

COUNCIL CORRESPONDENCE UPDATE TO APRIL 6, 2022 (8:30 a.m.)

Correspondence

- (1) 2 submissions, March 30 and April 2, 2022, regarding Proposed Arts & Culture Facility**
- (2) March 30, 2022, regarding “trash on our streets - what can we do about it?”**
- (3) 4 submissions, March 31 - April 3, 2022, regarding Finance and Audit Committee Request for Staff Report on Pay Parking Options and Alternatives**
- (4) March 31, 2022, regarding “Re: Ambleside Bicycle Path Danger - and electric bikes now?”**
- (5) April 1, 2022, regarding “Irony” (April Fools’ Joke regarding Vancouver Sign in West Vancouver)**
- (6) West Vancouver Chamber of Commerce (2 submissions), April 1 and 5, 2022, regarding Upcoming Events and Programs**
- (7) Committee and Board Meeting Minutes – Design Review Committee meeting February 10, 2022; Heritage Advisory Committee meeting February 22, 2022; and Board of Variance hearing February 23, 2022**

Correspondence from Other Governments and Government Agencies

- (8) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country) (2 submissions), March 31 and April 5, 2022, regarding Federal Programs and Initiatives**

Responses to Correspondence

- (9) Financial Services, March 30, 2022, response regarding “West Vancouver Pay Parking”**
- (10) Financial Services, April 4, 2022, response regarding Finance and Audit Committee Request for Staff Report on Pay Parking Options and Alternatives**
- (11) Deputy Chief Administrative Officer, April 5, 2022, response regarding ““Truth and reconciliation” -- acknowledgement statement”**

From: judy c [REDACTED] s. 22(1)
Sent: Wednesday, March 30, 2022 10:41 PM
To: correspondence
Cc: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: March 28th Council meeting speaking notes

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I am forwarding to you my speaking notes from the March 28th Council meeting.

Your Worship, Councillors,

I have just recently sent a letter to all of you with my concerns and questions on next steps for the AFAC and the Arts and Culture Center. Tonight I'd like to speak to the Work Plan.

To back up a bit I just want to comment that it was said that we needed a site confirmed to then go ahead with detailed plans, costing, governance and fundraising. The site selection survey was inconclusive. Now it is said that we don't necessarily need a confirmed location for a governance model and funding plan as potential models can be explored. If this is true, then why were we told something different prior to the site selection survey? Could this work have been done prior to, or in conjunction with the community engagement and site selection survey which could have added an additional perspective to choosing a site?

The work plan shows that a governance planning specialist and a capital funding specialist will be hired. If they are hired to research potential models is that more cost effective than hiring them to work on a specific site?

Facility concept / vision planning was done in the 2018 Arts and Culture Strategy, the 2019 Arts and Culture Facilities Plan, and the 2020 Arts Facility Site Identification Analysis. It was to replace 3 rundown unsuitable buildings and to meet future demands.

This concept / vision was for a community arts centre and an art museum, but has the vision changed? Mayor Booth in her Special Edition regarding the Arts and Culture Centre Site Selection, prior to the closing of the site selection survey said that "the vision developed by the community is not a new art gallery or a museum. The vision is for a welcoming gathering space for everyone "... ending with, "to savour a glass of wine while basking in the local ambiance, animations and amazing ocean outlooks. " Now we have a potential newer vision, the idea of a co-location for an Arts and Culture Centre and a hotel, mentioned as an Arts Hub, which was not considered or explored in the site identification analysis.

There is planned engagement with the community art groups, but is it a duplication of what has already been done with 80 stakeholders, the users, instructors, administrators, practitioners, and audiences?

There will be engagement with the community, some planned to take place during 2 summer months when many in the community could be away. Even Council takes a break during the month of August. How does this reach the entire community to get involved?

If community engagement does not include site selection, what is the purpose and what is hoped to be accomplished?

Thank you

Judy Chalmers (do not redact my name)

s. 22(1)

West Vancouver s. 22(1)

s. 22(1)

Sent from my iPhone

From: David Marley <domarley52@gmail.com>
Sent: Saturday, April 2, 2022 4:15 PM
To: correspondence
Cc: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong; Ratepayers Association Ambleside and Dundarave; News NS; Richter Brent
Subject: ADRA April Newsletter - proposed DWV Arts Facility - Consultants

CAUTION: This email originated from outside the organization from email address domarley52@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.

According to the accompanying newsletter from my local residents' association, it appears District taxpayers' money is to be used for purposes of hiring two consultants to assist the Arts Facility Advisory Committee with its deliberations. Any such expenditure ought not to be made unless and until Council has first obtained a clear direction from local residents to proceed with the proposed Arts Facility. Although this proposal keeps reappearing, like a resilient virus, I do not believe Council has to date been given a definitive mandate by West Vancouver residents to proceed.

There is a municipal election to be held in slightly over six months' time. It ought to be accompanied by a referendum which asks local residents a clear question as to whether or not they wish to see this project proceed. In the absence of such direction, no further funds or District staff time ought to be spent on this proposal. It should be shelved.

I hereby request that my name and contact information not be redacted from this e-mail.

David Marley

s.22(1)

West Vancouver, BC

s.22(1)

604-926-8994



On Apr 2, 2022, at 2:08 PM, Ambleside and Dunderave Residents Association <adrawestvan@gmail.com> wrote:



Ambleside and Dunderave Residents Association

adrawestvan@gmail.com

<http://adrawestvan.ca>



Dear ADRA Member,

We hope you have been enjoying the cherry blossoms, the daffodils and all signs that Spring is upon us! Much activity has been going on of late in our community. As you know, the ADRA Directors have been following the progress of two major projects affecting the Ambleside and Dunderave Villages. We hope you have been enjoying the cherry blossoms, the daffodils and all.

1. DUNDARAVE PROJECT - 2452 - 2496 MARINE DRIVE (MIXED USE)



ADRA Directors were invited to a presentation for the project on March 10th. Our attendance at this meeting was in no way an endorsement by the ADRA Board, but for information purposes only. It is up to you, ADRA member to make your views known. We realize some may be in favour and some may not. **PLEASE NOTE:** there is an opportunity for to learn more about the proposed project at two meetings (see below) hosted by the Applicant (not the District of West Vancouver). We urge to you attend either one and make your views known.

Background: The project first was reviewed by the Design Review Committee (DRC) in September, 2021 at which time a resubmission was requested to address concerns of building massing, scale, the public realm, building material and the gateway at 25th and Marine. The DRC reviewed the proposal again on March 9th. The architects will be resubmitting to the Design Review Committee sometime in the future. The project is not listed on the draft DRC agenda for April 6th.

The project is being considered under the current C2 zoning. A variance may be sought to accommodate some modifications to the proposal. This does not require a PUBLIC HEARING, but would be considered by the Board of Variance whose meetings are open to the public.

Design elements welcomed by the Board:

- re-installation of Vancouver 1792 Mural
- large open patio area at 25th and Marine
- reduced height along Marine Drive (shadow effect)
- varied set backs along Marine Drive.

Design items for further consideration:

- parking ratio is 1 per suite with no additional parking allocated for business uses.
- installation of elevators
- impact of view from the north side of Marine Drive, e.g. the canopies over the stairwells for rooftop patio access (pop-ups)

The applicant is hosting a **public information meeting** in virtual and in-person formats:

Zoom Virtual Meeting: April 5, 2022, from 5 to 6 p.m.

Ctrl+Click here to join meeting:

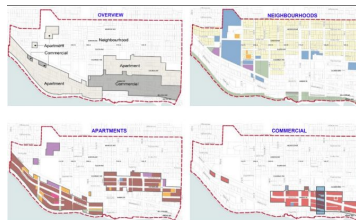
<https://westvancouver.ca/calendar/applicant-information-meeting-2452-2490-marine-drive-0>

Dial-In (Phone): +1 778 907 2071

Webinar ID: 929 4818 771

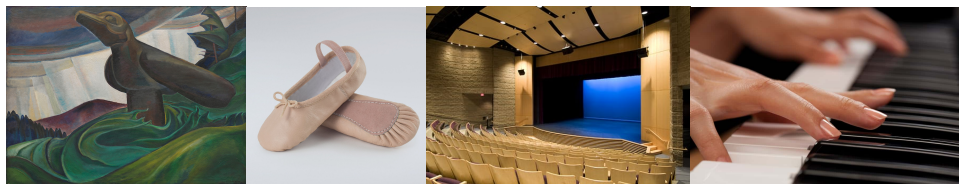
In-person Meeting (drop-in) located at 2460B Marine Drive, West Vancouver **April 6, 2022, from 1 to 7 p.m.**

2. LOCAL AREA PLAN – AMBLESIDE



The ADRA directors met with Jim Bailey, Director of Planning, via ZOOM on February 25th. Mr. Bailey advised that the model for a citizen's base panel/assembly is currently being developed. The DWV is looking for a representative group. The selection process or numbers have not been finalized. The Terms of Reference are being drafted and will go to the Community Engagement Committee (on the April 6th draft Agenda) and then to Council for approval. ADRA stressed the need for "local" representation and requested a minimum of two representatives on the citizens-based group. ADRA membership includes residents of single-family residences, duplexes, co-ops, strata and rental units. ADRA members are active members in the community through membership of local organizations and use facilities such as the Library, Recreation Centre, Seniors Centre and parks.

3. ARTS AND CULTURE CENTRE UPDATE



The site selection survey done in 2021 for the two potential sites (the tennis courts or lower parking lot) for a single consolidated building at Ambleside Park was inconclusive. There was a clear split in the community's acceptance of either site. In July 2021, Council directed staff to conduct additional community engagement.

A new Arts Facility Advisory Committee (AFAC) was formed this year. Since no site was selected, the AFAC will now look at potential

models for a governance model and a funding plan. The AFAC now has two sub-committees: a governance sub-committee and a capital funding sub-committee, which will meet independently and report back to the AFAC as a whole. A governance specialist and a funding specialist are being hired for both sub-committees. The work plan for the AFAC shows that public community engagement will take place in June, July, August and September under the direction of the Community Engagement Committee.

The governance sub-committee work plan shows 2 stakeholder meetings will take place, with dates to be determined. Stakeholders for these meetings will be invited from arts related groups such as Arts and Culture user groups, and community partners.

The funding sub-committee will have their first meeting on April 7.

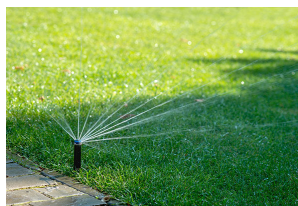
More info and meeting dates for the AFAC and the two sub-committees can be found on the DWV Arts Facility Advisory Committee website.

<https://westvancouver.ca/be-involved/committees-groups/committees/arts-facilities-advisory-committee#:~:text=The%20purpose%20of%20the%20Arts%20Facilities%20Advisory%20Committee,vibrant%2C%20and%20inclusive%20community.%20Duties%20The%20AFAC%20will%3A>

A resident of West Vancouver, who is also an ADRA board member, wrote a letter to Mayor and Council with questions and concerns. Answers to this letter will be posted when they are received.

<https://www.westvancouver.ca/government/mayor-council/write-mayor-council/2022-correspondence> Scroll down to Letter (2)

4. APRIL 5TH - COUNCIL APPROVES:



- **Consumption of Liquor in Public Places:** Ambleside Landing, John Lawson Park (excluding playground), Dundarave Park (excluding playground) 12 noon until dusk, seven days a week.
- **Plan for Seasonal Pay Parking at Lighthouse Park, Whytecliffe and Nelson Canyon Park/Whyte Lake Trailhead.Park;** Staff have been directed to develop a plan for seasonal pay parking at these locations: Lighthouse Park, Whytecliffe and Nelson Canyon Park/Whyte Lake Trailhead.Park;
- **Changes to Sprinkling Regulations/Drinking Water Conservation.** Even numbered residences on SATURDAY. Odd numbered on SUNDAY. If automated, 5 a.m. - 7 a.m. Manual watering is 6 a.m. - 9 a.m. ONE day per week.
- **Arts Facilities Committee 2022 Work Plan**

5. MUNICIPAL HALL TO RE-OPEN - TUESDAY, APRIL 19TH



The Customer Service Centre at Municipal Hall will re-open on Tuesday, April 19. Hours of operation will resume from 8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays.

In-person services include:

Payments – utilities, bylaw notices, dog licences, property taxes, etc.

Bylaw enquiries

Financial Services enquiries

Remote services will continue to be provided with contact to staff via telephone, virtual meetings or email. Please contact the DWV for detailed information.

Thank you ADRA members for your support!

ADRA DIRECTORS

Heather Mersey	Trudy Adair	Neil Carroll	Christine Cassidy	Judy Chalmers
Elaine Fonseca	Sandi Leidl	Graham McIsaac	Ray Richards	

Check out our website at: <http://adrawestvan.ca>

Share your opinion with us at adrawestvan@gmail.com

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adrawestvan@gmail.com <http://adrawestvan.ca>

Our mailing address is:

Ambleside & Dunderave Residents Association
2336 Marine Drive
West Vancouver, BC V7V 1K8
Canada

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



From: [REDACTED] s. 22(1)
Sent: Wednesday, March 30, 2022 2:59 PM
To: Bill Soprovich; Craig Cameron; Marcus Wong; Mary-Ann Booth; correspondence; Nora Gambioli; Peter Lambur; Sharon Thompson
Subject: trash on our streets - what can we do about it?

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As we approach Earth Month - with Earth Day on April 22 - I would like to encourage West Vancouver residents to help to clean up their neighbourhoods – not just once a year on Earth Day, but weekly. During our daily neighbourhood walks, over the past year or so, the amount of garbage along our residential streets is really quite shocking and very sad – from discarded face masks, to cigarette butts and pop cans, to recycling items after garbage day, and discarded lunch packaging – we have even seen an entire bag of garbage dumped into front bushes!?

I suggest that if we are responsible for cleaning up after snow falls, then we should be responsible for picking up garbage around our homes and in our ditches. I imagine that many never check the street front of their houses as they arrive home via alleyway garages, and their garbage is collected via these alleyways. A quick visit to the front of their homes would be helpful – after all, this is where their guests arrive.

Could this note be added to our District website on the main page and under Love West Van, in Mayor and Councillor eNewsletters, in our annual recycling brochure, and whenever a Mayor or shoreline or park clean up is promoted.

Let's continue to take pride in our beautiful community – we are very fortunate to live here. Let's look after it together.

Thank you,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

WV

From: [REDACTED] s. 22(1)
Sent: Thursday, March 31, 2022 8:09 AM
To: correspondence
Subject: letter to mayor and council

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Please forward:

To the Mayor and Council:

Charging for parking in West Van parks is a cash grab

Charging for parking in Whytcliffe, Whyte Lake and Lighthouse Parks is just another moneymaking cash grab on the part of the current West Vancouver Mayor and Council. My partner and I are retired. We use the parks in the "off times" like weekday mornings, rainy days, winter snow and also sunny days. We never go to the parks when they are likely to be crowded like on weekends. If pay parking is brought in, those of us who actually live in and pay taxes to West Vancouver will suffer no matter when we use the parks. It seems to me that we already pay astronomical taxes, not to mention and get little for them. Don't give me the argument that we should take the bus or bike. I am very fit and I can't possibly cycle from Ambleside, where I live, to Whyte Lake and Lighthouse Park or, Whytcliffe Park. Let the Mayor and Council try it.

If West Van was seriously interested in reducing wear and tear on the parks (and their costs of maintenance), they could bring in a resident parking program in which each household gets a sticker that identifies them as a resident of West Vancouver. Non residents would have to pay for parking but not the residents who have already paid with their taxes. I also find that the size of the parking lots for the parks limits how many people can use them at one time. Once the lots are full, no more cars can park. How hard is that? It's been working successfully for years. At most, Parks could hire some parking custodians to move along cars that sit idling waiting for somebody to leave a parking space. But more money is irresistible to Mayor and Council, so I doubt they will back off on their plans no matter what anyone suggests.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

From: [REDACTED] s.22(1)
Sent: Friday, April 1, 2022 4:38 PM
To: correspondence
Subject: Plan for a seasonal pay parking program in Whytecliff Park

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My husband and I have lived in the Whytecliff area of West Van since [REDACTED] s. 22(1). I understand that there has been a large increase in traffic to Whytecliff Park in recent years, but I would urge you to reconsider your plan to bring in seasonal pay parking. Even for those who live in the area, driving to the park is the safest option for getting there. There is no sidewalk on Marine Drive from Dufferin Avenue to the park and lots of bends, making walking difficult. Even though bumps have been installed, drivers still insist on going above the speed limit of 30 km/hr, unaware that there might be pedestrians around the next bend. There is a cliff trail [REDACTED] s. 22(1) but that is not well marked and is difficult to negotiate. In recent years, there does not seem to have been any upkeep done to this trail, as was the case in the past. Our best option for getting to the park, [REDACTED] s. 22(1), is to drive the 5 mins it takes to get there.

Two years ago, because of increased overflow traffic from the park, the District brought in 3 hr parking regulations and no overnight parking to [REDACTED] s.22(1). Although the signs state that residents are exempt (for a fee), we were not allowed to apply for a permit because [REDACTED] s.22(1) number and the area for parking was [REDACTED] s.22(1) numbers. The section of the road [REDACTED] s.22(1) is a very narrow steep hill with no room for parking. In the past [REDACTED] s.22(1) area when there was snow on the road or we were entertaining visitors. Despite repeated emails to the District urging them not to install the restricted parking signs, they went ahead with it anyway.

In July 2021 we received a letter from the West Vancouver District Engineering Department informing us that they would be employing professional traffic control personnel at our busiest parks. A flag person at the roundabout at Nelson and Marine was brought in to only allow visitors to proceed when there were available spaces in the Whytecliff parking lots. This seemed to work well. However, a system of pay parking will increase the number of cars looking for parking on neighbourhood streets, even before the parking spaces in the park and overflow lots are full. At the end of the July 2021 letter, it was stated that the District planned to engage with residents in the area in Fall 2021 regarding street parking, but I heard nothing further about this. In my view, new restrictions are being imposed on the local residents for the benefit of visitors. Perhaps there are other options that could be investigated, for example a West Van bus service out to Whytecliff Park, or a weekend parking lot at Gleneagles School with a shuttle bus to the park. An alternative to a pay parking system would be far more preferable in my view.

In the early 80's, [REDACTED] s.22(1) a sidewalk built along Marine Drive from Nelson to Dufferin Avenue. And a few years later, [REDACTED] s. 22(1) convinced the District to install a traffic light on Marine at the turn-off to Gleneagles School. Now there is a roundabout there, which is treated by most drivers like a dodgem route. The road surface from Nelson to Whytecliff is badly in need of repaving, with potholes and the camber of the road creating rain puddles that cause pedestrians to get severely splashed in wet weather. In my view, resurfacing of Marine Drive from Nelson to Whytecliff Park addressing rain water runoff in particular, and a sidewalk from the top of the steps above Bachelor Bay to the park entrance, are issues that should be addressed by the District along with parking issues, and the views of local residents should be taken into account. If it could be done in the 80's, surely it can be done now too.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, April 2, 2022 11:48 PM
To: correspondence
Subject: Pay Parking for WV residents?

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We live [REDACTED] s. 22(1) in West Van. Walking distance to Whytecliff Park on a good day. While we still do enjoy walking to the Park as part of our weekly exercise program, as often as we can. The actual walk is sometimes strenuous as we, particularly myself, [REDACTED] s.22(1). But still good exercise. While the walk is enjoyable, when I can do it. The scenery and enjoyability of Whytecliff Park is a weekly enjoyment. Adding pay parking, for those days that I can not make the walk, would be an additional, cost/tax to those of us who are WV residents.

Are we now to pay more money just to use our own neighbourhood?
Can we not have West Van parking permits, OK even by neighborhoods.
Will this also now include any new pay parking proposed, given the new new Horseshoe Bay Park development?
Will we soon have to take a taxi to visit our own neighborhood parks?

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

[REDACTED] s. 22(1)
West Vancouver

From: Steve Nicholls [REDACTED] s. 22(1)
Sent: Sunday, April 3, 2022 3:47 PM
To: correspondence
Cc: Jenn Moller
Subject: Email to Council, Pay Parking at Whytecliff Park

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To Mayor and Council

For the past 10 years or more we have had increasing parking and traffic problems on our street. For the past two years, residents (blind-copied) in the 6900 – 7000 block of Marine Drive, just before Whytecliff Park, have been in detailed discussions with staff regarding traffic and on-street parking, and pushing for solutions. I will not go into the details in this email. We have always considered our area an attractive neighbourhood and a local character-compatible form of destination, but in the last few years we have faced major issues:

- 1) Increasing traffic volume with excessive speeds, which became intolerable in the covid period. At times, the car volume filled all parking in the park and on the streets up to Copper Cove. And lineups of cars circling for spaces to become available. Traffic has increased at least 200%. If we go out for groceries, we sometimes have no place to return to. This was greatly ameliorated by the installation of some speed bumps, but mainly by the traffic control point set up by the District staff in peak summer periods that discouraged entry by park destination cars when the park spaces were full.
- 2) Park and Bachelor Bay visitors using our boulevards for toilets, change rooms and partying.
- 3) Overnight parking on our boulevards by BC Ferry users, sometimes for multiple days and even weeks, particularly in summer.
- 4) For the southern end of the 6900 block, a number of older homes require on street parking because of topography and consequent lack of driveways or on site parking.

We have requested a combination of parking restrictions and, for at least southern end, an allocation of resident only parking.

There has been some suggestions that being a destination (for Whytecliff Park, and now Bachelor Bay) means that we should expect to accommodate all traffic and parking. It is our position that when the very large amount of parking in the Park is full, and the Park grounds are packed, restriction of further visitors should be expected in order to maintain the character, safety and liveability of the residential surroundings.

This email does not deal with the valid question of whether pay parking itself is desirable. Its focus is on the likely impact on residents. We see cars parking on our streets more than a mile away from the terminal to avoid ferry parking fees. It is absolutely anticipated that if and when a parking fee arrangement is in effect, a major portion of park users will go to great lengths to find places to park of free. They have no hesitation to do so now when the park spaces are full. The current problems will be exacerbated, making a bad situation worse. Provisions for limiting the impact by the introduction of resident only parking areas, and for ferries, limits on parking times, may offset the impact.

I am writing to advise of our concerns and our interest in being involved in the solutions. For publication, I authorize my name and address to be used.

Sincerely
Steve Nicholls

6985 Marine Drive
s. 22(1)

Sent from [Mail](#) for Windows

From: s. 22(1)
Sent: Thursday, March 31, 2022 9:39 AM
To: correspondence
Subject: Re: Ambleside Bicycle Path Danger - and electric bikes now?

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Wow Here's how I 'share the road' with my baby and dogs. Groups of cyclists and electric bikes on the scenic side (going too fast for me to take a picture).

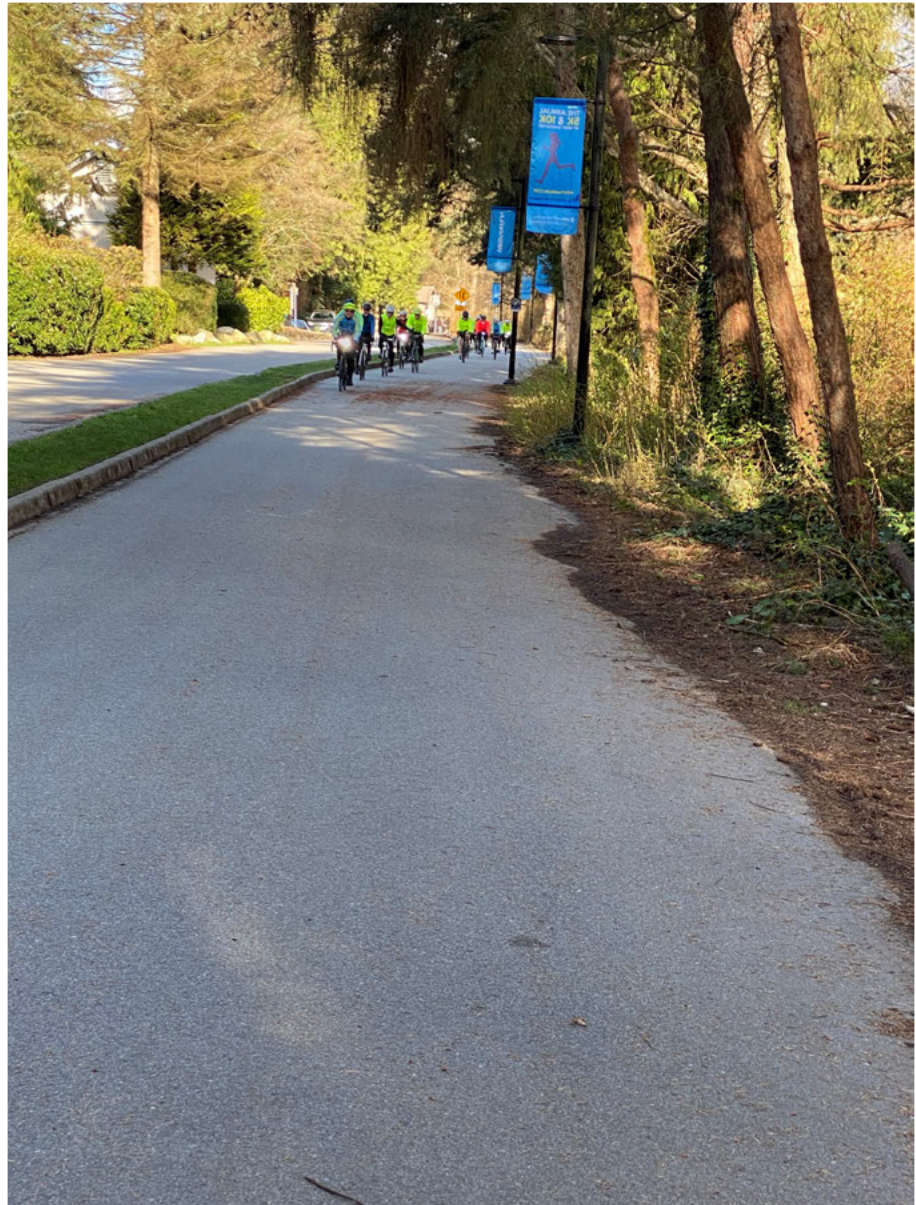
Change the signs!

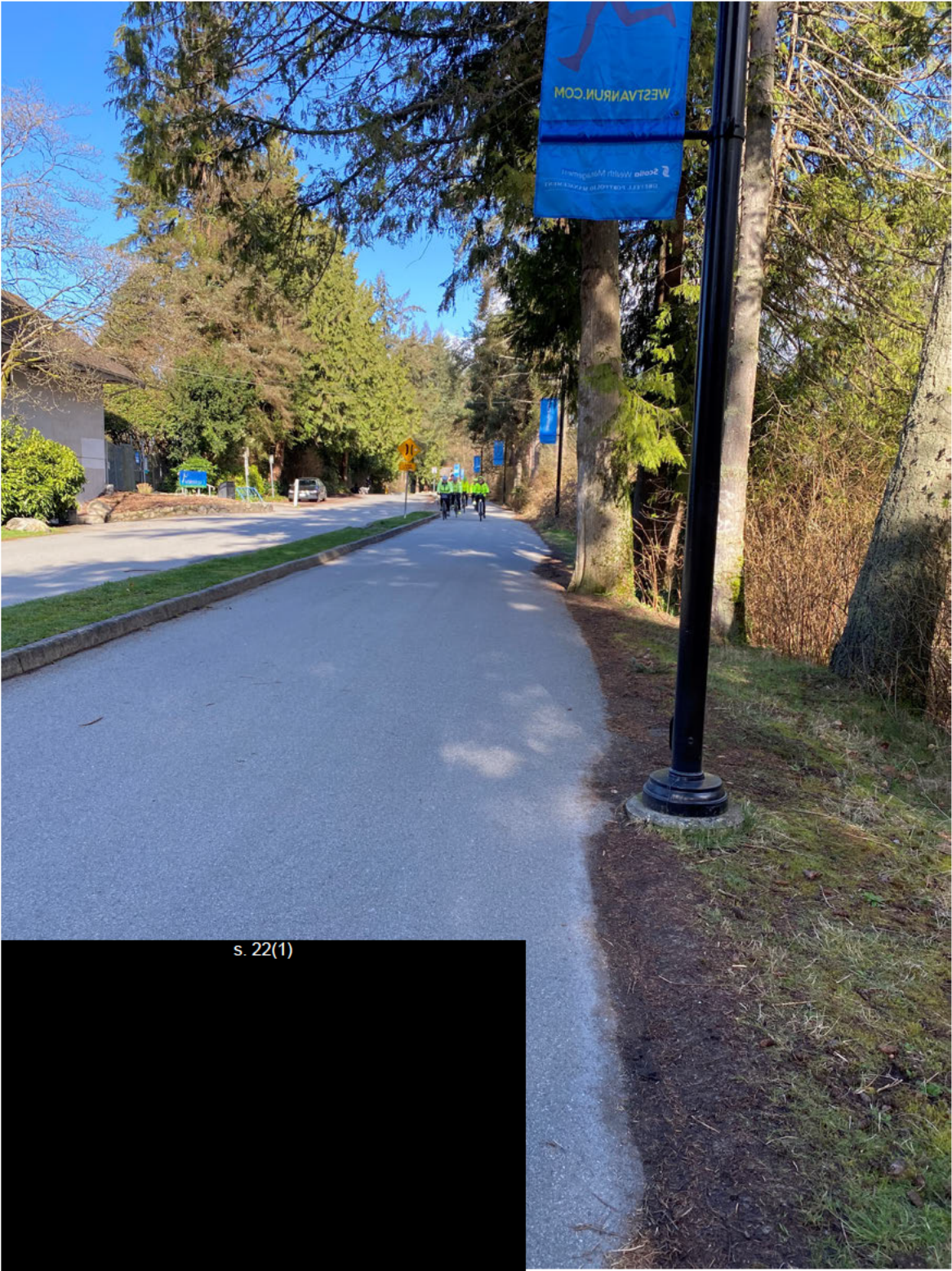
Are you waiting for an accident?

Please respond. Thank you!

s. 22(1)

West Vancouver





s. 22(1)

s. 22(1)

From: correspondence <correspondence@westvancouver.ca>
Sent: Tuesday, January 25, 2022 10:32 AM
To: s. 22(1)
Subject: RE: Ambleside Bicycle Path Danger

Thank you for your correspondence.

The District's Correspondence Policy requires the correspondent's name and civic address in order to be included in a correspondence package. Your civic address may be provided in a reply to this email, or you may wish to re-send the correspondence with your civic address included.

Please do not hesitate to contact Legislative Services at 604-925-7004 if you have any questions.

With regards,

Neetu Shokar
Legislative Services | District of West Vancouver
t: 604-921-3569 | westvancouver.ca



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

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

From: s. 22(1)
Sent: Tuesday, January 25, 2022 9:35 AM
To: correspondence <correspondence@westvancouver.ca>
Subject: Ambleside Bicycle Path Danger

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Dear Council Members,

As we move into spring and summer, I would like you to address my concerns regarding the walking/cycling path that is accessed on the east side of Ambleside Park and flows on the north side of the Pitch and Putt. Anyone who has used this path during the dry months will attest to the danger of this walk as there are frequent 'close calls' of people, pets and children being hit by fast moving cyclists.

Personally speaking, I don't enjoy this walk as I spend too much energy on educating the parade of cyclists that don't read or understand the meaning of the park signage - one side is for fast cyclists and the other is a shared scenic walking/cycling path. It is a matter of time before someone is seriously hurt on this path.

In my opinion, the solution is simple, change the multi-use pathway to separate cyclists and walkers completely and change the signage accordingly.

Thank you and I look forward to hearing from you.

Regards,

s. 22(1)

From: s. 22(1)
Sent: Friday, April 1, 2022 1:04 PM
To: correspondence; Donna Powers
Subject: Irony

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Dear Council,

The irony of this April fools joke



Is that you are literally hell bent on approving an ever increasing in size “Vancouver” sign up there in a massive amount of Commodity style condo apartments and some sort of new mountainside village lifestyle that is pure fiction.

I actually didn't find this joke funny.

s. 22(1)

Maple Ridge BC

Sent from my iPhone

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Friday, April 1, 2022 5:29 PM
To: correspondence
Subject: 🎉 Celebrating 70 years 📍

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The West Vancouver Chamber is celebrating 70 years of business excellence in the community. On April 1st, 1952 it was founded by 30 business leaders from the community with the goal of establishing a supportive and professional network focus on shared local business success!

We are pleased and honoured to continue this work today!



*Photograph 0193.McP
Courtesy of the West Vancouver Memorial Library*

Businesses in photo include: Texaco, House of Charms, Docy's, and the Village Barber.

West Vancouver

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*Serving the Communities
of West Vancouver and Bowen Island*



**Annual
Conversation
with the Mayor**
and special guest
Kevin Quinn,
CEO - TransLink

April 7, 2022 • 5:30 - 9pm
West Vancouver Yacht Club

\$55/\$65

Join Mayor Mary-Ann Booth in a candid discussion with the business community on some of the hot topics such as transportation, local planning, housing, local recovery, and growth. The event includes a pre-discussion reception, light meal, along with time for networking and mingling following the formal program.

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From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Tuesday, April 5, 2022 4:08 PM
To: correspondence
Subject: 📧 THURSDAY! Annual Conversation with the Mayor

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**ANNUAL CONVERSATION WITH THE
MAYOR with special guest
Kevin Quinn, CEO - Translink**

Date: Thursday April 7th, 2022

Time: 5:30pm-9pm

Tickets: \$55-\$65

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Join Mayor Mary-Ann Booth in a candid discussion with the business community on some of the hot topics such as transportation, local planning, housing, local recovery and growth. This popular, well attended event provides the opportunity for Chamber members, guests and sponsors to meet the Mayor, and hear about some of the priorities for the community in a frank, honest and forthright presentation. We ask guests to bring their questions or submit them to us by email at info@westvanchamber.com.

The event includes a pre-discussion reception, light meal, along with time for networking and mingling following the formal program.

Doors open at 5:30 pm.

Session will begin at 6:00 pm.

Thank you to our Presenting Sponsors:

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*This event and our host the West Vancouver Yacht Club will adhere to the BC Provincial Health protocols for gatherings. Proof of vaccination is required for entry.



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Are you managing or leading?

Wednesday
06 | Apr | 2022
12:00 noon

Free Registration

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WEDNESDAY POWER LUNCH SESSIONS

Are you managing or leading?
What's the difference?

Tomorrow, Wednesday April 6th
12 noon - 1:15 pm

FREE for WVCC Members & Non-
Members

Save Your Seat HERE!



You are invited to the upcoming **virtual Public Information Meeting** regarding the site at 2452 to 2490 Marine Drive, West Vancouver.

Today, April 5th 5pm-6pm

IBI Group is hosting this session on behalf of the applicant. Please join the event using the following Zoom link: <https://us06web.zoom.us/j/92948187714>

An **open house** is also scheduled at the storefront office at 2460B Marine Drive from 1pm - 7pm on Wednesday, April 6th.

Until then, you can find project information at this link:.

<https://westvancouver.ca/home-building-property/planning/major-applications/2452-2490-marine-drive>



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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, FEBRUARY 10, 2022**

Committee Members: D. Harrison (Chair), R. Amenyogbe, R. Ellaway, E. Fiss, A. Hatch, S. Khosravi Kermani, and L. Xu attended the meeting via electronic communication facilities. Absent: J. Mahoney, H. Nesbitt; and Councillors B. Soprovich and M. Wong.

Staff: L. Berg, Senior Community Planner (Staff Liaison); M. Chan, Deputy Chief Administrative Officer/Director of Corporate Services; M. McGuire, Senior Manager of Current Planning and Urban Design; E. Wilhelm, Senior Community Planner; and N. Allard, Administrative Assistant (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:40 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the February 10, 2022 Design Review Committee meeting agenda be approved as circulated.

CARRIED

L. Xu absent at the vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the January 13, 2022 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

L. Xu absent at the vote

4. INTRODUCTION

- a. Introductory presentation by staff.
- b. Applicant presentation.
- c. Clarification questions to applicant by the Design Review Committee.
- d. Roundtable discussion and comments.
- e. Recommendations and vote.

5. APPLICATIONS FOR CONSIDERATION

Applications Referred to the Design Review Committee for Consideration:

5.1 Address: 2195 Gordon Avenue (Parcel A)

Background: E. Wilhelm (Senior Community Planner) introduced the proposal and spoke relative to site context:

- Displayed overview of proposal area: site approximately 1.76 acres; surround by a variety of buildings and uses including Pauline Johnson Play Field, Kiwanis Senior Housing, Ice Arena, St. Stephen's Church and single-family homes.
- Site is in flat and walkable area close to community amenities, transit and services.
- Site was purchased by the District in 2014 from Vancouver Coastal Health (VCH); former buildings were demolished in 2019; presently site is vacant.
- In July 2020, following a public consultation process, the District Council approved a rezoning and Official Community Plan (OCP) amendment; rezoning enabled the subject proposal to be considered; OCP amendment introduced a Development Permit Area applicable to this site.
- This site is within Ambleside Local Area Plan Boundary.
- OCP policies applicable to this site include:
 - 2.17e. - supports securing new non-market and market rental housing units;
 - to provide a range of housing forms to meet community needs, including adaptable units;
 - to use surplus District owned land to increase the availability of diverse and affordable housing.
- The proposal site is subject to a site specific Development Permit Area created to through collaboration of urban design staff and an architectural firm whom created a set of guidelines as follows:
 - Creation of a West Coast Contemporary expression
 - Use of quality material with sustainable design
 - Well laid out parking and landscaping design
- Zoned CD61 (Comprehensive Development Zone 61).
- Site will remain District owned with a long-term lease agreement arrangement.
- Two residential buildings being proposed on this site, to provide a total of 156 units:
 - Building A: includes Adult Day Centre that is approximately 3,000 square feet; fronts towards 22nd Street; market rate for rental to be determined; 96 units.
 - Building B: contains 60 rental units; primary access off 22nd Street.
- 30 percent site coverage, underground parking accessed from 22nd Street on Parcel B; easement agreement will allow for access through Parcel B; 147 parking stalls; 234 secure bike stalls; 24 short term bike stalls.
- 1.5 meter height variance proposed.
- Boulevard upgrades at 22nd Street to improve pedestrian experience.

Project Presentation: P. McLaughlin (President, Kiwanis North Shore Housing Society) provided an introduction:

- Primary objectives:
 - create affordable options for families;
 - create a sense of community;
 - build a sustainable development; and
 - delivery of an Adult Day Centre for VCH.

Project Presentation: E. Van der Putten (Architect) provided a presentation including:

- Displayed site aspects showing views of the immediate and broader context.
- Retaining wall situated on site will have an impact on development.
- Zoning CD61 define where buildings can be situated.
- Design aimed toward a West Coast Contemporary expression through incorporation of wood, heavy timber, glass, outdoor/indoor elements through landscaping and interior finishing; use of bricks, stones and metals.
- Inspiration behind the design of this project came from natural surroundings including forest, rock, North Shore mountains and skies.
- Parcel A includes two 6-storey buildings: Building A & Building B (Darwin Project on Parcel B).
- Attempting to pull back upper storey to integrate with buildings to the east and to soften the massing; also a requirement of the CD61 Zone.
- Cladding will be wood tone with panelling on the façade provides a contemporary form; entry canopy with columns creates forest feel.
- Request from VCH to have entrance to Adult Day Centre discrete while also creating a residential feel for residents; handi-dart entry and level sidewalk elevation.
- Displayed rendering of rear elevation of Building A showing set backs at top storey; excellent light flow throughout various seasons; canopy for the amenity building; garden plots.
- Building B entry is similar to that of building A with heavy timber appearance; differentiation of buildings through use of slightly different tones; entrance patios for ground oriented units.
- Provided explanation of selected materials: light colored roof for low albedo, wood tone cladding, dark metals, and upper storeys are light tone to reference skies and reduce appearance of massing with dark tones on lower portion of buildings.
- Design of entry point connections that will connect Building A and B to amenity area via a landscaped pathway; loop pathways will encourage residents to be active.
- Both buildings designed to City of North Vancouver Adaptable Level 1 (minimum).
- 147 vehicle-parking stalls; 234 secure bike stalls; 3 accessible vehicle stalls.
- Elevators provide access to all parking and floors above.

Project Presentation: K. Defer (Landscape Architect) provided a presentation including:

- Landscaping designed to encourage residents to gather and socialize.
- Native planting and flexible spaces contributes to neighbourhood character.
- Amenity space includes a garden space for residents to use; private spaces for ground floor residents; trellis and dining area.
- Focused on planting of native and low maintenance plant species.
- Tree planting supports year-round color; appropriate for smaller spaces so as to maximize outdoor use of space.

Committee Questions:

The Committee went on to question the presenters, with the applicants and staff responses in *italics*.

- How much space is between the two buildings facing each other? *18 metres from building B to C, and 12 metres from Building A to Building B at the upper storey; at lower levels 10 metres.*
- How much is setback at the top levels of the buildings? *Setback at least 2 metres at 22nd Street; to north setback is about 1.5 - 2 metres; east setback is less than a metre. Challenges with a wood frame building made us keep with vertical stacking; wanted to keep two metre setback to west but we could not do so on some of the other sides in order to keep more units.*
- Has there been discussion with the District about the columns that are encroaching into the parking stalls? *The zoning bylaw regulates column placement.*
- Did you explore having an outdoor amenity area on the rooftop? *Yes, we moved away from this option due to affordability for client including ongoing maintenance and having to bring an elevator up to the roof.*
- Does Kiwanis also own the other Kiwanis facilities also on District leasehold land? *This will be the first District-owned leasehold property for Kiwanis.*
- Did the above influence design rational? *Not at all; the buildings were designed for future, long-term use.*
- On the renderings, the architectural examples look more attractive than the proposed buildings; have you incorporated some of these elements into the proposal? *These images are not our own images; we are trying to pick up elements of these buildings and incorporate them into our design such as the use of wood and roof design.*
- One of the guidelines is to ensure massing and scale are responsive to the neighbourhood; both this proposal and Parcel B are sizable developments. How do these structures reflect on those buildings to the West of 22nd Street? *Site is within Ambleside Local Area Plan; given densities being proposed it is likely that a change of land use will be expected. Single-family interface may in the future change.*
- Why did you go to 6 storeys whereas, Darwin is at 8 storeys? *Council approved the density in this area, including pre-zoning for the height; this proposal came in after the zoning was already determined.*
- What is the wall off of 22nd Street, in front of the amenity space, made of? *It is currently a fence/screen that needs to be head height; hoping to soften the*

appearance with landscaping; in future it will likely be made out of aluminum; this is a requirement from VCH.

- *Roof top amenity area will not be done due to expense, is that correct? It is a cost aspect but also due to maintenance as it increases risk of potential damage; challenges with roof top patios due to mass which requires a lot of structural and seismic consulting.*
- *Is there any regulation preventing the entry ways from the porte cochère from being angled, or are they perpendicular to curb? For CD61, the porte cochère does not have to provide for a setback; there is nothing in the guidelines that speaks to configuration of this aspect specifically.*
- *In the guidelines, the applicant is to provide metal or fibreglass windows. Is this a suggestion only, or is it a firm requirement? Yes, it is a suggestion.*
- *On Building A, did you consider extending the entrance canopy over the driveway to protect residents from climatic elements? Tried to incorporate this; challenge was that driveway is quite large; to have structure off the site it would then be on municipal land.*
- *Looking at the daycare centre, I do not see any provision for a bedroom, in cases where residents feel uncomfortable or need assistance. Did you consider this? Design regulations come from VCH; we did incorporate a quiet space which could function in a similar way.*
- *How do residents access the courtyard, especially from the adult daycare? VCH stated it does not want program users to mix with public, as they have to be under strict supervision; adult care facility is private for this reason.*
- *I do not see a place for children to play. Is there a playground area in this design? There is a playground offsite nearby. Onsite there is a play area for toddlers ages 1 – 4; also a small play structure and nature area which they can use. Older children would have to go offsite due to space.*
- *Are you worried about glare from the use of the white panels? Not reviewed the glare aspect specifically but in using these panels in other projects I am familiar with them and they are more of a matte white which does not create a significant amount of glare.*
- *Is there a fence on the eastern property, or can one walk between areas? Integrating landscaping between properties and have it collectively available to residents for connection. There is a pedestrian connection between projects to encourage residents to use.*
- *Will the boulevard on 22nd be wider in the future? To be determined by District but it will have parking pockets and landscaping along with a walkway.*

Committee Comments:

The Committee went on to provide comments on the presentation, including:

- *Outdoor amenity area does not appear to be enough to support this development; access between two buildings needs to be provided; separation between Buildings A & B does not seem sufficient; encourage applicants to work towards finding a greater distance in setback on Building A; columns should be between parking stalls or not there at all; suggest making the top level lighter in color with less glazing to reduce appearance of massing; encourage use of wood material and a stronger expression.*

- Overall, supportive of this project; suggest exploring opportunities of integrating public art and seeking advice from Public Art Committee; screening of garbage area, trellis or hydro kiosks is an example of where art wraps could be used; I support the increase of height and separation of building setbacks; suggest differentiating buildings by use of different colors/panels for example to distinguish them from one another.
- Support affordable housing projects such as this one; like the material pallets which respond to the guidelines and achieve the West Coast character; I would not modify material pallet; the column grids in entry could be changed; could consider a bit of separation amongst buildings to distinguish them from one another; screening of garbage area could be effective; it would be easier for vehicles to enter site if the driveway was slightly angled; support height variation and massing due to constraints posed by applicant.
- Challenging project which designers have done a great job with proposing; suggest providing a covered access between Buildings A and B to protect residents from elements; suggest creating a connection from the amenity area to the garden; exterior stairs going to the parkade via the ramp need to be covered by building code.
- I support project and applaud wood building; covered access over the entrance to the adult day care is suggested to protect from rain/elements.

Having reviewed the application and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee support the 2195 Gordon Avenue (Parcel A) application subject to further review of the following items with staff:

- Investigate an extended rain canopy over the drop off area at the front of the adult daycare.
- Work to differentiate the two entrances to define between the users. Consider placement of columns to achieve this.
- Consider changing the angle of the porte cochère to assist in the ease of the exit and entrance for vehicles.
- Meet with the Public Art Advisory Committee to explore opportunities to integrate art with the public realm.
- Encourage more use of the wood material to create a stronger expression.
- Review the upper level storey setbacks with the guidelines.
- Explore connectivity between the two buildings to provide weather protection.
- Review unit alignment in the two buildings to increase privacy.

CARRIED

L. Xu absent at the vote

5.2 Address: 2195 Gordon Avenue (Parcel B)

A. Hatch recused himself from consideration of Item 5.2 (conflict of interest as he knows the Architect of the project).

Background: E. Wilhelm (Senior Community Planner) introduced the proposal and spoke relative to site context:

- This proposal is for an 8-storey building to work in conjunction with Parcel A.
- Roof top amenity patio on building for private use; also a south-facing shared amenity area on site.
- Proposal has a Floor Area Ratio of 2.68; square footage: 76,000 square feet; 40 percent site coverage; compliant with CD61 height regulations; 116 parking stalls, 89 secure bike storage stalls in parkade.
- Parkade entrance is located north of the building; shared parking access by means of an easement agreement.
- Displayed ground level rendering showing entrances along Gordon Avenue; streetscape along Gordon Avenue to remain the same.
- Roof top amenity area provided with both shared and private areas; total of 5 amenity areas.

Project Presentation: P. MacRae (Architect) provided a presentation including:

- Proposal is for an 8-storey market condominium achieving Step 3 with a low carbon energy system.
- In terms of architecture and inspiration, looked to high integration of nature; use of natural materials.
- Mixed types of buildings in surrounding area provide a rich context to site.
- Site Zoned as CD61; 58 units; 76,700 square feet of floor space proposed.
- Buildings similar but not identical.
- Displayed setbacks showing 18.25 metre distance between buildings.
- Views of UBC, Burrard Inlet, mountains are taken advantage of with the roof top amenity area.
- Proposal conforms with the following guidelines:
 - Entrance Lobby addresses civic scale
 - Bottom of building clad in basalt to ground and make appearance of townhouses
 - Ground floors with private doors that exit onto terraces
 - Wet Coast Character; recessed balconies that give perception of indoor/outdoor living space.
 - Light, glass top of building that is set back to minimize appearance of massing.
 - Solar shading on South side.
 - Landscaping abides to setbacks; rooftop and ground are landscaped to provide optimal planting.
 - Roof top has both indoor and outdoor portion for residents; also ground floor amenity garden area that covers parking area.
- Modifications to be proposed to guidelines:
 - Modest encroachment of bay windows into the 2 metre setback.

- Addition of roof top pop-ups; shared amenity that includes washroom and storage area to make this amenity area more usable throughout year and keep space discrete.
- Environmental performance, high performance envelopes and low carbon energy systems as well as Indigenous stewardship were important aspects in this development of the design.
- Materials convey both international and local character through the use of timber, concrete, glass and siting of building within nature. Local basalt provides dark material; glazed brick provides modern/simple look; wood soffits and trellises add soft West Coast element.
- Decks integrated with outdoor spaces to provide protection from weather and solar shading.
- West elevation split in two so as to allow light to come in through corridor on all levels.
- Displayed rendering of main entrance doors off of Gordon Avenue; terraces immediately adjacent; limited glazing; weather protection canopy extending from second floor; north corner at 22nd Street that is defined.
- Sustainability aspects: underground parking, green roofs so that storm water retention is high, public transit nearby, good airflow throughout building.
- Accessibility aspects: Seamless transitions for accessibility from entrance way to street and to units; ground floor units are CNV Level 3 accessible, elsewhere in building units are Level 1 accessible.

Project Presentation: J. Frye (Landscape Architect) provided a presentation including:

- Displayed site plan showing ground orientation of patios. Tree planting along Gordon Avenue with five new trees proposed on frontage to soften appearance.
- Design attempting to integrate landscaping into street-front.
- Rear amenity area that looks onto the lawn that can be used as a multipurpose space.
- Proposing a series of stacked bleachers for shielding of noise from the street; planting proposed to provide architectural screening.
- Upper terrace has small amenity area with mixed uses; small seating area for eating and socializing; ornamental grasses for buffering while still letting in views.
- Displayed lighting plan providing overhead light from trellis to driveway entry to parkade; roof deck will have discrete lighting.
- Sections along the edges of Gordon will have ornamental planting on
- Proposing a basalt face wall at property line with a bit of planting to provide transition from public to private area.

L. Xu entered the meeting via electronic communication facilities.

Committee Questions:

The Committee went on to question the presenters, with the applicants and staff responses in *italics*.

- Is it necessary to provide 3 levels of underground parking? *If this was downtown Vancouver we'd be looking at providing a reduced number of stalls but with the size of the units, we feel the number of parking stalls is appropriate for West Vancouver. According to initial geotechnical analysis, there are no ground water concerns for the proposed parkade.*

D. Harrison left the meeting and did not return. R. Amenyogbe assumed the Chair.

- Did you explore having the majority of the levels at the 2-metre setback and other levels at recessed setbacks? *Explored multiple setback options. Intent of design was to achieve a popping-out of building rather than being recessed.*
- No visitor parking on site? *Not on site, but there is street parking available in the neighbourhood.*
- Were there any traffic studies done to determine the effect of how two parking stalls per unit would impact traffic in the area? *Yes, marginal increase of traffic with the additional stalls was determined in study.*
- Are there no adaptable units in this project? *All units are Level 1 by CNV Adaptability Standards.*
- What kind of sustainable approach did you take other than the Step Code requirements? *Conducted an energy model study of the building; looked at air tightness and R-values; used energy model approach. Using an air cooling system run off electricity rather than fossil fuels.*
- Is this a leasehold development? *Yes.*
- Given the 22nd and Bellevue proposal a number of weeks ago will there not be the same issues with this building? *The application is for a development permit that must meet guidelines, it is not a rezoning.*
- The landscaping along the boulevard is typical. Did you discuss the minimal boulevard development with staff? *We looked at opportunities for street parking; have not explored the corner plaza; would like to hear recommendations from the committee.*
- How many outdoor bike stalls are required? *12 class B bike stalls are required outside the entrance and 1.5 in the basement.*
- Could you expand on the use of plants? *A combination of native indigenous and ornamental planting to provide color are being proposed; planting will be supported with an irrigation system.*
- Along Gordon Avenue is the idea to have a lawn directly facing to the street? *Planting of hedges and ornamental grasses are proposed here.*

Committee Comments:

The Committee went on to provide comments on the presentation, including:

- Regarding 2-meter setback on the top level, suggest having the District provide rationale behind this; suggest increasing common amenity area atop building; centre could be dedicated to the public so that they can benefit from the view; four amenity spaces at each corner of rooftop such as penthouses. Would be nice to see photo views rather than just renderings for details.
- Parking columns encroach into the parking stalls; need clarification from the District on guidelines. *Requirements for columns within the parkade are*

provided in the zoning bylaw. In support of more parking stalls, but need to review the traffic study.

- Attractive project that distinguishes itself from the rest of projects; I am in favour.
- Consider visitor parking; landscaping looks great; consider wider sidewalks if possible; overall in support of this building.
- Consider public art elements within public realm; perhaps along trellis or walkway areas; suggest meeting with Public Art Committee to incorporate these elements.
- Is there a gym amenity area? *Amenity area is geared towards being a family area.*
- In the future the native plants should be considered with existing plants in mind; I feel bike parking area is very crowded; perhaps look at having bike parking on the corner of Gordon and 22nd and integrated as part of the plaza, or on the North side by garbage area. I love the rooftop garden.
- Consider having art incorporated into the public plaza; main entrance could be emphasized as presently appears hidden so that people can locate it.
- *Applicant response: envisioned setback as an edge to the building; want to be able to inhabit this area by having an indoor/outdoor area. Appreciate comments especially that of the indoor/outdoor corridor.*

Having reviewed the application and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee support the 2195 Gordon Avenue (Parcel B) application subject to further review of the following items with staff:

- Review the upper storey setbacks in context with the guidelines.
- Consider increasing the shared outdoor amenity area at the roof top level.
- Review the column locations of the parking area to meet the zoning bylaw.
- Review visitor parking requirement and if possible increase the number of visitor parking stalls.
- Review wider sidewalk along Gordon Avenue and study the provision of the garden plaza.
- Consider more use of native and drought tolerant plants.
- Review the location of the visitor bicycle parking at grade.
- Review the boulevard treatment at the corner of 22nd Street and Gordon Avenue.
- Meet with the Public Art Advisory Committee to explore opportunities to integrate art with the public realm.

CARRIED

D. Harrison and A. Hatch absent at the vote

5.3 Address: 671, 685, 693 Clyde Avenue and 694 Duchess Avenue

Background: E. Wilhelm (Senior Community Planner) introduced the proposal and spoke relative to site context:

- Proposal for a 201-unit rental apartment on Clyde Avenue just north of Park Royal.
- Site has an L-shaped configuration; located on east side of Taylor Way; site comprised of four legal lots, three of which front onto Clyde Avenue and the other fronting onto Duchess Avenue.
- Site surrounded by Taylor Way to the west; 5-storey building to the east; single family dwellings to the north and northeast of site; south of site is flat and presently serves as an auxiliary parking site for Park Royal.
- Site is situated on the southern edge of the Taylor Way Local Area Plan (not ratified) and just north of the Marine Drive Local Area Plan boundary.
- Due to close proximity of Taylor Way and Park Royal, it is assumed there will be an increase in density in this area in the future.
- Proposal includes: 201 market unit, 175 of which are micro-units and 26 adaptable units; approximate FAR of 2.04; 6-storey building with roof top amenity area; outdoor amenity area in northwest portion of site and a courtyard on southern area of site.
- Parking area with 51 vehicle stalls; 304 bike stalls.
- Potential for boulevard upgrades, including side walk upgrades.
- The southern portion of site is within the Clyde Area Development Permit Area (DPA); this DPA supports a range of uses and require a well landscape street scape; also supports provision of community benefits such as creating rental buildings.

Project Presentation: M. Ehman (Architect) provided an introduction including:

- Provided design objectives of this proposal:
 - Addressing urgent need for affordable rental housing in West Vancouver.
 - Optimal site given proximity to Park Royal and the transit hub on Marine Drive and Taylor Way; recreation facilities nearby.
 - Micro-unit concept designed to include murphy beds, dining room table, storage, standard size appliances; increased to 27 adaptable/efficient units in building; indoor and outdoor amenity of 300 square metres on ground floor as well as amenity spaces on each floor.
 - Sustainability achieved through Step 3 low carbon energy system; integrating reclaimed wood from historic Park Royal building. Accommodating parking stalls, reduction in parking count based on a traffic study.

Project Presentation: R. Komnatsky (Architect) provided a presentation including:

- Height of this building is indicative of neighbouring buildings.
- Envisioning pedestrian realm improvements along Taylor Way as well as a bicycle path along Marine Drive and Taylor Way.
- Reviewed site context.
- Site planning strategy: do not intend to build on the north part of lot; this area planned to become an amenity area/green space for residents.

- Idea of a southern courtyard incorporate for maximum solar exposure.
- Western edge with existing ramp poses a challenge.
- 6-storey building proposed with a rooftop amenity and underground parking space; landscaping with lots of greenery.
- Displayed plans showing basic form comes out of micro-unit module; 350 square foot units; 26 adaptable units; outdoor and indoor amenity areas; exit stairs which encourage residents to be active; Clyde Avenue units will have patios; North side patios will be smaller in size due to lane setback.
- 35 micro-units per floor; each floor equipped with an amenity area.
- Roof level to be accessed through an elevator.
- Parking accessed from southeast corner of site; reduced parking ratio of 0.2 stalls per unit; 0.05 visiting parking stalls; providing 1.5 bike stalls per unit with stacked bike storage configuration.
- Displayed rendering of future site context: heavily vegetated area with single family, senior living and apartment buildings.
- Used balconies to articulate building; breaking down of massing; use of materials.
- Displayed views of the building: rooftop, glass balconies, prominent corner, diagonal pathway, planters on rooftop, colored glass along stairway that ties in and brings character to neighbourhood.
- Materials used: composite metal panels, prefinished siding, glazing, metal frames and wood canopy.

Project Presentation: M. Vaughan (Landscape Architect) provided a presentation including:

- 8-foot sidewalk added to create stronger connection to neighbourhood.
- West of project is sidewalk at Taylor Way which will be demolished and replaced with an overpass; this will be stepped back from the road; landscaped buffer will provide optimal appearance and safety.
- Vegetated bank on the north side retained; at south, a fitness area incorporated with outdoor exercise equipment.
- Plaza on the south will be used for people arriving at the building and will be used as a gathering area for public and residents.
- Entire roof is public resident amenity area; creation of 12 community gardens; series of small and medium size dining areas; sun area with lounge chairs will be incorporated.
- Planting themes will be indigenous along with ornamental; consistent with themes at Park Royal; combination of flowers and native species that will all be drought tolerant.

Committee Questions:

The Committee went on to question the presenters, with the applicants and staff responses in *italics*.

- Is there concern from the District in terms of having all studio size units? *Support for smaller units proposed to Council; general support; fit well with housing market in Park Royal Area. Studio units are in demand; these units are*

opportunity for front line workers in West Vancouver to live in community where they work.

- *Is it possible that the ramps could be taken down in the future? Ramps support integral role in traffic management. Until there is a viable way of circumnavigating these intersections then they are crucial. I cannot comment as to whether they will stay. Perhaps long term they could be dismantled.*
- *Are dishwashers being proposed in the units? Yes, they were missed in drawings.*
- *Shading; is it in reference to balcony overhangs? Yes.*
- *Are you looking at headlights in terms of studies? Yes, good point will look at this.*
- *Did you look at West Coast design and other examples in Taylor Way? We wanted to look at the emerging character of the area; proposal is for a micro unit but is also West Coast in expression with warmth though use of wood. We feel it is an appropriate style of architecture for setting.*
- *The single-family houses to the north, are there plans for these being rezoned/redeveloped? Yes, at some point these will be rezoned in the foreseeable future. Land use densities would likely increase from single family.*
- *Is there a shadow study? It was not include in the package.*
- *What type of projects inspired this design and what type of character are you looking at? Contemporary West Coast design is the objective.*
- *How much is spacing from exit to Park Royal and then to the units? 4.5 metres at the closest point.*
- *Did you consider privacy in the architectural plan for those units closely situated to the street? Will consider this further.*
- *Will you prioritize work force tenants? We did state that employees working in West Vancouver would be prioritized through an incentive program.*
- *Appreciate amenity space on top levels; why did you not incorporate indoor amenity area at top level? Cannot have occupancy at top level or it would be considered a 7-storey building.*
- *What is intent of guidelines to have setback at second storey? To provide a guideline of second story patio that would overlook streetscape.*
- *Did you study the buildings to the north to ensure this building fit in context with them? Yes, we have looked at these buildings. For most part, north area is heavily vegetated which shields those buildings from this building and vice-versa.*
- *How do you provide privacy for upper units in courtyard as they do not appear to have privacy screens? We have to refine this; given these are rental units, they are geared toward a more community oriented feel. There is a mix of balconies with privacy and those without.*
- *What kind of function are you thinking of for amenities that do not have natural light? Work spaces, movie/digital engagement space.*
- *How many shared car stalls will you provide for this project? We have not started exploring yet. Stalls are rented; if there is demand for more shared stall space, it will be incorporated. There is ample car share in the immediate neighbourhood.*
- *The ground to the parkade is at 10 % transition; did you consider bringing it down to 6%? That is possible to soften the transition.*

Committee Comments:

The Committee went on to provide comments on the presentation, including:

- Highest degree of design has been requested in the guidelines; I do not think this application's design meets West Coast design nor has harmony; in terms of articulation and stepping back I feel the facades are quite flat. Suggest recessing balconies on upper floor; a lot of colours and materials make appearance look busy. Address safety in terms of guardrails; glass stair wells are a nice feature; I like the glazing; tops are heavy in comparison; 75% reduction of parking is significant but I am not sure of District's guidelines for parking. Overall, I would like to see this project resubmitted.
- Agree with the busy appearance of this project; good core components but too many ideas; materials used break up building in pieces; like the two glass towers; perhaps this is opportunity to have an artist look at color pallet; advice is to simplify project and reduce number of design elements.
- Like the idea of the outdoor space on the south side however, I feel like the landscape package is not complete; I did not see the enlargement of the courtyard design and how trellis integrates with this outdoor area; I like the idea of the outdoor gym, perhaps this could be incorporated into the courtyard area.
- Rooftop design appears plain; perhaps stacked planting could provide buffering as from west side the aspect looks awkward; would like to see a detailed planting list.
- Piece that seems to be missing is inspiration; have to have shadow study to see impact of building on neighbourhood; suggest making simpler design with fewer materials and colors; suggest having access to natural light in amenity areas; suggest softscapes on rooftop rather than hardscapes; privacy screens between upper balconies would be beneficial, or delete the balconies altogether.
- Suggest having a more elegant building; provide more car-shares for the project. I would like to see project resubmitted.
- Think this is a commendable project given challenges of site and proximity to Park Royal/Taylor Way; like the outdoor area on northwest corner and rooftop garden; I am in support of project.
- Think this is a very interesting project with restrictions of the ramp; the units are typical and I understand the concept of the micro-units but they are not expressed from the façade; suggest having the southwest corner units so that they are not laid out with kitchens back-to-back; this way the corridor will be positioned towards the courtyard.
- Inconsistency of railings; suggest using the same material; suggest decreasing the noise from the cars off Taylor Way by fixing a screen on the east side of the ramp.

Having reviewed the application and heard the presentation provided by the Applicant

It was Moved and Seconded:

THAT the Design Review Committee require resubmission the 671, 685, 693 Clyde Avenue and 694 Duchess Avenue application subject to further review of the following items with staff:

- Review the elevations, simplify and articulate the building form with special attention to stepping back form and arrangement and expression of balconies, considering both articulation of building form and privacy.
- Consider simpler and more harmonious material and colour pallets.
- Consider privacy screen on single balconies or use of Juliette balconies.
- Consider more elegant form for entrance identity.
- Review the location of amenity rooms to provide natural light and ventilation.
- Review car share possibilities for the building.
- Provide inspiration images for building character conforming to guidelines and emerging character of the neighbourhood.
- Provide further information related to acoustic measures, potential glare from the off-ramp, a shadow study of the building, and site sections showing properties to the north.
- Provide more softscape on the rooftop amenity areas.
- Provide enlargement of the courtyard and more details of the landscaping plans.
- Provide information on the safety and CPTED measures for the Park Royal off ramp.
- Provide landscape details of the north trail.

CARRIED

D. Harrison absent at the vote

6. PUBLIC QUESTIONS

Staff noted that an email from J. Timmer regarding 2195 Gordon Avenue was forwarded to committee members.

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for March 9, 2022 at 4:30 p.m.

8. **ADJOURNMENT**

It was Moved and Seconded:

THAT the February 10, 2022 Design Review Committee meeting be adjourned.

CARRIED

D. Harrison absent at the vote

The meeting adjourned at 9:21 p.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

Acting Chair

s. 22(1)
[Redacted Signature]

Staff Liaison

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
TUESDAY, FEBRUARY 22, 2022**

Committee Members: P. Grossman (Chair), L. Anderson, B. Clark, M. Geller, A. Hatch, P. Hundal, J. Mawson; and Councillor S. Thompson attended the meeting via electronic communication facilities. Absent: S. Abri.

Staff: E. Syvokas, Community Planner (Staff Liaison); A. Banks, Senior Manager of Parks; and J. Suggitt, Executive Assistant (Committee Clerk) attended the meeting via electronic communications facilities.

1. CALL TO ORDER

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

B. Clark and M. Geller entered the meeting at 4:39 p.m. via electronic communication facilities.

The Chair informed that L. Xu has resigned from the committee.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the February 22, 2022 Heritage Advisory Committee meeting agenda be approved as circulated.

CARRIED

J. Mawson absent at the vote

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the January 26, 2022 Heritage Advisory Committee meeting minutes be adopted as circulated.

CARRIED

J. Mawson absent at the vote

REPORTS / ITEMS

4. Update on Klee Wyck Park Site

A. Banks, Senior Manager of Parks, Culture & Community Services provided an update regarding the Klee Wyck Park Site:

- The District will be engaging with the community on the future use of the Klee Wyck Park site. Information on the Klee Wyck Park site was distributed to the committee to keep the committee informed. The documents include a memo on the community consultation, a draft communications & engagement plan,

and a Preliminary Heritage Investigation report on the Gate House which includes a draft revised statement of significance for the Klee Wyck Park site.

J. Mawson entered the meeting at 5:05 p.m. via electronic communication facilities.

Committee Questions and Comments:

- There appears to be a flat roofed structure attached to the west side of the Gate House, what is it? *Staff response: The structure is a cinder block building that was the furnace heating system for the greenhouses that were behind the Gate House which have been demolished.*
- One of the conservation options presented in the report is to remove the two additions and just retain the small original building. How big is the original portion of the building? *Staff response: Donald Luxton's report indicates that the overall size of the Gate House is 250 square metres. However, the report does not specify the size of the original building.*
- Is community engagement for the general Klee Wyck Park site or just for the Gate House? *Staff response: The community engagement planned for March and April is for the entire Klee Wyck Park site not just for the Gate House.*
- Is there a possibility of incorporating a memorial to recognize the people who died in World War I as the Klee Wyck donor's family, Dr. Trapp, had four brothers and three of them (Stanley, George and Donovan) were all pilots and were lost in the war. Would that be something that can be considered? *Staff response: This is up to community to decide. It would be helpful to submit this suggestion as part of the community engagement process so that it can be incorporated in the overall synopsis of the engagement at the end.*
- In the communications and engagement document, a risk identified is potentially "interpreting the heritage significance of the property incorrectly" and it is indicated that staff are obtaining additional heritage advice from Don Luxton related to the Gate House. What does that mean? *Staff response: Staff wanted to make sure that the heritage aspect of the site and Gate House was properly evaluated and that is what we have done by engaging the heritage expert, Donald Luxton, to prepare the Preliminary Heritage Investigation report and updated Statement of Significance.*
- The focus seems to be on Dr. Trapp but there was another family before them that developed the site, the Fearnshides. Should we raise this here or is there another way to have them mentioned as the site would not be there if not for them? Can this information be contributed as a member of the public? *Staff response: The draft Statement of Significance and draft Preliminary Heritage Investigation report refers to the history of the house and previous owners. More signage on site could be a consideration moving forward. We are at the very beginning stages and that can be flagged now and as we go through the process, we will keep that information. The information can also be submitted by individual committee members or the Heritage Advisory Committee as a whole can also contribute information. There are many options for this committee to engage, either through the upcoming consultation or after through comments from this committee.*

- Will there be an opportunity to view the video before it is completed and disseminated to the community? *Staff response: The video is being undertaken by our Communications department.*
- Is it right to assume this will come back to us after the public consultation period? *Staff response: The committee has provided comments on the site at a previous meeting and staff are working to address those comments as the project moves forward. Staff will keep the committee informed as we progress with the site and engage with the community.*
- In the Preliminary Heritage Investigation report, there were 5 different conservation strategies outlined and in the Community Engagement one of the key messages is the house not being salvageable. Is it been decided that the house cannot be salvaged or are those options still on the table? *Staff response: The Community Engagement Plan was referring to the main house that was on site that was demolished late last year. The Preliminary Heritage Investigation report is a review of the Gate House that is still standing at the entrance of the site.*
- Was any of building material salvaged (i.e. original doorknobs)? *Staff response: Staff will look into this and get back to the committee through the Staff Liaison.*
- Will the family be involved with the ongoing process and engagement process? That is very important. *Staff response: The family is aware of what is going on and they are very active and are aware of the community engagement process coming up and will be participating in the process. They are also very engaged in trying to ensure that Dr. Trapp will be remembered on the Klee Wyck site and staff will be working with them to do that.*
- In the Preliminary Heritage Investigation report next steps for additional heritage assessment are outlined. Will this work be completed before the community engagement or after? *Staff response: Staff have asked Donald Luxton to wait until feedback from the community is received before he completes his work.*
- What can we do as a committee and what is appropriate for the original family, the Fearnshides so they are not forgotten? *Staff response: Staff will contact Donald Luxton to see if there is any further input that can be provided into the Statement of Significance or if he has any suggestions on how they might be recognized elsewhere.*
- In the Statement of Significance there is quite a detailed write up on the Fearnshides which was helpful to see. As far as anything remaining on the property, it would only be the Gate House that they were apart of. It is important to keep in mind that the property was a donation to the District from Dr. Ethlyn Trapp. The only thing left of the Fearnshides contribution to the site was building the Gate House. Dr. Trapp went one step further by donating the land; this is her story, she named the site Klee Wyck.
- We appreciate Dr. Trapp's contribution to the community but it is a historic site and there are a number of influences on that site, not only the Fearnshides

but also indigenous people. Want to advocate that they are not forgotten as they are part of the history.

- Since the Heritage Advisory Committee was re-formed three years ago, one theme that has been talked about has been the District's stewardship of the assets it has been gifted. During a discussion around Klee Wyck in September 2020 there was concern expressed for stewardship of this property and particularly that there had been little if any maintenance for the buildings on the property over a ten year period. Since 2015 the District has been moving toward an asset management plan. It is really important as we look towards the future that others may consider gifting resident assets to the community for ongoing use and for the assets the municipality currently has, that it is seen to be a good steward of those assets. Part of that means not just public consultation but stewardship goes beyond simply public consultation, there has to be a visible asset management plan for Klee Wyck. Are there currently funds set aside for the stewardship for the gardens, walkways, and perimeter? *Staff response: The District does have an asset management plan and does set aside money. For the current Gate House and 2 greenhouses, we will wait to see what happens with the public consultation to determine the end use of this site and the use of the facilities. When we build something we have to list the costs and that goes into the asset management plan so there is money in the future to replenish. The plan is to reinvest in the structures on the site when there is a plan in place.*
- Dr. Ethlyn Trapp's house was demolished because it fell into disrepair. If there has not been active maintenance on the remaining structures on site, with every year that goes by without active maintenance of the site and its structures, the ask gets greater. Council is then faced with needing to find a bigger return on investments, to justify the expense of bringing a site and its buildings back up to an appropriately maintained level. Staff and Council need to be aware that the expectation is that the District is a good steward of the assets that it has been gifted.
- What is the reference to \$170,000 in the report? Has this money been used? What was it for? *Staff response: The money was used to pay for the removal of greenhouses and for rehabilitation after the main house was removed. For example, works are underway to rehabilitate the area where the house used to be with grass, fix up the area where the greenhouses were, and for trail works and landscaping of the site after the removal of the house.*
- On a tour of the site noticed a very nice collection of rhododendrons and it was very overgrown. Would any of that money have gone to clearing out the overgrowth or undergrowth? *Staff response: Yes, some of that money is being spent to remove some invasive English laurels and some money was spent to do some plant inventory referred to in the report. A comprehensive plant inventory was done on the site; the inventory is not complete, we are waiting for flowers this spring to try and identify species and varieties.*
- Can we share Donald Luxton's report, is it public? *Staff response: The report is a draft but it is a public document now that it has been shared with the committee. Please ensure that if it is shared that it is referenced as a draft. Following the community engagement, process staff will be able to further*

finalize the document when further direction is received from the community/Council.

- If those rhododendrons have survived from their original planting by Colonel Fearnside because they were spectacular at the time, that would be a great thing for the project. Encouraged to see that there is a consideration for the community gardens and plant staging area at Klee Wyck for the community so that peoples' gardens are not demolished along with the houses. People will be encouraged if that became a feature of the project. Thank you for including that.
- Have you been in touch with the Rhododendron and Azalea Society as they would have a lot of knowledge? They know about the rare rhododendrons and azaleas on site or at least there is some historic knowledge there. *Staff response: Not yet. Staff are waiting for our consultant to identify the species and subspecies on site. Once that is completed, staff may potentially reach out to this society.*
- Donald Luxton's report begins in the 1920s and provides a history of the building on the site. Who is providing the indigenous history of the site and how will that be worked into the future interpretation of the site? Is that a requirement of the project to seek input? *Staff response: We are reaching out to First Nations as part of the community engagement process to seek their input.*

It was Moved and Seconded:

THAT the presentation regarding Update on Klee Wyck Park Site be received for information.

CARRIED

L. Anderson left the meeting at 5:20 p.m. and did not return.

5. Challenges Related to Insurance for Heritage Homes

M. Mesic from Schill Insurance Brokers provided a presentation to the committee as follows:

- The Strata for the Vinson House development had issues trying to find insurance coverage. They came to Schill Insurance and we were able to procure coverage for the risk, however they asked that we write a letter to the District of West Vancouver with respect to the difficulties that they and other heritage risks go through when trying to find insurance on their locations.
- Insurance companies are hesitant to provide capacity and coverage for heritage risks. Currently, there are only a handful of insurance markets that provide coverage to risks that are on a municipal heritage register.
- If an insurance company agrees to write a heritage risk these properties are subject to increased insurance rates and deductibles, added exclusions to the policy, and inability to purchase full coverage.
- Issues with a heritage risk:

- Length of planning approvals: typically a lengthier approval process for repairing or rebuilding a heritage property than for non heritage risks. The added timeframe means the insurance company may pay for additional living expenses for a longer period of time and added costs to engage experts (e.g. engineers and planners).
- Insurer expertise: to assess the property adequately, insurance companies require appraisals done by qualified professionals with heritage property expertise that places added expenses to the Strata Council and their contingency reserves.
- Bylaws: Generally it is a requirement under municipal bylaws that a heritage property be rebuilt on the original site to its original specifications with building materials that are equivalent to the ones used at the time it was built. As such, the cost of claims escalate on the insurer side.
- Restricting coverages: insurers restrict certain perils when it comes to heritage; flood and earthquake coverage are the top two.
- Distinctive and unique features: due to the craftsmanship associated with heritage properties, specialty contractors and building materials may be necessary. This can add costs and time delays.
- Cost of claim settlements: often heritage risks contain materials known to be contaminants (such as asbestos), which may or may not be covered depending on the policy exclusions. If covered, the cost to mitigate, remove and safely dispose of the matter adds extra costs.

Committee Questions and Comments:

- There are two tiers of heritage status:
 - 1) properties which are listed on the Heritage Register. For these properties there are no bylaws that require it to be restored with original materials or to any standard in the case of damage. The Heritage Register is a tool for understanding and managing the community's resources and for accessing heritage conservation tools and incentives; and
 - 2) properties that are designated. These properties are subject to bylaws which do have replacement requirements.
- Why would insurance companies be concerned about homes on the Heritage Register when the requirement to replace with original materials only applies to designated properties? Is that terminology creating a problem? *Staff response: Perhaps there is some clarification that can be made on the District website or in a communication to insurance providers to clarify the different requirements for properties that are listed on the Community Heritage Register vs. properties that have gone through the Heritage Revitalization Agreement process and are designated by bylaw.*
- A lot of insurance companies do not understand heritage risk in general. There is a lag in education that underwriters have with respect to different legalities or bylaws around those that are deemed heritage by way of

designation or the ones on the Heritage Register. Sometimes it is easier just to exclude them all. We can provide clarification to the insurance companies and hope a senior underwriter may be able to relax their criteria for properties on the Heritage Register. *Staff response: Staff will work on some language to provide to clarify the distinction between properties that are covered by a Heritage Revitalization Agreement and that are municipally designated by bylaw vs. properties on the Heritage Register. This particular solution will not help the Vinson house and those who have been protected by the heritage bylaw but it would be beneficial to properties on the heritage register.*

- It is important to clarify this so that it does not become a disincentive for additions to the Heritage Register.
- Are there any wording changes that can also be made to the Heritage Revitalization Agreement bylaw because otherwise there may be less interest for developers and homeowners in wanting their property to go through a Heritage Revitalization Agreement process. There are often debates on this committee on the relative importance of some interior features of a building and their preservation/protection. If we can avoid potential costs because the District of West Vancouver or other municipalities are not going to insist that elaborate woodwork/millwork has to be reproduced in the exact same way in a loss event that might reduce the cost of insurance and help address the problem. We should discuss whether reproducing millwork and stained glass windows, which can be extremely expensive, are absolutely essential with regards to future Heritage Revitalization Agreement developments.
- Language in Heritage Revitalization Agreements could be modified going forward to recognize that if there is a loss event, that different rules apply. Using the example of elaborate woodwork, would want to see protections on those features from being just renovated out. Agreements can be written in a way that if there is a fire or insurable loss, then these rules do not apply. To give more flexibility so from insurer's point of view, they will not be stuck with the cost of replicating the stained glass window. It would have to be explicit that those relaxations only apply to losses that occur that are insured rather than throwing away those protections generally so that they can be renovated. We have a lot of flexibility with the legislation that allows us to write in those specifics. *Response: If you do this, it would be for West Vancouver and locations in a set territory, there is no bearing on other municipalities. Insurance companies do not want to write these risks where there is different rules and regulations from other municipalities. To make it easier for heritage risks to get insurance in West Vancouver, we need to create an insurance program specific for West Vancouver where you can write the manuscript wording to allow us to insert and remove coverages from the Insurance Bureau of Canada.*
- There might be a way to do something provincially and have more standard wording in bylaws. Wording for West Vancouver for Heritage Revitalization Agreement legal agreements is different from one municipality to the next. Maybe we need to bring the idea of standard wording to the Province.
- This is coming up on a provincial level already and Heritage BC is looking into it. If we can take what we have learned on this committee and forward it to

Heritage BC they can help on the Provincial level. In the event a heritage house were lost would it need to be re-built exactly to the current building code, is that completely overwritten by the Heritage Revitalization Agreement? *Staff response: There are equivalencies in the building code for heritage homes but the language in the Heritage Revitalization Agreement is very specific to how it needs to be built to essentially a replica of what was approved through the Heritage Revitalization Agreement. The features of the home will need to be rebuilt. If there are changes to the building code a heritage alteration permit may be required depending on the circumstances.*

- Would the Heritage Revitalization Agreement override the building code? *Staff response: It is worked out between the Heritage Consultant and Staff reviewing the building code. However, life safety requirements of the building code generally takes precedence.*
- *Response: One issue of heritage risk is those potential upgrades to the building code that may need to be done. Seismic upgrades and fire suppression are big ticket items and are not always included in the total insured value. A lot of the upgrades whether by bylaws or building codes may be excluded from the insurance policy and an individual or strata may have to pay out of pocket for those costs and until they do so, it will hold up the rebuild.*
- How is this different from an existing building that is not heritage, if you are doing a renovation to an existing building you must upgrade it and heritage buildings are exempt from upgrades in the way that existing buildings are not. From the insurer's perspective, why are those upgrades a risk for heritage buildings but not for existing non-heritage buildings? *Response: The simplistic answer is that for a building that is not deemed heritage, there is more flexibility. In the event of an insurance claim for a building built in 1967 which was destroyed by fire and now a fire suppression system is required in each unit, an insurance policy will have a set percentage of what can be paid and once that limit has been reached, the rest is out of pocket. Many insurance companies, will not insure these older buildings because the bylaws have changed so much, so unless the building is grandfathered as is, where is, it exposes a potential large uninsured portion of that loss.*
- Is there value to come up with some boilerplate clauses that insurance companies will accept? If the Heritage Revitalization Agreement contains boilerplate clauses insurance providers will know they have a controlled risk. *Response: It would work with some insurance providers, such as Lloyds of London, as they are more attuned with manuscript/boiler plate policies. They would be easier to convince to write a program with wording and exclusions, and terms of payout than a domestic market would do. Standardizing clauses on a provincial level would may have a bigger impact.*
- Have you been having this discussion with other municipalities? *Response: West Vancouver is more proactive than other municipalities in this regard. However, Port Alberni on Vancouver Island have raised the issue as well.*
- What is the difference in cost as a percentage between a designated heritage property and a non-designated property? What about an old house in West

Vancouver that is not designated? *Response: Heritage risks generally pay between 30-40% more for premiums, as well as higher deductibles. They are typically insured by companies who insure properties that have special considerations.*

- Is consideration given for rehabilitation that has occurred and building code upgrades have been done. *Response: The industry is becoming more automated and homeowners can now go online and answer detailed questions to determine if they will get coverage or get declined.*
- There is an initiative at Heritage BC at a Provincial level. The National Heritage Trust for Canada has also circulated a survey nationwide regarding the insurance issue to owners of heritage properties. Thus, three levels of government have taken an interest in the issue.
- Fundamental issues to address:
 - We need to help the industry understand the difference between being on the Heritage Register vs being encumbered by a Heritage Revitalization Agreement bylaw that has specific requirements for replacement and rebuilding in a loss. There are 170 on the Heritage Register in West Vancouver but only a small handful that are encumbered with a Heritage Revitalization Agreement. It is important for all levels of government and the insurance industry to be aware that 95% of properties on the Heritage Register are not encumbered in any way. It is simply a label that may facilitate access to municipal tools should the property owner choose to legally protect the property. *Response: No issue with assisting or leading a charge to get the message out.*
 - Secondly, for designated properties, it is determining if there is some way to make them affordable to insure. There are mechanisms available for properties that burn down and need to be replaced, in the form of a heritage alteration permit that allows the committee to weigh in on what is appropriate or not to replace.
- From a process point of view, the committee should be working with staff to prioritize review of heritage projects. This would help homeowners looking to rebuild after a loss.
- If there is suggested wording change from the wording typically used for a Heritage Revitalization Agreement that can be identified that may result in some savings, we would be interested in it. *Response: We are looking at getting a lawyer to do a presentation on bylaws and put on a webinar.*

It was Moved and Seconded:

THAT

The Heritage Advisory Committee decide to:

1. inform the insurance industry on the risk associated with insuring buildings on the Heritage Register vs. municipally designated properties;

2. investigate if changes can be made to the clauses in Heritage Revitalization Agreement bylaws regarding the requirements for rebuilding in the event of loss to make them more insurance friendly; and
3. pass this information on to Heritage BC to take broader action at a Provincial level.

CARRIED

L. Anderson absent at the vote

6. Annual Committee Evaluation

E. Syvokas provided an update on the 2021 evaluation results as follows:

- Two members responded and the main concern identified was the difficulty of achieving quorum. Staff are working on bringing the Committee up to full membership.
- The evaluation was sent to the Committee in December and was to help inform ongoing meeting planning and orientation and identify the strengths and gaps.

Committee Questions and Comments:

- Do not recall seeing the evaluation survey. Perhaps members can complete now if beneficial.
- If Legislative Services sees that only two members completed the survey after all the effort to get this Committee back in place, it might send the wrong message.
- Can we defer receipt of the results for a month to keep the questionnaire open? *Staff Response: The survey has closed. The deadline for completion was in December of 2021. Staff will check with Legislative Services to see if the survey can be reopened for the Committee's purposes to review and discuss the results further.*
- Next time we need more reminders. It was a busy time. *Staff Response: This was the first year the survey was sent to all committees. Staff can put more emphasis on the timing now that we are aware this will be an annual survey.*

It was Moved and Seconded:

THAT the Annual Committee Evaluation be deferred for a month and be re-opened for members of the Heritage Advisory Committee to complete.

CARRIED

L. Anderson absent at the vote

7. Heritage Project Updates

E. Syvokas provided an update as follows:

- Case studies on the six approved Heritage Revitalization Agreement projects have been posted to the website.
- A demolition permit has been received for 578 Glenross Road. The "Warner residence" is listed on the District's inventory as a Heritage Support building.

Staff are seeking a 60-day temporary protection order from Council to consider options to save the heritage residence from demolition.

- The public callout asking the community to suggest heritage resources that are valued by community is now live. The suggestion form is on the webpage under the news section. There is also a WestvancouverITE project page with the survey that can be filled out online. Paper forms are available at the Seniors' Activity Centre and at the Library. The e-Newsletter has also been sent to those who subscribe to WestvancouverITE and the initiative will also be on social media. Heritage Advisory Committee members are encouraged to forward the information to heritage contacts. The form is available for 3 weeks and is timed for Heritage week. Following the standards of public engagement, the minimum is 3 weeks which will extend past Heritage week. The deadline for completion is Tuesday, March 15, 2022.

Committee Questions and Comments:

- Can the deadline be extended? It may take some time to think about suggestions. Does it have to have a deadline? *Staff Response: The deadline was suggested by the Communications department and relies on staff resources to review the forms and staff time required to answer questions.*
- If there not a lot of responses we should look to have it be extended. This time of year seems strangely busy. *Staff Response: Staff will look whether there are any concerns in extending the deadline to submit suggestions.*
- Suggestion to try and get a story about this in the North Shore News.

It was Moved and Seconded:

THAT the presentation regarding Heritage Project Updates be received for information.

CARRIED

L. Anderson absent at the vote

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

C. Reynolds commented on the following:

- Can agenda packages be added to the website? If there is correspondence for this Committee, who should it go to and is it discussed at the meeting? If there are suggestions about giving more information or corrections to the minutes, how is that done? *Staff response: The agenda and draft minutes from the previous meeting are posted on the website but the package that is circulated to Committee members is not posted and that is standard for all committees. Correspondence and any suggested edits to the minutes should go through the Staff Liaison. Any suggested edits should be provided a minimum of 1 day prior to the meeting to allow time for review.*
- Heritage Week starts every year on the 3rd Monday in February. The first Heritage Week was held in February 1989 and this is the 33rd.

- Heritage Fayre will be at the Community Centre on Saturday from 2 to 4 p.m. The Heritage Advisory Committee is welcome to put the information out, including forms. *Staff response: We would like to encourage people to complete the form online to track results.*
- Some committees have a member who gives the correspondence report to the committee at the meeting. Suggest you have someone do that.

NEXT MEETING

9. NEXT MEETING

Staff confirmed that the next Heritage Advisory Committee meeting is scheduled for March 30, 2022 at 4:30 p.m.

10. ADJOURNMENT

It was Moved and Seconded:

THAT the February 22, 2022 Heritage Advisory Committee meeting be adjourned.

CARRIED

L. Anderson absent at the vote

The meeting adjourned at 6:45 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Liaison

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, FEBRUARY 23, 2022**

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

STAFF: P. Cuk, Board Secretary; and T. Yee, Building Inspector, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5:01 p.m.

Staff informed that the hearing is being conducted via electronic communication facilities only, and that members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Atrium, or via electronic communication facilities through the link provided on the District's Board of Variance webpage.

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the February 23, 2022 Board of Variance hearing agenda be approved as circulated.

CARRIED

Member Elwick absent at the vote

4. Adoption of the January 19, 2022 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on January 19, 2022.

It was Moved and Seconded:

THAT the January 19, 2022 Board of Variance hearing minutes be adopted as circulated.

CARRIED

Member Elwick absent at the vote

5. Time Limit of Board of Variance Orders

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

“Pursuant to section 542 of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Orders of this Board of Variance that permit a variance specify that: if construction is not substantially started within 6 months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.”

Staff responded to a Board member’s question and provided procedural information.

6. Application 22-003 (2720 Rosebery Avenue)

Member Elwick entered the hearing at 5:08 p.m. via electronic communication facilities.

Staff confirmed the following requested variances regarding a proposed dwelling addition and detached garage:

- a) 8.95 m to Front Yard Setback (Detached Garage)
- b) 3.04 m to Front Yard Setback (Dwelling Addition)
- c) 1.73 m to Highest Building Face Envelope (Dwelling Addition)
- d) 2.55 m to Accessory Building Height (Detached Garage)
- e) 0.83 m to Building Height (Dwelling Addition)
- f) 66.67 % to Highest Building Face Exemption (Dwelling Addition).

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 21, 2022	1

Staff provided permit history of the subject property and responded to a Board member's questions.

Z. Zhang (2720 Rosebery Avenue) and T. Mcsweeney (Nu Westech Engineering Ltd., representing the owner of 2720 Rosebery Avenue) described the variance application for a proposed dwelling addition and detached garage. T. Mcsweeney responded to Board members' questions.

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

M. Xu (2750 Rosebery Avenue) spoke in opposition to the requested variances, and commented regarding views and property values. Staff responded to a Board member's question.

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

Staff responded to Board members' questions and provided procedural information.

Members of the Board considered:

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

Having read the application dated January 26, 2022, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of T. Mcsweeney, M. Xu, and Z. Zhang:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 22-003 regarding a proposed dwelling addition and detached garage at 2720 Rosebery Avenue with variances of:

- 8.95 m to Front Yard Setback (Detached Garage)

- 3.04 m to Front Yard Setback (Dwelling Addition)
- 1.73 m to Highest Building Face Envelope (Dwelling Addition)
- 2.55 m to Accessory Building Height (Detached Garage)
- 66.67 % to Highest Building Face Exemption (Dwelling Addition)

BE ALLOWED pursuant to the plans dated December 12, 2021 and January 4, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

7. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 22-003 (2720 Rosebery Avenue);
- up to and including February 23, 2022, be received.

CARRIED

8. Public Question Period

There were no questions.

9. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for March 23, 2022 at 5 p.m.

10. Adjournment

It was Moved and Seconded:

THAT the February 23, 2022 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:41 p.m.

Certified Correct:

s. 22(1)

L. Radage, Chair

s. 22(1)

P. Cuk, Secretary

From: Patrick Weiler <patrick.weiler@parl.gc.ca>
Sent: Thursday, March 31, 2022 9:03 PM
To: correspondence
Subject: March 2022 Newsletter

CAUTION: This email originated from outside the organization from email address bounce-mc.us19_135683582.14523450-83a494a464@mail22.sea31.mcsv.net. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

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Dear Mayor and Council,

With the days getting longer and the cherry blossoms in full bloom, spring has arrived. This newsletter recaps a very busy and exciting month. As we navigate uncertain times in Canada and around the world, an agreement has been reached to work with the NDP to provide stability and to ensure that parliament works through a historic supply and confidence arrangement. Canada also released the first ever Emissions Reduction Plan which details how we will reach our 2030 GHG reduction targets as we grow our economy.

This month, we also announced additional measures to support Ukraine and the over three million refugees feeling the violence in their homeland. [As I wrote in an article in our riding's newspapers](#), Canada will continue to stand with Ukraine and its people, and against Russian aggression.

This newsletter also contains an update of the parliamentary work I have been involved in, details a major funding announcement for earthquake preparedness, and a few community updates.

March 2022 marked the first Irish History Month in Canada (Sláinte), included International Women's Day on March 8th, Nowruz on the 20th (Nowruz Pyrouz), and concludes today with Indigenous Languages Day (Ucwalmícwts, Státimcets, she shashishalhem, Skwxwú7mesh) and International Transgender Day of Visibility.

As always, please feel free to reach out to me via email and follow me on my social media platforms below for more immediate updates from me and our government's work.

Sincerely,
Patrick Weiler



Providing Stable Government & Delivering Results for Canadians

Six months ago, Canadians elected a minority government and gave us clear marching orders: work together to put people and families first, deliver results, and build a better future for

everyone. That is what our government is committed to delivering.

Last week, the Prime Minister announced that the Liberal Party of Canada has reached an agreement with the New Democratic Party on a [Supply and Confidence Agreement](#). This agreement will ensure that the NDP will support the government on any confidence motions until the next scheduled election in fall 2025 while we work together to advance and expedite common priority policies and legislation.

This agreement is not about compromising the core beliefs of either of our parties or denying the differences between us. It is about making sure those differences do not stand in the way of areas we agree upon or prevent progress that would benefit each and every Canadian. It is also important to note that this agreement is not an attempt to circumvent democracy or the electoral process. Voting coalitions and agreements are a core part of Westminster parliamentary democracy. These kinds of agreements are exactly how our system is supposed to work. Provincially, we saw the BC NDP and the BC Greens form exactly this type of arrangement from 2017-2020.

As we have seen, the tone in parliament has become increasingly toxic, with extreme partisanship getting in the way of the work of government. Nobody benefits when increasing polarization, dysfunction, and obstruction dominate our parliament. Through collaboration on votes, in committee, and on legislation, this supply and confidence agreement will ensure parliament works constructively to deliver results for Canadians.

With an extremely uncertain world – from the pandemic, war in Ukraine, to supply chain and economic concerns – Canadians need stability in their government. This agreement provides that stability. I look forward to working with my New Democratic colleagues and others to deliver for our community and country in the years ahead.



Canada's New 2030 Emissions Reduction Plan

On Tuesday, our government announced the release of our new 2030 Emissions Reduction Plan: Canada's Next Steps to Clean Air and a Strong Economy.

The ERP became a legislative requirement as part of the Net Zero Accountability Act that was passed into law last summer. This first ever ERP is the most detailed climate plan in our country's history, and shows how each sector will contribute to reducing emissions by at least 20% by 2026, and 40% by 2030. This includes a reduction of 42% of current emissions from the oil and gas sector. Over \$9 billion in new measures to mitigate emissions are detailed, including specific investments in EVs, green homes and buildings, clean technologies, and agriculture. These measures build on top of the hundreds of measures already in place through the Pan Canadian Framework on Clean Growth and Climate Change and the Healthy Environment, Healthy Economy strategies.

The ERP has been lauded by experts across the board, including Andrew Weaver, former leader of the Green Party of British Columbia who said: "Canada reclaims international leadership on climate file. An outstanding plan!" and climate leader David Suzuki who said: "For first time, Canada charts credible path to 40 per cent emissions reduction by 2030."

The new 2030 Emissions Reduction Plan includes:

Making it easier for Canadians to switch to electric vehicles. We are continuing to invest more than ever before in charging infrastructure, providing financial support to make buying zero-emission vehicles (ZEVs) more affordable, and developing a regulated sales mandate so that 100 per cent of passenger vehicles sold in Canada will be zero emission by 2035, with interim targets of at least 20 per cent by 2026, and at least 60 per cent by 2030.

Greening Canada's homes and buildings. We will develop a national net-zero by 2050 buildings plan, the Canada Green Buildings Strategy, work with provinces, territories, and other partners to support the adoption of the highest tier building codes, pilot community-scale retrofits, and facilitate deep-energy retrofits for large buildings.

Helping industries to adopt clean technology and transition to net-zero emissions. We are delivering historic investments to enable industries to be clean and competitive and creating greater incentives for clean technologies and fuels, such as carbon capture, utilization, and storage.

Making Canada's grid even cleaner. We will make additional investments in clean energy projects like hydrogen and solar power, and will work with provinces and territories, stakeholders, and Indigenous Peoples to move Canada's electricity grid to net-zero emissions by 2035.

Reducing oil and gas emissions. We will continue working closely with provinces and territories, stakeholders, and Indigenous Peoples to develop an approach to cap oil and gas sector emissions to achieve net-zero emissions by 2050, reduce oil and gas methane emissions by at least 75 per cent by 2030, while creating good jobs. The plan includes a projected contribution for the oil and gas sector of a 31 per cent reduction from 2005 levels, and 42 per cent from current levels, which will guide the government's work to develop the cap on oil and gas emissions.

Supporting farmers in building a clean, prosperous future. We are supporting farmers with new and expanded programs to help them develop and adopt sustainable practices, energy-efficient technologies, and solutions like capturing carbon from the air. Maximizing the power of nature to fight climate change. We will make new investments to boost the carbon sequestration of Canada's oceans, wetlands, peatlands, grasslands and agricultural lands, and explore the potential for negative emission technologies in the forest sector.



Update on Situation on Ukraine

We continue to work with our allies and international partners to provide financial, military, and humanitarian support to Ukraine, while isolating Russia diplomatically and economically. Canada has been at the forefront of the international response, and we will continue to play a leading role to support the people of Ukraine as they bravely fight for their homeland. [Click here for a full list of Canada's support measures for Ukraine, including updates on immigration and humanitarian aid.](#)

House of Commons Speech from President Zelenskyy

The House of Commons was proud to welcome Ukrainian President Volodymyr Zelenskyy in a virtual address to parliament about Ukraine's response to the Russian invasion and the contributions Canada can make to help his country. [I encourage you to watch his moving speech here.](#)

Supporting Ukrainian Refugees

Since January 1, more than 10,000 Ukrainians have arrived in Canada, and our government is continuing to support them through a series of immigration measures and services. For Ukrainians who want to come to Canada temporarily, we have created the [Canada-Ukraine Authorization for Emergency Travel](#) (CUAET). This new program supports Ukrainian nationals who are not moving permanently, but who need safe haven from the crisis they are facing right now. This is the fastest, safest, and most efficient way for Ukrainians to come to Canada. It eliminates most normal visa requirements for Ukrainian nationals, with the exception of background and security screening. Canada has sent IRCC officials to countries bordering Ukraine to expedite processing. More than 4,000 applications have been approved in the last month alone, and there is no limit to how many applicants Canada is willing to accept.

We are also expanding our settlement programs for incoming Ukrainians to offer key services such as language training, orientation, employment assistance, and other supports for Ukrainians as they settle into their new communities. To deliver services directly to temporary residents arriving through the new CUAET stream, federally-funded settlement service providers will be providing settlement services for a 12 month period until March 31, 2023 to Ukrainian nationals and their immediate family once they arrive in Canada.

Starting in early April, we will also be launching support services at key airports, partnering with the Canadian Red Cross, to provide Ukrainians with assistance and important arrival information, including in their language. All those fleeing the war, including Ukrainians who are currently in Canada and cannot go home, are eligible for free open work permits for up to 3 years. [If you are an employer seeking to hire a Ukrainian national, you can post your job here.](#)

We encourage everyone to direct their loved ones to the IRCC's dedicated service channel for Ukraine immigration inquiries. The channel is available for clients within Canada and abroad at 613-321-4243. Collect calls will be accepted and service is being offered in both English and Ukrainian. For online inquiries, clients are asked to add the keyword "Ukraine2022" to the IRCC crisis web form so it will be prioritized.

Finally, I want to recognize the contributions of our community members who are doing what they can to help Ukrainians in need. Thank you to [Jaime Webbe from West Vancouver](#) who, as head of the United Nations Association in Canada, has organized the UN's fundraising campaign to help Ukrainians fleeing the violence, [which you can donate to here](#). If you do have the means to support one of the over three million Ukrainians who have fled their country, I encourage you to donate or visit our [Sponsor a Refugee webpage](#).



Travel & Border Changes

With the [most recent data](#) indicating that the main Omicron wave has passed its peak in Canada, we are now in a position to ease our COVID-19 border measures and move towards a more long-term approach to managing COVID-19. This transition is possible because of our high vaccination rates and the increasing availability of rapid tests.

As of February 28, the Government of Canada has adjusted its Travel Health Notice from a Level 3 to a Level 2, meaning that the government is no longer recommending that Canadians avoid travel for non-essential purposes.

Further, as of April 1, 2022, Canada will remove the pre-entry test requirement for fully vaccinated travellers, while travelers on cruise ships will now only need to show proof of a negative rapid antigen test no more than one day before departure. They will not require a test before getting off the cruise ship.

As a reminder, travelers arriving to Canada from any country, who qualify as fully vaccinated, may need to take a COVID-19 molecular test on arrival if selected for mandatory random testing. Travelers selected for mandatory random testing are not required to quarantine while awaiting their test result. For partially or unvaccinated travelers who are currently allowed to travel to Canada, pre-entry testing requirements are not changing. Unless otherwise exempt, all travelers five years of age or older who do not qualify as fully vaccinated must continue to provide proof of an accepted type of pre-entry COVID-19 test result.

All travelers continue to be required to submit their mandatory information in ArriveCAN (free mobile app or website) before their arrival in Canada. Travelers who arrive without completing their ArriveCAN submission may have to test on arrival and quarantine for 14 days, regardless of their vaccination status. Travelers taking a cruise or a plane must submit their information in ArriveCAN within 72 hours before boarding. [For more information, please visit this webpage.](#)



Parliamentary Work in Ottawa

Environment and Sustainable Development Committee

On the Standing Committee for Environment and Sustainable Development, we wrapped up our study on Nuclear Waste Governance in Canada and will now be producing a report detailing our findings and making recommendations to the government. This has also allowed us to start a new study on Fossil Fuel Subsidies as we chart the path forward to eliminating the last remaining inefficient subsidies by the end of 2023 (two years before our OECD commitment). Eliminating these subsidies is a key part of our plan to get to net-zero emissions and meet our obligations under the Paris Agreement.

The committee also reviewed and approved the Main and Supplementary Estimates for Environment and Climate Change Canada, Parks Canada, and the Impact Assessment Agency of Canada. As part of this process, Minister Guilbeault testified at our committee, and I had the opportunity to ask him questions about our strategy for protecting BC's Old Growth forests, capping emissions from the oil and gas sector, and the government's plans for carbon capture. [You can watch that exchange here.](#)

Indigenous and Northern Affairs Committee

We also wrapped up our study of Barriers to Indigenous Economic Development on the Standing Committee on Indigenous and Northern Affairs. We'll be producing a report with the findings from that study and recommendations to the government in the coming weeks. We've now started a new study on the effects of the housing shortage on Indigenous peoples across Canada that will continue over the coming weeks. While the shortage of housing has affected people all across the country, it is acutely felt in Indigenous communities. I was pleased to welcome Margaret Pfoh of the Aboriginal Housing Management Association which is based in our riding to our committee to provide testimony and am also looking forward to hearing from the shíshá'lh Nation tomorrow.

The committee also reviewed and approved the Main and Supplementary Estimates for Indigenous Services Canada, Crown-Indigenous Relations and Northern Affairs Canada. I had a good exchange with Minister Miller on how to expedite self-government negotiations and land claims with Indigenous peoples. [You can see this exchange here.](#)

House of Commons Statement

Finally, I had the solemn honour to [rise in the House of Commons to provide a statement](#) about two incredible people that our community recently lost. Mike Sharp and Caroline Helbig were pillars of the community in West Vancouver and Horseshoe Bay. Together they were instrumental in helping raise over \$300k for [Feed the Need Program](#) in West Vancouver at the beginning of the pandemic to help alleviate poverty and hunger in the community.

The world lost these two incredible people in January when a tree tragically fell through their home during a windstorm. Since then, the community has come together to set up two Memorial Scholarships in their honour; one in Environmental Stewardship, and the other to help kids who want to play hockey. These funds have already raised close to \$30k with a goal of raising \$100k. [You can donate to these scholarships here.](#)



Election as Parliamentary Tourism Co-Chair

On March 22nd, I was elected as Co-Chair of the All-Party Parliamentary Tourism Caucus along with Senator Karen Sorensen. The Caucus is made up of MPs and Senators who will work together to support the tourism industry, the millions of workers that rely on it, and the many more millions that enjoy our tourist attractions from within and outside Canada.

Given our globally recognized tourism destinations in our region and the importance of the tourism sector for our the local economy in our riding, I am looking forward to working with colleagues from all parties and both houses to tackle pertinent issues. These include the labour

shortage, ensuring recovery of tourism businesses, and continuing to promote our tourism sector globally while we offer more sustainable tourism products.

Budget 2022 – What We Heard

As we look ahead to the release of Budget 2022 on April 7, I held community consultations across the riding to seek your input on the priorities you would like to see in the budget. Over the course of the last month, I heard from different orders of government, community leaders, businesses, Indigenous leaders, and a range of stakeholders and constituents. My team compiled all of these responses and feedback into our [Budget 2022: What We Heard Report](#), [which you can read in full here](#).



Investing in Canada's Earthquake Early Warning System

On Monday, I was proud to announce that Natural Resources Canada has installed the first of hundreds of sensors for the national Early Earthquake Warning (EEW) system. The EEW system provides advance notice before strong shaking starts with alerts for critical infrastructure, industry and the public. When the full system is online in 2024, more than 10 million people in Canada living in the most earthquake-prone regions of the country will receive EEW alerts.

The sensor installation here in Horseshoe Bay will provide a critical early warning site for the west coast. Being situated in the most earthquake-prone area of Canada, coastal British Columbians know that earthquake preparedness will save lives, protect key infrastructure systems, and reduce property damage.

This investment is the next step in our government's plan to better protect Canadians and communities across the country from natural hazards. [You can learn more about the system here](#).



Broadband Connectivity for all Canadians

Earlier this month, the Government of Canada announced a historic investment that will provide up to \$830 million to connect all remaining rural households in British Columbia to reliable, high-speed Internet.

The governments of Canada and British Columbia are partnering to deliver this funding, and will work with local and Indigenous communities to achieve the national target of connecting 98% of Canadians by 2026, and 100% by 2030.

Access to high-speed Internet has become increasingly important for work, schooling, healthcare and to connect with loved ones. We need to close the connection gap and ensure that every community in British Columbia has access to reliable high-speed Internet.

Today, the vast majority of West Vancouver – Sunshine Coast – Sea to Sky Country has access to high-speed Internet. Late last year, two projects supported by the Government of Canada were completed that connected 300 households from Mount Currie to D'Arcy and 413 households from Egmont to Kleindale and Maderia Park.

We are working hard on connecting the last remaining areas without this service, and this agreement represents a plan to connect all remaining underserved households in British Columbia, which is just over 115,000 households.

Economic Leadership Forum with the District of Squamish

Every quarter, I participate as an advisory member on the Economic Leadership Committee with the District of Squamish. This committee provides advice and expertise to support Squamish based employment growth for social, environmental, and economic gain in line with Squamish's Strategic Plan. Earlier this month, the group met with stakeholders, community leaders and business owners across the Sea to Sky to help stimulate recovery and resilience. The topics

were labour market needs, existing and emerging challenges and opportunities, and the future needs of Squamish and the Squamish Lil'wat Regional District.

Meeting with Small Business Owners on the Coast

I had a great day on the Sunshine Coast on March 14th, visiting a number of local businesses, including small agricultural farms, Salish Soils, meetings with members of the Syiyaya Reconciliation Movement and the shíshálh Nation, winding up the day with a dinner and beverage at one of our many amazing local restaurants on the Coast.

The Sunshine Coast is fortunate to have fantastic small businesses up and down the Coast that support the vibrancy of the community. I invite you to look at the great work that has been done by "Keep it Coastal" to highlight many of these great business ventures.



Constituency Youth Council Meeting

It was a pleasure as always to meet this month with our CYC, where we discussed the very important issues of the day and outlined the next steps for our Council's next project. Thank you to our CYC members for asking some great questions and for an excellent discussion on a wide range of topics.



Canada Digital Adoption Program

This month, we launched the Canada Digital Adoption Program, and it is now open for applications. If you are a small or medium sized business in our community looking to bring your business online, or expand your technology, I encourage you to check out what the Canada Digital Adoption Program can do for you. [Learn more about the program here.](#)



Nowruz Mobarak

With the start of spring on March 20, [we celebrated Nowruz](#), marking the beginning of the Persian New Year! After two long years of COVID-19 and three years since the last large celebration, our community at long last could come together and celebrate Nowruz in-person with friends, family, and our community.

From setting up the haft-sin to reading poems, and enjoying delicious food, Nowruz is a time to show gratitude for our blessings while sharing hope and optimism for the year ahead. I had the honour, for the first time as your Member of Parliament, to take part in the annual Chaharshanbe Suri in Ambleside. Along with thousands of attendees, we jumped over the fire to leave the many challenges of the past two years behind so that we can start fresh in the new year. I want to thank everyone who organized the event and all of this year's long-awaited Nowruz celebrations.

This week, we were honoured to welcome Prime Minister Justin Trudeau in West Vancouver for a special Nowruz celebration with friends and neighbours. We had lots of great food and were able to re-connect with community members in person for the first time in two years. Thank you to Minister Jonathan Wilkinson and MP Taleeb Noormohamed for joining this wonderful event.

To our incredible Iranian-Canadian community on the North Shore, and all those who celebrated here at home and around the world, I hope you and your loved ones had a very happy Nowruz!



International Women's Day 2022

On March 8, we marked International Women's Day (IWD). I had the opportunity to meet with the students of Howe Sound Secondary's Social Justice 12 class, who are advancing women's rights, equality, and diversity in our community and beyond. Thank you for a great discussion, and to the amazing members of this class for your commitment to creating a more equal and just society.

In marking IWD 2022, let us recognize the incredible contributions of young women in our riding and across Canada. I cannot wait to see the members of this class shape the future of our community and country in the months and years to come.



International Transgender Day of Visibility

Today, March 31, is International Transgender Day of Visibility, a day that raises awareness about Trans communities and discrimination fueled by transphobia that is a lived reality for many in Canada and around the world. Our government will continue to amplify the lived experiences of transgender and non-binary advocates, survivors, and community leaders. Together, we can create a more equitable future for ourselves and for generations to come.



Irish Heritage Month & St. Patrick's Day

On March 17, we joined communities across the world in celebrating St. Patrick's Day. Did You Know that there are over 4.6 million Canadians of Irish descent?

To honour the contributions of Irish-Canadians across the country, my colleague James Maloney's motion declaring March as Irish History Month in Canada was unanimously passed. Under this backdrop, we get to celebrate St. Patrick's Day with full recognition of the vibrant traditions and heritage of Irish-Canadians and the Irish people.

(Fun fact: James Maloney's father and my grandfather founded the Weiler Maloney Nelson law firm in Thunder Bay!)

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

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



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

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Tuesday, April 5, 2022 3:27 PM
To: Weiler, Patrick - M.P.
Subject: [Possible Scam Fraud]Letter from MP Patrick Weiler - Government of Canada announces affordable high-speed Internet to help connect low-income families and seniors
Attachments: Letter from MP Patrick Weiler - Government of Canada announces affordable high-speed Internet to help connect low-income families and seniors.pdf

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Good afternoon,

Please see the attached letter from MP Patrick Weiler regarding the launch of the second phase of the Connecting Families initiative.

Sincerely,
Kevin Hemmat



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



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Patrick Weiler

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

April 5, 2022

Dear Friends & Neighbours,

This week, the Government of Canada announced **the launch of the second phase of the [Connecting Families initiative](#)**.

In partnership with 14 participating Internet service producers (ISPs) across the country that are voluntarily contributing to the initiative by **offering \$20 a month high-speed Internet services, the Government of Canada will help connect hundreds of thousands of low-income families and seniors to affordable high-speed Internet.**

In line with [Canada's Connectivity Strategy](#), which aims to provide all Canadians with access to Internet speeds of at least 50 megabits per second (Mbps) download and 10 Mbps upload, Connecting Families 2.0 introduces significantly faster speeds and increased data usage. For \$20 a month, Internet speeds will be five and ten times faster respectively than previously offered. As well, the data allotment is doubling, from 100 GB to 200 GB of usage per month.

This new phase will also broaden eligibility from families receiving the maximum Canada Child Benefit (CCB) to include seniors receiving the maximum Guaranteed Income Supplement (GIS). [Access Communications](#), [BellCanada](#), [CCAP](#), [Cogeco](#), [HayCommunications](#), [Mornington](#), [Novus](#), [Rogers](#), [SaskTel](#), [Shaw](#), [Tbaytel](#), [TELUS](#), [Videotron](#) and [Westman Communications](#) are participating in Connecting Families

I am proud to have worked with local organizations in our region, such as the Sunshine Coast Seniors Planning Table, and my caucus and ministerial colleagues to help make this important announcement a reality. There is, however, more to do, with this work building on the Government of Canada's goal of ensuring that 98% of Canadians have access to high-speed Internet by 2026, and 100% by 2030.

For more information about the Connecting Families initiative, [please visit this webpage](#). If you have any questions about this program, please do not hesitate to reach out to our office.

Sincerely,

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

Constituency *Ottawa*

6367 Bruce Street West Vancouver British Columbia V7W 2G5 Tel.: 604-913-2660 Fax.: 604-913-2664	Suite 282, Confederation Building 229 Wellington Street, Ottawa Ontario K1A 0A6 Tel.: 613-947-4617 Fax.: 613-847-4620
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From: Finance
Sent: Wednesday, March 30, 2022 4:20 PM
To: s. 22(1)
Cc: correspondence; Finance
Subject: RE: West Vancouver Pay Parking

Dear s. 22(1),

Your email dated March 13, 2022 to Council was directed to the Financial Services Department at the District of West Vancouver ("District.")

We thank you for your interest in your community and will certainly consider your comments and suggestions in regards to implementing pay parking in the District.

On March 28, 2022, at the regular council meeting, Council directed staff to develop a plan for a seasonal pay parking program in the following destination parks:

- Lighthouse Park;
- Whytecliff Park; and
- Nelson Canyon Park/Whyte Lake Trailhead

<https://westvancouver.ca/news/council-meeting-highlights-march-28-2022>

Sincerely,

Financial Services
District of West Vancouver



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

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From: [REDACTED] s. 22(1)
Sent: Sunday, March 13, 2022 5:32 PM
To: correspondence
Subject: West Vancouver Pay Parking

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Subject: West Vancouver Pay Parking

Dear Council,

My wife and I have been residents of West Vancouver for [REDACTED] s. 22(1) years and have always enjoyed the privilege of free parking in West Vancouver.

As we all know we were recently hit with a massive King Tide and high winds which did extensive damage to the Seawall, beaches, parks and piers from Dundarave to Ambleside.

We would like to use this opportunity to compliment the district for the fantastic job they carried out to clear up the massive amount of debris and repair the damage left behind from this event.

Following the clean up it is apparent that we are left with the expensive challenge of repairing a great deal of the concrete Seawall structure, seats and seating areas, dog walk etc.

We fear the Seawall may have to be redesigned and modified at the Seawall edge that faces the water in order to withstand future high water and wind damage as rising waters, based on global warming science, appear to be inevitable.

Being frequent users of our beautiful Seawall it has become apparent over these past few years that the Seawall has become increasingly busier and busier with people from not only West Vancouver but also from other nearby growth areas like North Vancouver, Burnaby, Coal Harbour etc. West Vancouver has experienced it's own share of growth with more to come with the completion of the high rise apartments at Park Royal and Taylor Way.

We are of the the opinion that many of the people visiting here do so not just because of the beauty and ease of access to the Seawall and Parks but also because the parking is free.

We also believe that to have free parking only encourages visitors to arrive by car rather than taking transit thus contributing further to pollution and global warming.

Sure, there is a small spin off from these visitors as some people do eat in the local coffee shops and restaurants but a great many bring their own food and drinks to consume and as a result spend little or nothing while they are here.

This increase in the use of our parking lots, parks, Seawall etc., obviously comes at an increased cost in washroom cleaning, garbage pick up, park maintenance etc.

Also we feel that Ambleside and Dundarave parks and beaches desperately need the 4 station recycle containers similar to those that have been placed along Marine Drive and on other streets over this past year or so.

In summary these increased costs including the high costs of repairing and possibly modifying the Seawall are presently to be born by the residents of West Vancouver only.

This to our minds appears to be unfair and out of balance.

We believe that most people in West Vancouver agree that we are happy to share our beautiful area with others but to also have visitors share in the cost would be appropriate.

We also support West Vancouver Council's vision to carry out the much needed improvements to downtown Ambleside, the building of a new art centre and the refurbishment of Navy Jack House.

This however, we realize, all takes money - lots of money.

Therefore, we would like to suggest the following as a means of raising some of this capital to address our present and future needs:-

We respectfully suggest placing new, state of the art parking meters in Ambleside Park, John Lawson Park, along Marine Drive, Argyle and Bellevue from Dundarave to Ambleside and have visitors pay a nominal fee for parking.

For residents of West Vancouver we suggest the issuing of 2 parking stickers per principle registered owner at a suggested annual cost of \$35.00 total per year. These stickers would be available for purchase at the same time that property taxes are paid. (These stickers would be applied to the inside of the windshield).

We are of the opinion that this sticker program for residents would demonstrate that West Vancouver property owners are also contributing to paying for their parking in addition to that portion of their taxes that go toward the upkeep and repairs and development as described above.

We note that the town of Whistler now has pay parking for residents and visitors alike in all town and park parking. This has become necessary to cover the cost of increased upkeep and maintenance due to high volume in traffic and visitors.

Our situation is really no different except that we feel it would be more equitable to have the separate annual parking sticker situation for residents who, as we expressed

before are already paying through their taxes for the items outlined above.

Respectfully submitted,

s. 22(1)

West Vancouver

B.C. s. 22(1)

From: Finance
Sent: Monday, April 4, 2022 2:51 PM
To: s.22(1)
Cc: correspondence; Finance
Subject: RE: Finance and Audit Committee Request for Staff Report on Pay Parking Options and Alternatives - "Charging for Pay Parking in West Van Parks"
Attachments: 2022 03 31 Email re Finance and Audit Committee Request for Staff Report on Pay Parking Options and Alternatives - s.22(1)

Dear s. 22(1),

Your email dated March 31, 2022 to Council was directed to the Financial Services Department at the District of West Vancouver.

We thank you for your interest in your community and input on the topic of pay parking. Staff will take it into consideration as we prepare information for Council.

Sincerely,

Financial Services | District of West Vancouver



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

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From: [REDACTED] s. 22(1)
Sent: Thursday, March 31, 2022 8:09 AM
To: correspondence
Subject: letter to mayor and council

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Please forward:

To the Mayor and Council:

Charging for parking in West Van parks is a cash grab

Charging for parking in Whytcliffe, Whyte Lake and Lighthouse Parks is just another moneymaking cash grab on the part of the current West Vancouver Mayor and Council. My partner and I are retired. We use the parks in the "off times" like weekday mornings, rainy days, winter snow and also sunny days. We never go to the parks when they are likely to be crowded like on weekends. If pay parking is brought in, those of us who actually live in and pay taxes to West Vancouver will suffer no matter when we use the parks. It seems to me that we already pay astronomical taxes, not to mention and get little for them. Don't give me the argument that we should take the bus or bike. I am very fit and I can't possibly cycle from Ambleside, where I live, to Whyte Lake and Lighthouse Park or, Whytcliffe Park. Let the Mayor and Council try it.

If West Van was seriously interested in reducing wear and tear on the parks (and their costs of maintenance), they could bring in a resident parking program in which each household gets a sticker that identifies them as a resident of West Vancouver. Non residents would have to pay for parking but not the residents who have already paid with their taxes. I also find that the size of the parking lots for the parks limits how many people can use them at one time. Once the lots are full, no more cars can park. How hard is that? It's been working successfully for years. At most, Parks could hire some parking custodians to move along cars that sit idling waiting for somebody to leave a parking space. But more money is irresistible to Mayor and Council, so I doubt they will back off on their plans no matter what anyone suggests.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

From: Mark Chan <mchan@westvancouver.ca>

Sent: Tuesday, April 5, 2022 8:59 AM

To: [REDACTED] s. 22(1)

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

Subject: RE: "Truth and reconciliation" -- acknowledgement statement

Dear [REDACTED] s. 22(1),

Thank you for your email below. In relation to the points in paragraphs five and six of your email, the District does not believe that: property titles are void; or that municipal governments lack jurisdiction over private and public lands; or that the District is a squatter in the context that you describe. The District believes strongly in working towards reconciliation with First Nations, and the District's territorial acknowledgment is part of those efforts.

Yours sincerely,

Mark Chan

Deputy Chief Administrative Officer | District of West Vancouver
t: 604-925-7098 | westvancouver.ca



From: [REDACTED] s. 22(1)
Sent: Monday, March 28, 2022 12:33 PM
To: correspondence; Mary-Ann Booth
Cc: Peter Lambur; Bill Soprovich; Mark Chan; Sharon Thompson; Marcus Wong; Craig Cameron; Nora Gambioli
Subject: "Truth and reconciliation" -- acknowledgement statement

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Your Worship,

The following statement has been read out in Council's Chambers for a number of years now.

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

One way of looking at that statement is to say that it is nothing more than a motto, e.g., "In God We Trust". Another way of looking at that statement is to view it as having legal ramifications around property ownership and control in a way identical to the Chilcotin decision by the Supreme Court of Canada.

In the former sense, i.e., in the sense of a motto, there are no legal ramifications and life carries on as usual. In the latter sense, the statement has legal ramifications for private property titles and municipal property control. In the Chilcotin decision, the tribe purposely omitted claims over existing private property titles. That decision was idiosyncratic insofar as it affected but one of the indigenous tribes that have claimed lands purported to be ancestral territories.

Your acknowledgement raises the following interesting possibilities: (1) property titles are void -- the provincial government does not have title to the land, i.e., it did not extinguish indigenous (i.e., allodial) title, (2) municipal governments lack jurisdiction over private and public lands -- indigenous (allodial) title was never extinguished, and (3) as a consequence of (1) and (2), property taxation by municipal, regional and provincial governments and control over the land, except as a fiduciary custodian for the indigenous tribal owners of those lands, is invalid.

In the legal sense of your acknowledgement of indigenous lands on which the District of the Municipality of West Vancouver is situated can be summed up succinctly as follows: "You, as representative of the local government, and we, as owners of private property, are no more than squatters on the land that the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation claim as their ancestral unceded territory."

It would be of some interest to learn on which side of the fence you believe the truth of the matter lies--i.e., "motto" or "legal assertion of ownership title".

Your servant,

s. 22(1)

West Van.

s. 22(1)