along 28 kms of shoreline and up the slopes of Hollyburn Ridge and Cypress Mountain.

The District of West Vancouver's Context Statement:

West Vancouver is shaped by the mountains, forests and coasts that define our sense of place. Our cultural and social assets, recreational opportunities, local businesses, transportation infrastructure, neighbourhoods and town and village centres define our community within this natural setting. Considered together, these features create the quality of life that is cherished and that we look to protect.

4) The Howe Sound Community Forum and the Principles of Cooperation

The purpose is to provide a forum for local governments, Regional Districts and First Nations discussions to maintain and enhance the economic, environmental, cultural and social well-being of the Howe Sound for the benefit of present and future generations. The Principles of Cooperation is a document that all members, local governments, regional districts and First Nations, signed in 2002. The Principles of Cooperation state the need, scope, common vision, shared values and structure of the forums.

5) Relevant Background

The signing of the original Howe Sound Community Forum's Principles for Cooperation took place in 2002. As a signatory to the Principles for Cooperation, the District of West Vancouver has been an active member of the Forum and its committees. The District of West Vancouver hosted several forums, most recently in 2016.

The convening of the Howe Sound Community Forum has been conducted by Ruth Simons since 2014. Ruth Simons is now the Executive Director of the Howe Sound Biosphere Region Initiative Society.

The District of West Vancouver indicated support for the UNESCO Biosphere Region nomination through a resolution by the Council (May, 2017); the letter of support was included in the nomination package. The resolution followed a report to Council from staff dated April 12, 2017. The alignment for West Vancouver was highlighted:

The District of West Vancouver has a history of supporting conservation within and stewardship of Howe Sound and its watersheds:

- 2002 -Signing the Howe Sound Community Forum (Forum) Principles for Cooperation Agreement;
- 2013 -Signing the revised Principles of Cooperation and urging the Provincial and Federal governments to support the development of a Comprehensive Management Plan for Howe Sound;
- 2014 - Committing to Forum participation through 2018 and supporting the Ministry of Forests, Lands and Natural Resource Operations in preparation of a Cumulative Effects Assessment for Howe Sound (Ministry Assessment); and
- 2016 - Hosting the Forum at which the Future of Howe Sound Society (Society) introduced the initiative to seek nomination as a UNESCO Biosphere Reserve (Biosphere).

The report goes on to say “Nomination is aligned with one of Council's eight priorities, Natural Environment and Climate Action” and supports the importance of Howe Sound to regional sustainability.

6) It is understood:

The District of West Vancouver will support and cooperate with HSBRS as it manages the AHSUBR and the Howe Sound Community forums and sub-committees. In doing so the District of West Vancouver will act as an Ambassador for the UNESCO Biosphere Region by (details in Appendix A):

- Assigning a staff liaison position as the main point of contact with HSBRS.
- Continue as active and engaged participants in the Howe Sound Community Forum.
- Budget for and host a forum on a rotating schedule.
- Support the Principles of Cooperation and the Nchu'ú7mut/Unity Plan through the contribution of information.
- Consider the priority goals and objectives of the Nchu'ú7mut/Unity Plan in policy and planning decisions
- Promote and reference with pride the UNESCO Biosphere Region.
- Offer and facilitate funding resources for HSBRS for educational opportunities and beneficial projects through grants and/or in-kind support.

It is also understood this memorandum of understanding will be reviewed every new Board term and may be amended at any time by mutual agreement.

On behalf of the District of
West Vancouver

Mary-Ann Booth
Mary-Ann Booth (Oct 30, 2022 12:25 PDT)

Mayor Mary-Ann Booth

Date Signed: October 30, 2022

On behalf of Howe Sound Biosphere Region Initiative
Society,

s. 22(1)

Ruth Simons, President

October 27, 2022

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ARTS & CULTURE ADVISORY COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
TUESDAY, DECEMBER 6, 2022**

Committee Members: P. Bowles (Chair), J. Baxter, P. Bowles, B. Milley, K. Rosin, S. Swan, S. Tsangarakis; and Councillor Gambioli attended the meeting in the Raven Room, Municipal Hall. Absent: D. Khormali.

Staff: D. Niedermayer, Senior Manager, Cultural Services (Staff Liaison); and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 1:12 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT December 6, 2022 Arts & Culture Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the November 17, 2022 Arts & Culture Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Council Liaison Update

There was no update from Council related to Arts & Culture Advisory Committee work.

5. Arts Facilities Advisory Committee Update

R. Finley informed the Committee that the Arts Facilities Advisory Committee (AFAC) Capital Funding Subcommittee is working with the Discovery Group on a feasibility study that includes provincial and federal grant opportunities and philanthropic contributions. The Altus Group is looking into different ways of funding a facility, and a report is expected in January 2023. Staff updated the Committee on the additional Open House sessions that were held on November 29 and December 1 at the West Vancouver Community Centre.

It was Moved and Seconded:

THAT the verbal report regarding Arts Facilities Advisory Committee Update be received for information.

CARRIED

6. Results of Research of Other Communities Discussion

Committee members shared the highlights of the information gathered from arts organizations interviewed in other communities including Langley, Nelson, White Rock/Surrey, Abbotsford, Nelson, North Vancouver, Whistler, Sunshine Coast, Salt Spring Island on best practices, community arts governance structures, and funding for arts and culture facilities and programs. The Committee discussed the key findings of each interview and agreed that the following topics should be discussed further in upcoming meetings:

- Review purpose of the Arts & Culture Advisory Committee;
- Review structure of Committees of Council related to arts and culture;
- Long-term funding for the cultural sector with the view of a 5-year plan;
- Developing a mandate similar to the one adopted by the City of Nelson;
- Review Arts & Culture Strategy (2018-2023) with a view to a new 5-year plan.

It was Moved and Seconded:

THAT the discussion regarding Results of Research of Other Communities Discussion be received for information.

CARRIED

7. Staff Update

It was Moved and Seconded:

THAT the verbal report regarding Staff Update be deferred to the next meeting.

CARRIED

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

9. NEXT MEETING

It was Moved and Seconded:

THAT the next Arts & Culture Advisory Committee meeting be scheduled for January 12, 2022 at 3 p.m. and be held in-person in the Raven Room at Municipal Hall.

CARRIED

ADJOURNMENT

10. ADJOURNMENT

It was Moved and Seconded:

THAT the December 6, 2022 Arts & Culture Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 3:48 p.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

Chair

s. 22(1)
[Redacted Signature]

Committee Clerk

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ARTS & CULTURE ADVISORY COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
THURSDAY, JANUARY 12, 2023

Committee Members: S. Swan (Chair), J. Baxter, P. Bowles, B. Milley, K. Rosin, S. Tsangarakis, E. Vaartnou, C. Wang; and Councillor Gambioli attended the meeting in the Raven Room, Municipal Hall.

Staff: D. Niedermayer, Senior Manager, Cultural Services (Staff Representative); and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. **CALL TO ORDER**

The meeting was called to order at 3:02 p.m.

2. **Welcome and Committee Orientation**

Committee members introduced themselves. E. Vaartnou and C. Wang were welcomed to the Committee.

It was Moved and Seconded:

THAT the discussion regarding Welcome and Committee Orientation be received for information.

CARRIED

3. **Election of Chair for 2023**

It was Moved and Seconded:

THAT S. Swan be elected as Chair for 2023.

CARRIED

It was Moved and Seconded:

THAT P. Bowles be elected as Acting Chair for 2023.

CARRIED

4. **Committee Meeting Schedule for 2023**

It was Moved and Seconded:

THAT the Arts & Culture Advisory Committee Meeting Schedule for 2023 be adopted as follows:

- February 2, 2023 at 3 p.m.;
- March 2, 2023 at 3 p.m.;
- April 6, 2023 at 3 p.m.;
- May 4, 2023 at 3 p.m.;
- June 1, 2023 at 3 p.m.;

- July 6, 2023 at 3 p.m.;
- September 7, 2023 at 3 p.m.;
- October 5, 2023 at 3 p.m.;
- November 2, 2023 at 3 p.m.; and
- December 6, 2023 at 3 p.m.

CARRIED

It was Moved and Seconded:

THAT all remaining Arts & Culture Advisory Committee meetings for 2023 be held in-person at the Raven Room in the Municipal Hall.

CARRIED

5. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the January 12, 2023 Arts & Culture Advisory Committee meeting agenda be approved as circulated.

CARRIED

6. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the December 6, 2022 Arts & Culture Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

7. Annual Committee Evaluation for 2022

The result of the evaluation was sent to the members. Discussion was held regarding the low participation in the annual evaluation. A few members reported not having received the email in November 2022. It was recommended that Staff confirm that all members received the email from Legislative Services on the meeting in November 2023 and receive reminders before the deadline.

It was Moved and Seconded:

THAT the report regarding Annual Committee Evaluation for 2022 be received for information.

CARRIED

8. Work Plan 2023

The Committee suggested minor changes to the draft and approved the amended Work Plan 2023 to be presented to Council on January 16, 2023. Discussion was held regarding the Arts & Culture Strategy (2018-2023) and how to move forward in updating the Strategy in partnership with the cultural sector and other related committees of Council.

It was Moved and Seconded:

THAT the Work Plan 2023 be supported as amended and presented to Council for consideration.

CARRIED

9. Arts Facilities Advisory Committee Representative

Chair informed the Committee of the direction received from Council at December 12, 2022 meeting:

THAT the Arts Facilities Advisory Committee be directed to:

- 1. complete the work of confirming an arts and culture facility vision and concept, including the community engagement summary report;*
- 2. complete the work of recommending a governance model through research and input from community organizations and groups who will use a new facility;*
- 3. complete the framework for a capital funding plan including a funding options analysis and eligibility for Provincial and Federal Funding;*
- 4. immediately pause all work related to the Fundraising Feasibility Study, including developing a case for support, conducting interviews with potential donors, and determining a gift chart; and*
- 5. provide a report to Council regarding the completed work by end of first quarter 2023;*

The Arts Facilities Advisory Committee (AFAC) Terms of Reference requires that a representative of the Arts & Culture Advisory Committee be appointed to the AFAC. The appointment will be temporary pending a report to Council from the AFAC in April. The Committee discussed nominations and all members agreed to recommend the appointment of P. Bowles. Council will approve at their January 16, 2023 meeting.

It was Moved and Seconded:

THAT

1. Pat Bowles be appointed to the Arts Facilities Advisory Committee as the Arts & Culture Advisory Committee representative for a one-year term commencing January 1, 2023 and ending December 31, 2023; and
2. the verbal report regarding Arts Facilities Advisory Committee Update be received for information.

CARRIED

10. Results of Research in Other Communities Discussion

It was recommended that a business case be developed, considering key messages gathered from the interviews in various communities on best practices, governance structures, and funding. This would form the basis of meetings with arts organizations and other District Committees for review and discussion. A recommendation to Council would then be developed to recommend a review of the arts and culture governance structure in West Vancouver.

It was also recommended that Committee members contact municipal staff in the municipalities that were part of the research project to understand their governance structure in relation to arts and culture. The initial interviews were held with the communities' local arts council.

It was Moved and Seconded:

THAT the discussion regarding Results of Research in Other Communities Discussion be received for information.

CARRIED

11. Staff Update

Staff informed the Committee that a workshop to discuss potential governance models for a replacement Arts & Culture Centre will be held on January 26, 2023. The workshop is for community groups that would rent space in the facility (not the permanent tenants). Currently, these groups are renting space to deliver programs, workshops, performances in the Music Box, Silk Purse, community centres or other spaces in West Vancouver. Committee members are welcome to attend as observers.

It was Moved and Seconded:

THAT the verbal report regarding Staff Update be received for information.

CARRIED

PUBLIC QUESTIONS

12. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

13. NEXT MEETING

It was Moved and Seconded:

THAT the next Arts & Culture Advisory Committee meeting be scheduled for February 2, 2023 at 3 p.m. via electronic communications facilities.

CARRIED

14. ADJOURNMENT

It was Moved and Seconded:

THAT the January 12, 2023 Arts & Culture Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 4:30 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ARTS & CULTURE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, FEBRUARY 2, 2023**

Committee Members: S. Swan (Chair), J. Baxter, P. Bowles, K. Rosin, S. Tsangarakis, E. Vaartnou, C. Wang; and Councillor Gambioli attended the meeting via electronic communication facilities. Absent: B. Milley.

Staff: D. Niedermayer, Senior Manager, Cultural Services (Staff Representative); and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 3:10 p.m.

Chair thanked P. Bowles and S. Tsangarakis for all their efforts acting as co-Chairs last year. Chair also requested that members try to avoid side conversations during the meetings in order to maintain focus on the items being discussed and respect for the member speaking.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the February 2, 2023 Arts & Culture Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the January 12, 2023 Arts & Culture Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Council Liaison Update

Councillor Gambioli informed the Committee that the annual budget approval is coming up and that Council will discuss the Ambleside Local Area Plan at their next meeting on February 6, 2023.

It was Moved and Seconded:

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

CARRIED

5. Arts Facilities Advisory Committee Update

P. Bowles updated the Committee regarding the Arts Facilities Advisory Committee (AFAC) meeting on January 26, 2023. Altus Group presented a preliminary report, including the cost estimate for a freestanding facility and a mixed-use facility. The elevated cost of parking construction was a discussion point for the AFAC. Staff reported on the Governance workshops with community groups on January 23 and 26, 2023. The second workshop was with the occasional renters who provided great feedback and questions for discussion. Urban Arts Architecture will compile the information gathered in both sessions and draft a report for the AFAC.

It was Moved and Seconded:

THAT the verbal report regarding Arts Facilities Advisory Committee Update be received for information.

CARRIED

6. Research in Other Communities Project Discussion

Committee members discussed the draft Discussion Paper on research into the role arts councils play in other communities that was circulated to the members prior. It was recommended that Staff create an introductory email to be sent to the Chairs of the Committees of Council related to arts and culture and community groups, including the Kay Meek Arts Centre and the West Vancouver Community Arts Council. The intro will request a preliminary meeting with S. Swan and P. Bowles from the Arts & Culture Advisory Committee. If possible, meetings would be combined instead of individual meetings to be more efficient and strengthen the message of collaboration. Additional conversation would include an update to the Arts & Culture Strategy (2018-2023). Eventually meetings will have to be with the entire committees as committee Chairs do not make decisions for the whole.

It was Moved and Seconded:

THAT the discussion regarding Research in Other Communities Project Discussion be received for information.

CARRIED

7. Capacity-Building Efforts with Arts & Culture Sector Planning Update

The Chair reminded the Committee that supporting capacity-building efforts for the arts and culture sector is one of the priorities in the Arts & Culture Strategy and in the 2023 Arts & Culture Advisory Committee's Work Plan.

Staff informed the Committee of initiatives in past years for workshops and forums to support capacity-building efforts for the arts and culture sector in West Vancouver. The District partnered with the North Vancouver Recreation & Culture Commission (NVRC) in 2019 to organize an Arts Forum at the Delbrook Community Centre that offered a variety of workshops, panel discussions and keynote speakers. Staff has been in contact with the NVRC to discuss a similar event in May 2023. In addition, arts organizations across the North Shore used to meet once a month at Lunch & Learn events to discuss issues, concerns, challenges, and ways to work together and to share information and best practices. The monthly meetings may be resumed in-person or online. Staff will keep the Committee informed about these initiatives.

It was Moved and Seconded:

THAT the discussion regarding Capacity-Building Efforts with Arts & Culture Sector Planning Update be received for information.

CARRIED

8. Staff Update

Staff updated the Committee on the following:

- The Public Art Advisory Committee has ongoing projects: lamp posts at Horseshoe Bay Park with Indigenous designs; projects for Navvy Jack Point and Weston Parks; restoration of the Welcome Figure totem pole in Ambleside;
- Cultural Services has moved back to the third floor of Municipal Hall. Ferry Building staff is still working from the Music Box;
- The Music Box will resume community programming in the Spring;
- Municipal Hall public art project unveiling date is being coordinated with the Mayor and the artist;

It was Moved and Seconded:

THAT the verbal report regarding Staff Update be received for information.

CARRIED

PUBLIC QUESTIONS

9. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

10. NEXT MEETING

Staff confirmed that the next Arts & Culture Advisory Committee meeting is scheduled for March 2, 2023 at 3 p.m. and held in-person in the Raven Room at Municipal Hall.

11. ADJOURNMENT

It was Moved and Seconded:

THAT the February 2, 2023 Arts & Culture Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 4:05 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
FINANCE AND AUDIT COMMITTEE MEETING MINUTES
COUNCIL CHAMBER, MUNICIPAL HALL
MONDAY, JANUARY 16, 2023

Committee Members: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, S. Thompson and L. Watt attended the meeting in the Council Chamber, Municipal Hall.

Staff: R. Bartlett, Chief Administrative Officer; M. Chan, Deputy Chief Administrative Officer/Director, Corporate Services; M. Panneton, Director, Legislative Services/Corporate Officer; J. Bailey, Director, Planning & Development Services; E. Glickman, Director, Human Resources & Payroll; I. Gordon, Director, Financial Services; S. Hall, Director, Library Services; S. Ketler, Director, Parks, Culture & Community Services; J. Lo, Chief Constable, West Vancouver Police Department; J. Moller, Director, Engineering & Transportation Services; D. Powers, Director, Community Relations & Communications; C. Boy, Deputy Director, Financial Services; G. Howard, Deputy Chief, Fire & Rescue Services; H. Keith, Senior Manager, Climate Action & Environment; J. Wong, Senior Manager, Facilities & Assets; J. Chuma, Business Manager, Fire & Rescue Services; J. Hu, Manager, Financial Planning; M. MacLean, Business Manager, Engineering Services; C. Shi, Manager, Financial Accounting & Reporting; and L. Taylor, Committee Clerk attended the meeting in the Council Chamber, Municipal Hall.

1. **CALL TO ORDER**

The meeting was called to order at 1:03 p.m.

2. **Election of Acting Chair for 2023**

It was Moved and Seconded:

THAT the Acting Mayor be elected as Acting Chair for 2023.

CARRIED

3. **APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the January 16, 2023 Finance and Audit Committee meeting agenda be approved as circulated.

CARRIED

4. **ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the December 5, 2022 Finance and Audit Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

5. Committee Meeting Schedule for 2023

It was Moved and Seconded:

THAT the Finance and Audit Committee Meeting Schedule for 2023 be adopted as follows:

- February 13, 2023 at 2 p.m.;
- March 13, 2023 at 2 p.m.;
- May 8, 2023 at 2 p.m.;
- June 29, 2023 at 2 p.m.;
- September 11, 2023 at 2 p.m.; and
- December 4, 2023 at 2 p.m.

CARRIED

It was Moved and Seconded:

THAT all remaining Finance and Audit Committee Meeting Schedule for 2023 be held in-person in the Council Chamber at Municipal Hall.

CARRIED

6. 2023 Budget Update

C. Boy (Deputy Director, Financial Services) presented the 2023 Budget Update and staff responded to questions.

It was Moved and Seconded:

THAT the 2023 Budget Update be received for information.

CARRIED

7. 2022 Asset Management Update

I. Gordon (Director, Financial Services) discussed the 2022 Asset Management Update and staff responded to questions.

It was Moved and Seconded:

THAT the 2022 Asset Management Update be received for information.

CARRIED

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

M. Fillipoff commented regarding the 2023 budget and showed a short presentation titled West Van Capital Budget.

C. Jensen commented regarding electric vehicles versus gas/diesel vehicles and carbon content analysis.

NEXT MEETING

9. NEXT MEETING

Staff confirmed that the next Finance and Audit Committee meeting is scheduled for February 13, 2023 at 2 p.m. and held in-person in the Council Chamber at Municipal Hall.

ADJOURNMENT

10. ADJOURNMENT

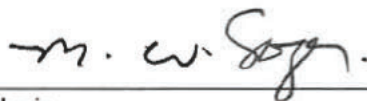
It was Moved and Seconded:

THAT the January 16, 2023 Finance and Audit Committee meeting be adjourned.

CARRIED

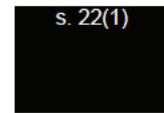
The meeting adjourned at 2:19 p.m.

Certified Correct:



Chair

s. 22(1)



Committee Clerk

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
AWARDS COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, FEBRUARY 1, 2023

Committee Members: C. Burns (Chair), S. Hennessy, S. Mani, C. McLaughlin, L. Paton, J. Saba; and Councillor S. Thompson attended the meeting in the Raven Room, Municipal Hall. Absent: D. Morrison and M. Ware.

Staff: C. Rosta, Cultural Services Manager (Staff Representative); R. McCormack, Cultural Services Supervisor; and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. **CALL TO ORDER**

The meeting was called to order at 5:05 p.m.

2. **APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the February 1, 2023 Awards Committee meeting agenda be approved as circulated.

CARRIED

S. Mani absent at the vote

3. **ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the January 11, 2023 Awards Committee meeting minutes be adopted as circulated.

CARRIED

S. Mani absent at the vote

REPORTS / ITEMS

4. **Review Award Categories**

The Committee discussed the information gathered in the research into other communities' awards programs. Staff commented about the awards programs from the West Vancouver Police and Fire Departments and the possibility of having a joint ceremony. Discussion was held regarding new categories for the 2023 Community Awards program, and members agreed to update the application form with different wording to include non-volunteer contributions.

On the program webpage (<https://westvancouver.ca/awards>), the text under "About the Awards Program" should read: "Community Awards recognize the efforts and commitments made by individual and groups to build a stronger community and enhance our quality of life through volunteerism, achievement, acts of heroism or philanthropy."

It was recommended that a disclaimer should be included to explain that the program is not a competition and that each category will be evaluated on its own merit. The Committee also agreed that an online form should be available on the website. The 2023 application form will be circulated to the Committee for review and approval.

S. Mani entered the meeting at 5:13 pm.

It was Moved and Seconded:

THAT the discussion regarding Review Award Categories be received for information.

CARRIED

5. Planning Timeline

The Committee discussed the timeframe of an Awards Ceremony in the Spring or the Fall, and members agreed to host the Awards Ceremony in the Spring. The ceremony is booked for June 20, 2023 at the Kay Meek Arts Centre in the McEwen Theatre.

It was Moved and Seconded:

THAT the Planning Timeline be supported.

CARRIED

PUBLIC QUESTIONS

6. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

7. NEXT MEETING

Staff confirmed that the next Awards Committee meeting is scheduled for March 1, 2023 at 5 p.m. and held in-person in the Raven Room at Municipal Hall.

ADJOURNMENT

8. ADJOURNMENT

It was Moved and Seconded:

THAT the February 1, 2023 Awards Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:59 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk