

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

### **Correspondence**

- (1) F. Audain (4 submissions), February 2, 2022, regarding Proposed Development Variance Permit 21-074 for 1325 25th Street (Received at the March 28, 2022 Council meeting)**
- (2) J. Chalmers, March 23, 2022, regarding “March 16 Arts Facility Advisory Committee , and Arts and Culture Centre”**
- (3) 6 submissions, March 24-28, 2022, regarding Ancora Temporary Patio Application**
- (4) Stand.earth, March 24, 2022, regarding “Motion at LMLGA and UBCM Protecting BC Coasts From Acidic Washwater Dumping being brought forward by Vancouver”**
- (5) March 28, 2022, regarding “"Truth and reconciliation" -- acknowledgement statement”**
- (6) 3 submissions, March 28-29, 2022, regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022 (to Support the Local Economy) (Received at the March 29, 2022 Public Hearing)**
- (7) March 29, 2022, regarding “Foreshore Bylaw Submission for Mar 26 2021” (Proposed Foreshore Development Permit Area) (Received at the March 29, 2022 Public Hearing)**
- (8) West Vancouver Chamber of Commerce, March 29, 2022, regarding Upcoming Events and Programs**
- (9) Committee and Board Meeting Minutes – Arts Facilities Advisory Committee meeting February 16, 2022; and Public Art Advisory Committee meeting March 3, 2022**

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

No items.

### **Responses to Correspondence**

- (10) Director of Engineering & Transportations Services, March 28, 2022, response regarding Ancora Temporary Patio Application**
- (11) Director of Planning & Development Services, March 29, 2022, response regarding “Unfinished house on Queens”**

**From:** feny a audain [REDACTED] s. 22(1)  
**Sent:** Wednesday, February 2, 2022 2:16 PM  
**To:** Megan A. Roberts  
**Subject:** 1325 25th Street WV

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Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Subject:** 1325 25th Street  
**Date:** February 1, 2022 at 9:25:26 PM PST  
**To:** [REDACTED] s. 22(1)

To the District of West Vancouver,

I am [REDACTED] s. 22(1) of Fenya Audain, who lives at 1325 25th street, and who has received notice from West Vancouver District that she needs a variance permit to retain her existing shed.

Honestly, I am beyond concerned that the District is wasting resources on the matter of an EXISTING garden shed. The shed has been on the property since long before Ms. Audain bought the property. The effort and materials to build it have already been spent. It is a tasteful shed, and not even visible to anyone going by unless they are snooping. How can it be offensive to anyone? It is absolutely not offensive to myself or my family.

What is offensive, however, is the idea that West Vancouver staff and council time is being spent to take a useful structure and send it to the landfill. It is a waste of my taxes. There are many, many more important projects that the staff and council should be spending their time on. Perfectly good buildings, be they houses, or garden sheds, should not be torn down.

Sincerely,

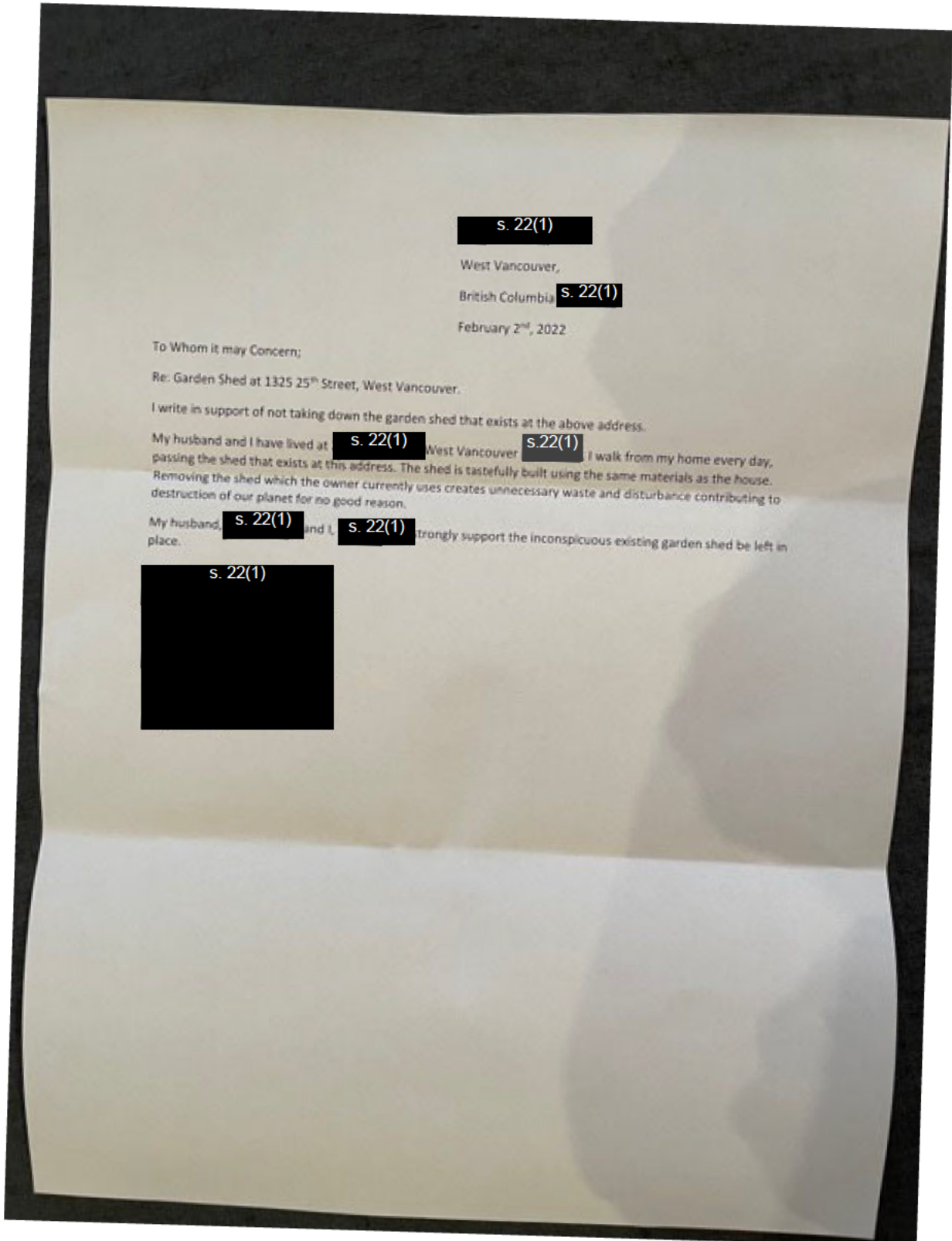
[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Wednesday, February 2, 2022 2:18 PM  
**To:** Megan A. Roberts  
**Subject:** 1325 25th St WV

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s. 22(1)

West Vancouver,

British Columbia s. 22(1)

February 2<sup>nd</sup>, 2022

To Whom it may Concern;

Re: Garden Shed at 1325 25<sup>th</sup> Street, West Vancouver.

I write in support of not taking down the garden shed that exists at the above address.

My husband and I have lived at s. 22(1) West Vancouver s.22(1) I walk from my home every day, passing the shed that exists at this address. The shed is tastefully built using the same materials as the house. Removing the shed which the owner currently uses creates unnecessary waste and disturbance contributing to destruction of our planet for no good reason.

My husband, s. 22(1) and I, s. 22(1) strongly support the inconspicuous existing garden shed be left in place.

s. 22(1)

**From:** fenya audain [REDACTED] s. 22(1)  
**Sent:** Wednesday, February 2, 2022 2:23 PM  
**To:** Megan A. Roberts  
**Subject:** 1325 25th St WV

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

January 31, 2022

To: District of West Vancouver

Re: 1325 25<sup>th</sup> Street, West Vancouver – Garden Shed

We are writing at the request of Fenya Audain who owns the captioned property and is seeking a Variance with respect to the garden shed situated on the northern boundary of her property.

We are the [REDACTED] s.22(1) of her property and [REDACTED] s.22(1) in proximity to the garden shed. We bought our house in the [REDACTED] s. 22(1) and have resided there continuously since that date. Ms. Audain's property underwent a significant renovation over a decade ago and we believe the shed was constructed at that time. It is an attractive small structure with an exterior that matches the main house.

We have never objected to the construction nor the continuing presence of the shed on her property. The shed does not impact the use and enjoyment of our property and we see no practical nor logical reason that Ms. Audain should be asked to remove it. If you have any questions please do not hesitate to contact us by phone or email.

Sincerely,  
[REDACTED] s. 22(1) [REDACTED] s. 22(1)

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**From:** feny a audain [REDACTED] s. 22(1)  
**Sent:** Wednesday, February 2, 2022 2:35 PM  
**To:** Megan A. Roberts  
**Subject:** 1325 25th St WV

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**From:** [REDACTED] s. 22(1)  
**Subject: Re: Stop work order**  
**Date:** February 2, 2022 at 2:30:24 PM PST  
**To:** feny a audain [REDACTED] s. 22(1)

We are the [REDACTED] s.22(1) from 1325 25th St. West Vancouver. We didn't even notice any such shed on their property and it is absolutely no bother to us. We have no objection to it remaining in place

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



**From:** judy c [REDACTED] s. 22(1)  
**Sent:** Wednesday, March 23, 2022 10:06 AM  
**To:** Christie Rosta; Bill Soprovich; Donna Powers; correspondence  
**Cc:** Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Sharon Thompson; Marcus Wong  
**Subject:** March 16 Arts Facility Advisory Committee , and Arts and Culture Centre

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

To:  
-Christie Rosta, Manager of Cultural Service, AFAC Staff Liaison for AFAC members  
-Councillor Bill Soprovich, AFAC Council Representative  
-Donna Powers, Director of Communications  
-Mayor and Council

As a member of the public I attended the March 16 Arts Facility Advisory Committee ( AFAC ) meeting. Thank you to Councillor Lambur and Councillor Thompson for also attending. I now have a number of comments, concerns, and questions about the Arts and Culture Centre that I am hoping you will answer/address.

From the very beginning the community was told that in order to develop detailed plans, cost projections, raise funds from the private sector or other levels of government, a site must be selected. The site selection survey last year was determined to be inconclusive.

Now it appears that a governance model and funding plan can be done WITHOUT a site. Christie Rosta, Manager of Cultural Services, in a reply to a letter in correspondence to Mayor and Council wrote , ...”explore potential models that would work for the kind of facilities needed in West Vancouver. To do this work, we do not necessarily require a confirmed location which is why the next phase of work is not visiting site selection or confirmation.” It concerns me that this turn-around is confusing the issue of site selection for the community. It also seems to be confusing the issue of what the additional community consultation this year will be going forward.

\*Q1- Is exploring potential models for governance and fundraising ( scenarios ?) for an undetermined site (s) vs. a specific site, an effective and productive use of time and money?

Mayor Booth stated at that meeting - #1 that it would be on District owned land, and - #2 , that it would not be Klee Wyck, commenting regarding Klee Wyck ‘to put an end to it right now ‘ .  
But in my email correspondence last year with Donna Powers, Director of Communications, after the results of the site selection survey, she wrote to me “ options that were ruled out in the former process could potentially be reviewed again.” Further saying , “For example, the solution of two smaller facilities was not pursued for various reasons. The reasoning behind decisions made along the way will be reviewed and the community will be able to weigh in on those decisions and share their priorities.” These comments were in reference to further community engagement.

My concern is that these statements from Mayor Booth and Donna Powers come across as contradictory.

Christie Rosta has also written that, “once the work outlined in the current ToR is completed, we ( or the next iteration of the AFAC ) can return to site selection and the process to determine that, as directed by Council.” It concerns me that Mayor Booth is giving direction to the AFAC when it is not direction coming from Council.

\*Q2- What is your understanding on the status of site selection ?

\*Q3- Will the community have the opportunity during the next round of community engagement to again voice their preferences on a site(s) for an Arts and Culture Centre?

\*Q4- Will other site options besides the two at Ambleside Park be offered to the community?

\*Q5- If site selection and the process to determine that is not in the current ToR, what will community engagement entail later this year?

One of the scenarios that Mayor Booth spoke about was the potential to co-locate a hotel and Arts Facility , or Arts Hub as she now called it, as opportunities for capital funding. She said the feasibility of it had been discussed with Michael Geller, Gary Matheson, and Min Kim ( apologies on spelling) who I thought she said were part of her Mayor’s Task Force. She also said she had spoken with Larco , and that they would be happy to build it!

She was asked by a member of the public if she could see it being built at Ambleside Park and her answer was ‘yes’.

Since the Mayor stated at the AFAC meeting that the Arts and Culture Centre would be built on District owned lands:

\*Q6- How would that work? Does the District go into the hotel business?

\*Q7- Does the community in essence give up public and/or park land for a private business to build and operate a hotel?

\*Q8- If the community engagement for the site selection survey was inconclusive for the two sites at Ambleside Park, do you believe the community would embrace a hotel also being built there? The height and density for a co-location would most likely not be 2 storeys!

\*Q9- What other District owned sites would now be considered for a co-location option?

The ToR was approved by Council for an Arts Facility, not a co-location with a boutique hotel.

\*Q10- Does researching best practises in capital fundraising for an Arts and Culture facility, as stated in the ToR, also include a business model for a boutique hotel combined with an Arts and Culture Centre?

Mayor Booth also commented that there was lots of community support for a hotel from the survey done by the ADBIA. The results of the Imagine Ambleside survey to the question of ‘ would you like to see a boutique hotel in Ambleside? ‘ was Yes 55%, Neutral 21%,and No 24%. 55% is not really overwhelming support. And the question did not ask if anyone wanted to see a boutique hotel in Ambleside ‘Park’.

The respondent demographics for this survey were 62% West Vancouver neighbourhoods, 14% North Vancouver, and 24% Other.

\*Q11- of the 55% Yes votes, what percentage of those were from West Vancouver?

The results of a poll (survey) by Angus Reid ( during the Park Royal additional floors) were not accepted by the District. As it was a survey done by a 3rd party, the District said 3rd party surveys would never be accepted because unless it was a survey done by the District the results could not be verified.

\*Q12- Should the results of the survey done by the ADBIA be accepted by the District if it is a 3rd party survey?

AFAC 2022 WORK PLAN:

The AFAC 2022 Work Plan is being presented to Council on March 29. Part of the work plan is 'Facility concept / vision planning and engagement with community art groups'

\*Q13- Has this not already been done?

On westvancouverite it states: " After rigorous data collection, analysis, and forecasting, consultation with local stakeholders, community groups and business leaders and careful consideration of local aspirations as express in the Official Community Plan and Economic Development Plan, the findings revealed that West Vancouver requires a new building of approximately 25,000 square feet to replace its unsuitable facilities and to meet future demands."

There has been a tremendous amount of work done in this area included in the 2018 Arts and Culture Strategy, the 2019 Arts and Culture Facilities Plan, and the 2020 Arts Facilities Site Identification Analysis. From a statement made last year on social media, by the previous AFAC co-chair, it is apparent that stakeholder groups have in fact given their vision. She wrote, " It's stated in Core Principals developed to inform the 2019 Arts Facility Site Identification Analysis that any new build would need to ' be able to provide ample, high-quality public space that complements existing public space.' This means that exactly the same, the kind of outdoor activities ( festivals, concerts, painting classes etc ) now taking place in/through/from old, rundown facilities like the Silk Purse and Music Box would be accommodated in any new build. More than 80 stakeholders ( users, instructors, administrators, practitioners, audiences ) participated in the 2018 Arts Facilities Needs Assessment, and we heard from them loud and clear that they appreciate the proximity to the beach and the park, and want that experience replicated in a new build. "

The Work Plan shows that community engagement will take place during June, July, August, and September. I have, previously in this letter, asked many questions as to what this community engagement will entail. I am also concerned that this engagement will take place during July and August, two summer months when many in the community could be away.

\*Q14- Will Council consider changing this so that community engagement does not take place during July and August?

The Work Plan shows that the AFAC will report back to Council in September with an Engagement Summary / Update Report, but according to the Work Plan community engagement will still be taking place in September.

\*Q15- How will the AFAC report to Council give an accurate accounting on the community engagement?

I have been closely following the AFAC since Cornerstone Consultants began exploring potential public District owned sites, and private sites. I am unsure now, and with some confusion, where the AFAC is headed.

Thank you for your time, and thank you in advance for answering my questions and concerns in a timely manner.



Respectfully submitted,

Judy Chalmers (do not redact my name )  
Resident of West Vancouver

s. 22(1)

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

Sent from my iPhone

**From:** Linda Millar [REDACTED] s. 22(1)  
**Sent:** Thursday, March 24, 2022 3:55 PM  
**To:** correspondence  
**Subject:** Ancora application for Temporary Patio  
**Attachments:** 2021.9.24 Strata Council Letter to Mayor & Council.pdf

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Mayor and Council

Last year we implored you to listen to the concerns of our residents and prohibit temporary patios at Earls and Ancora. Ancora has now applied to use the much needed parking areas in front our building to host their patio again. Last summer their patio was under-utilized and closed most of the time. Now an application use to city roadway and parking stalls is underway. Please do not allow this to move forward. Ancora has sufficient indoor and outdoor tables. They do not require more seating.

Linda Millar  
President, Grosvenor Ambleside Strata Council

September 24, 2021  
Mayor and Council  
District of West Vancouver  
750 17th Street  
West Vancouver BC V7V 3T3

Mayor and Council,

On behalf of the owners and residents of the 98 units of the Grosvenor Ambleside buildings at 1327-1355 Bellevue Avenue, we write to request that authorization for the "temporary" patios at the Earls and Ancora restaurants now be ended.

The District of West Vancouver originally authorized both patios from June to October to support local business during the pandemic. However, they proved almost immediately unnecessary due to PHO orders allowing increased indoor dining. They have now outlived any useful financial purpose. Indeed, even Ancora's original patio has never been fully occupied.

Earls recently removed its temporary patio, restoring eight parking spaces to the city. Ancora's temporary patio remains, despite sitting empty for several weeks. Even during summer, it was hardly used. Due to the combined effects of the wildfires, heat wave, and lack of extra staff it sat empty more than 80% of the time. Today it remains an unutilized eyesore as well as an impediment to pedestrians.

The owners and residents of the Grosvenor Ambleside buildings were not consulted when the district of West Vancouver originally granted its authorization for these two temporary patios. Please now confirm that this authorization will be allowed to end in October and not be renewed or extended in the future.

We look forward to participating in all future discussions and planning that impacts our homes and neighborhood, so that we can be positive and constructive voices and supporters of the West Vancouver District community.

Kind regards,

s. 22(1)

Linda Millar

President, Grosvenor Strata Council

s. 22(1)

West Vancouver, BC s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, March 25, 2022 4:45 PM  
**To:** correspondence  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Temporary summer Patio's on Bellevue avenue

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I am writing once again to protest the granting of any temporary permits for outdoor patios on 1300 block of Bellevue avenue. Last summer the Ancora patio sat unused most of the time and was an eyesore to the residents [REDACTED] s. 22(1) beautiful buildings. In addition it was completely unused during Sept. and should have been removed much earlier. In the summer months Bellevue is very congested already, and removing any of the parking spaces only increases the congestion on the street and at the entrance [REDACTED] s. 22(1). When Ancora signed their lease for the premise, there was no provision to extend their space outside of the building other than their existing patio. The residents had some sympathy last year as a temporary usage during the covid restriction placed on restaurants, but these restrictions have been removed [REDACTED] s.22(1) would be extremely surprised if any of 97 resident families would be in favour, certainly none of the many [REDACTED] s. 22(1). Please do not vote in favour of this patio expansion.

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, March 25, 2022 4:48 PM  
**To:** correspondence  
**Subject:** Ancora temporary patio

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To whom it may concern:

[REDACTED] s. 22(1) I do not wish to see Ancora temporary patio this summer.  
It blocks traffic flow & looks hideous against the backdrop of the beautiful buildings & sculptures.

Thank you for your consideration!

[REDACTED] s. 22(1)

Sent from my iPhone

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

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**From:** s. 22(1)  
**Sent:** Saturday, March 26, 2022 1:44 PM  
**To:** correspondence  
**Cc:** Sheryl LeBlanc  
**Subject:** The outside patio for Ancora restaurant

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s. 22(1). During Last summer's Covid dilemma that disallowed inside eating , patios were constructed s. 22(1) at the 2 restaurants . The one constructed outside of Ancora was so poorly used because of winds (between the buildings is like a wind tunnel ) or it was too hot or it rained .. For whatever reason it was mostly in disuse with only scattered sittings . Then , with the season over , the geraniums dead for some many weeks ,and the furniture in disarray , they finally took it down . This was well into the fall season . It impedes the sidewalk and I really do not understand why they would consider wanting to raise it again other than perhaps for advertisement .It was certainly not pretty to look at and it is in my opinion totally unnecessary because of the space they have in their smaller patio close in to the building and inside .( I have never seen that restaurant full and I walk past frequently .) Apparently they have applied to do the same this year and if in the same area ,right out front and impeding the sidewalk ,I think it should not be allowed . Please look at this licensing carefully giving due consideration to the residents of this upscale building Thank you for considering Sincerely , s. 22(1) .

Sent from my iPad

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



**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, March 28, 2022 9:05 AM  
**To:** [REDACTED] correspondence; Sheryl LeBlanc; Jenn Moller  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** Ancora Application For Temporary Patio

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Dear Mayor and Council,

[REDACTED] s. 22(1)  
[REDACTED] s. 22(1) . We have only just learned that, contrary to assurances made [REDACTED] s. 22(1)  
[REDACTED] s. 22(1) last year, The Grosvenor, has blessed another “temporary” patio application by Ancora.

As you are aware, last summer both Earls and the Ancora were granted temporary authority to establish patios in the parking stalls and on the sidewalk along Bellevue Avenue. It was very unambiguously explained to our council that this measure was temporary and passed with the aim of providing assistance to the restaurants during Covid measures. As sensible community members, we understood and supported this “temporary” assistance [REDACTED] s. 22(1) .

You may or may not be aware that this extra patio space was almost **never** used. It sat almost empty virtually the entire time. In fact, the Ancora even stopped setting the tables and preparing the space for dining very early on in the summer. It looked much more like temporary storage than restaurant seating.

In addition, the Ancora patio was [REDACTED] s. 22(1) , causing not only an eye sore but restricting movement and confining what is normally a lovely open space. At more than one point, the Ancora patio was vandalized, with some of the neglected flower pots being strewn up and down the sidewalk.

As the City Council is fully aware, dining restrictions have been removed. It is time to remind Ancora that they are not the only member of the community and that a “temporary” measure is actually temporary. They already have much more seating than they ever use - including an existing outdoor patio.

Please do not disregard the residents [REDACTED] s.22(1) have invested heavily in property wherein [REDACTED] s. 22(1) assured by the developer there would be certain limits to the commercial use on the ground floor. [REDACTED] s. 22(1) , accept and fully support the commercial operations on the ground floor; however, like most corporate interests their desire for growth, whether additional space or license modifications, is cancerous and will not be assuaged unless it is through responsible governance provided by municipal governments like ours.

Thank you for considering our position and indeed all the residents on this city block!

Yours truly,

s. 22(1)

**From:** s. 22(1)  
**Sent:** Monday, March 28, 2022 2:46 PM  
**To:** correspondence  
**Subject:** Ancora proposed outdoor patio

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Hello to all council members of West Vancouver,

My name is s. 22(1)

s. 22(1) the Ancora restaurant. I think it is a beautiful but poorly run restaurant. I have seen many managers come and go and they still haven't got things right.

Their outdoor music is on very loud every day starting at lunch time and until 10pm and often beyond.

for all the months of last summer they simply refused (they say they forgot) to turn the outdoor music off by 10 pm. After many phone calls and visits to the manager they were unable to comply... s. 22(1) phone the receptionist would say..Oh is the music on? this happened over and over s.22(1) they put the music system on a auto timer. They said they could not do this. Finally, s. 22(1) it was agreed that s. 22(1) would call them every night at 10pm to remind them to turn the music off. This problem still continues from time to time.

Last summer they installed the large outdoor patio s. 22(1). It was rarely used. It had no overhead cover so if it was sunny it was too hot...or too windy...a wind tunnel exists between the two buildings. Or it was too cold or rainy! Often they did not have enough servers to bus the food back and forth to the kitchen...which is located at the back of the restaurant.

I walk and drive by the restaurant s.22(1) I am here in West Van....my observation is that I have never seen the restaurant completely full, it is a destination expensive restaurant that is reserved for special occasions for the clients. Most arrive with reservations. Since we no longer have the indoor distancing rules they do not need extra outdoor space.

They already have several outdoors tables along the front of the building as well as in the courtyard. They do NOT need the space. It is not they type of restaurant people will just walk-in from the seawall or the beach. Very few young people can afford this type of food. I think Earls is busy enough and has great demand and should have the extra patio space if they want it....they have always been super responsible for their clients and do their best to keep the lines and the noise levels down.

Last fall when it was time to dismantle the patios Earls had theirs removed in one day...quickly, quietly and completely.

Ancora had the cheap plastic chairs piled up for several weeks....let the geraniums die...and too many days to completely dismantle the eye sore they had created.....again this shows terrible management and a complete lack of respect s. 22(1) s. 22(1). I do not believe they will be responsible again this summer. I already know they will ignore s. 22(1) pleas to quiet down and the extra noise will be a huge disturbance s. 22(1) once again. Please DO not grant them the extra patio space!

Also many of the client arrive very dressed up and wish to impress other diners..I really don't thing people wanted to sit outside on the road with terrible service.

s. 22(1)

Please do your best....I thank you in advance.

s. 22(1)

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**From:** Anna Barford <anna@stand.earth>  
**Sent:** Thursday, March 24, 2022 4:30 PM  
**To:** correspondence; Mary-Ann Booth  
**Subject:** Motion at LMLGA and UBCM Protecting BC Coasts From Acidic Washwater Dumping being brought forward by Vancouver  
**Attachments:** 2022 03 24 letter for West Vancouver from Stand.Earth.pdf

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

Good Afternoon,

Attached please find a letter for Mayor and Council.

We are writing today as Stand.Earth to bring your attention to an important resolution that will be coming before LMLGA for consideration at UBCM to address acidic wastewater discharge in all waters off BC.

Thank you for your official consideration of our letter. Please do not hesitate to reach out to myself if I can be of assistance.

**Anna Barford** | she/her  
Canada Shipping Campaigner O: +1 604 757 7029

**STAND**.earth

Stand.earth challenges corporations and governments to treat people and the environment with respect, because our lives depend on it.



Anna Barford  
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anna@stand.earth, 604-757-7029

24 March 2022

Mayor and Council  
City of West Vancouver

750 17th Street  
West Vancouver, BC, V7V 3T3  
Sent via: email

Re: Motion at LMLGA and UBCM Protecting BC Coasts From Acidic Washwater Dumping being brought forward by Vancouver

We are writing today as Stand.Earth to bring your attention to an important resolution that will be coming before LMLGA for consideration at UBCM to address acidic wastewater discharge in all waters off BC.

It is well established that ocean acidification has devastating effects on marine life, aquaculture, and coastal communities dependent on a thriving ocean. In recent years a new device has been taken up in record numbers that is dumping catastrophic volumes of acidic wastewater directly into the ocean from vessels.

In order to mitigate sulphur air pollution from burning heavy oil, the maritime shipping industry employs exhaust gas cleaning systems (scrubbers) instead of simply switching to lower sulphur fuels which are already available on the market. Scrubbers result in a solution of concentrated acidic sulphates, metals, and other toxins that are dumped directly into the ocean while the ship is in operation.

Cruise and cargo vessel traffic in Canadian jurisdiction annually discharge tens of millions tonnes of this acidic washwater directly into the coastal waters of BC. [The International Council for the Exploration of the Seas](#) has found that scrubber washwater has lethal and sub-lethal effects on plankton, a critical component of marine ecosystems.



# STAND .earth

The Vancouver Fraser Port Authority has recently demonstrated [leadership](#) in preventing acidic wastewater dumping and is [phasing in a requirement simply for ships to burn cleaner fuels](#). They join the [Port of Seattle](#), Quebec's Port Sept-Iles, [The State of California](#) and ports [around the world](#) in taking steps to prevent the use of scrubbers and mandate a transition to cleaner fuels.

The resolution before LMLGA and UBCM is critical to bring this issue to the table with levels of government that have jurisdiction over territorial waters and can protect the Salish and Great Bear Seas. We urge you to support the motion "Protecting B.C.'s Coasts From Acidic Washwater Dumping" at the upcoming LMLGA convention for consideration at UBCM.

Thank you for your consideration of our letter. Please do not hesitate to reach out at [anna@stand.earth](mailto:anna@stand.earth) or call during daytime hours to 604-757-7029.

Sincerely,

Anna Barford  
Canada Shipping Campaigner  
Stand.earth  
Vancouver, BC

---

**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)

**From:** [REDACTED] s.22(1)  
**Sent:** Monday, March 28, 2022 4:53 PM  
**To:** correspondence  
**Subject:** Supporting the bylaw amendment to enliven our local economy

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Dear Mayor and Council

**Re: PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5175, 2022**

Thank you for finally revisiting the modernizing of out-of-date, out-of-touch bylaws that impact how many of us live our lives and do our work, today.

I'm delighted that these amendments under consideration will allow sites to be used for microbreweries and distilleries. These are the kinds of businesses we need to enliven our local economy and draw visitors to spend time here.

Furthermore, it's way overdue that something is done to limit the monotony of financial services businesses, beauty services and real estate offices that drain our commercial centres of life and personality. To this I'd like to add the oversupply of pharmacies and walk-in clinics - the latter would still be viable on the second floor of commercial buildings rather than occupying shop fronts.

As for conducting businesses from one's home: I'm an artist. I have sold paintings from my home, not knowing I was violating a bylaw. I fully support amending any bylaw that expands home-based business opportunities in our district. This is done in South Africa and is completely unobtrusive in residential neighbourhoods. Home based businesses are highly unlikely to cause parking or traffic problems, and bylaws can create limitations on signage and noise that would ensure neighbourhood character and liveability is not unduly impacted.

I look forward to these changes. They cannot come soon enough.

Thanks for listening.

[REDACTED] s.22(1)

[REDACTED] s.22(1)

**West Vancouver BC**

[REDACTED] s.22(1)

[REDACTED] s.22(1)

[REDACTED]

[REDACTED]

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**From:** [REDACTED] s.22(1)  
**Sent:** Monday, March 28, 2022 5:11 PM  
**To:** Bill Soprovich; Craig Cameron; Marcus Wong; Mary-Ann Booth; correspondence; Nora Gambioli; Peter Lambur; Sharon Thompson  
**Subject:** Public Hearing, March 29, 2022 - item 3: Support the Local Economy

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Mayor and Council,

I very much support this proposed zoning bylaw – it has been too many years with too many real estate offices, financial services and nail bars in our commercial zones. It's all a bit depressing. Encouraging a 'range of vibrant uses at street level' sounds perfect to me. Adding a new 'microbrewery, winery and distillery use' would bring some positive energy back to our community. Home-based businesses which could support our local artists reflects our vision of an arts community. I approve of this bylaw and related ideas to support our local economy.

Thank you,

[REDACTED] s.22(1)

WV

**From:** Nicole Brassard <nbrassard@globalpublic.com>  
**Sent:** Tuesday, March 29, 2022 4:42 PM  
**To:** correspondence  
**Cc:** Ken Beattie  
**Subject:** Bylaw Amendments to Support the Local Economy  
**Attachments:** Letter to Clerk - District of West Vancouver.pdf

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Good afternoon,

Please find attached a letter submitted on behalf of the BC Craft Brewers Guild in support of Bylaw Amendments to Support the Local Economy.

Thank you very much,

**Nicole Brassard** (she/her)  
Associate Vice President

**Global Public Affairs**  
#1650, 999 West Hastings, Vancouver  
C (604) 240-5788  
[nbrassard@globalpublic.com](mailto:nbrassard@globalpublic.com)  
[www.globalpublicaffairs.ca](http://www.globalpublicaffairs.ca)



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Ken Beattie, Executive Director  
British Columbia Craft Brewers Guild  
ken@bccraftbeer.com | 604-306-1500

March 29, 2022

City Clerk  
District of West Vancouver  
750 17th Street  
West Vancouver BC V7V 3T3

correspondence@westvancouver.ca

**Re: Bylaw Amendments to Support the Local Economy**

On behalf of the BC Craft Brewers Guild, we are pleased to support the Bylaw Amendments to Support the Local Economy that would enable breweries, cideries, wineries, and distilleries in West Vancouver.

As you may know, the BC Craft Brewers Guild represents craft brewers from all over BC. With over 225 member breweries and growing, our Guild works closely with local and provincial government to sustain and improve support for BC Craft Breweries that create local jobs and boost local economies in about 60 communities across BC. We are also in partnership with Destination BC encouraging beer tourism through our website and app; The BC Ale Trail. This destination marketing program currently involves over 200 of our breweries in 21 self-guided trails in over 50 communities around the province.

By adding breweries, cideries, wineries, and distilleries to the District of West Vancouver, the District can reap the economic benefits and job creation opportunities that this industry has successfully created across the province. In 2021, annual revenue from BC craft beer exceeded \$330 million and employed over 4,500 British Columbians.

Thank you very much for this opportunity to provide our feedback and we look forward to working collaboratively with you to support small businesses across the District of West Vancouver.

Sincerely,

Ken Beattie, Executive Director  
British Columbia Craft Brewers Guild

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, March 29, 2022 3:12 PM  
**To:** correspondence; Heather Keith  
**Subject:** Foreshore Bylaw Submission for Mar 26 2021  
**Attachments:** Foreshore Bylaw Adjustment Request Letter to West Van Mar 29 2022.pdf

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Hello,

Will you please be kind enough to confirm receipt and inclusion of the attached letter for deliberation in the Foreshore Bylaw discussions tonight?

Best Wishes,

[REDACTED] s. 22(1)

<p><b>Exemptions from the requirement of a Development Permit:</b></p>	<ul style="list-style-type: none"> <li>• Interior renovations to existing buildings</li> <li>• Exterior renovations, repairs, or alterations to existing buildings or structures <u>except when the following is within 15 m of the natural boundary of the ocean:</u> <ul style="list-style-type: none"> <li>○ an increase in the size of the existing structures; or</li> <li>○ Removal and reconstruction of structures <b>excluding reconstruction due to fire, earthquake, tree-fall or natural disaster.</b></li> </ul> </li> </ul>
--	---

Dear Mayor, Council & Staff,

My wife and I have lived in our home s. 22(1) for s. 22(1) We are now senior citizens, and our house is almost as old as we are. Our home was built s. 22(1) long before setbacks, so part of the house is within 15m of the foreshore - but only if we pretend the world is flat!

Although our home is less than 15m horizontally from the ocean, we are at a greater distance, because our house is 20 metres vertically above the natural boundary of the sea. It's much higher than the year 2200 Flood Construction Levels referenced in the proposed new bylaw.

The problem is, that the proposed bylaw appears to prohibit removal and reconstruction of structures that are within 15m of the natural boundary of the ocean, while it specifically allows reconstruction elsewhere. Since the bylaw makes no mention of vertical separation in the excerpt above, we must assume that the 15m may be measured as though our steep property is flat.

**We are very fearful, that without a small but important amendment, our home and homes of others may suddenly and inadvertently become non-conforming, which could conceivably lead to losing our house!**

We do not want our property to be devalued. We do not want insurance to become prohibitively expensive. And we do not want to live in fear that we can't quickly and most affordably repair our home if there is unexpected damage from fire, earthquake or natural disaster. We are surrounded by very tall trees that we have maintained for decades. If one falls on our roof, we don't want to wait on pins and needles for a Development Permit that may or may not ever be issued!


Nor do we want to be forced to abandon our home just because a portion within the 15m zone is damaged, or if someone interprets the bylaw to apply to our entire house, just because a small part of it is in the 15m zone.

We have reviewed correspondence that you have considered from other landowners, and have watched as you've defended against unintended consequences.

**In this case, will you please add words like those shown in red above, so that all property owners who have any part of their existing house within 15m of the foreshore can rest easier, knowing they may repair their home in the event of unexpected natural disaster?**

Sincerely yours,

s. 22(1)

**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Tuesday, March 29, 2022 9:12 PM  
**To:** correspondence  
**Subject:**  Economic Update: With BlueShore Financial, CapU, BCBC, and Central 1

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West Vancouver Chamber of Commerce

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## Economic Update:

The Drive for Recovery and the Forces at Work

**TOMORROW - March 30th, 3pm-4:30pm**

\*FREE for WVCC Members and Non-Members

Without question, the pandemic has taken a toll on businesses, employers, employees, as well as many local residents. Now, after a two years of ups-and-downs, and as we look to business recovery, inflation is changing the landscape once again. At this session attendees will hear from industry experts and business leaders on the challenges and opportunities they see moving forward in 2022.

With a deep understanding of regional businesses, the WV Chamber is honoured to welcome [Chris Catliff](#) - President & CEO, BlueShore Financial, [Paul Dangerfield](#) - President, Capilano University, [David Williams](#) - Vice President, Policy, Business Council of BC, [Bryan Yu](#) - Chief Economist, Central 1 for what is certain to be an informative conversation on recovery, resilience, and new growth.

Questions may be submitted in advance.

[Register Here](#)

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# Annual conversation with the Mayor

**With special guest Kevin Quinn, CEO - TransLink**

Thursday April 7th, 2022 - 5:30pm-9pm

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

**Members \$55 / Non-Members \$65**

\* More information and tickets [HERE](#) \*

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## Let's Do Lunch! WEDNESDAY POWER LUNCH SESSIONS

[Are you managing or leading? What's the difference?](#)

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

**\*FREE for WVCC Members and Future Members**

'Managers do things right, leaders do the right thing. We need both.'... Warren Bennis. Are you a manager or a leader, and how do you know? Which is better for your business? In fact, both skills sets are needed: leadership to set the vision, and management to execute. This workshop encourages you to take a look inward to examine what your business needs BOTH in terms of leadership and management, and how you can take the first steps toward meeting those needs.

*Presented in partnership with Capilano University Continuing Studies*

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ARTS FACILITIES ADVISORY COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, FEBRUARY 16, 2022**

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(9)(a)

Committee Members: C. Sully (Chair), M. Beckerman, R. Finley, G. Froome, B. Helliwell, E. McHarg, G. Nicholls, J. Webb, J. Wexler, R. Yaworsky; and Councillor B. Soprovich attended the meeting via electronic communication facilities. Absent: R. Brown and L. Nahanee.

Staff: C. Rosta, Cultural Services Manager (Staff Liaison); D. Niedermayer, Senior Manager, Cultural Services; D. Powers, Director, Community Relations & Communications; A. Mafi, Communications & Engagement Manager; and F. Costa, Cultural Services Department Secretary (Committee Clerk) attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 2:06 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the February 16, 2022 Arts Facilities Advisory Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the January 25, 2022 Arts Facilities Advisory Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Arts & Culture Advisory Committee Update**

R. Finley reported that the Arts & Culture Advisory Committee (ACAC) had a brief discussion about the Arts Facilities Advisory Committee (AFAC) work plan. The ACAC expressed interest in meeting with the AFAC in the spring when there is something the AFAC has to share.

It was Moved and Seconded:

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

CARRIED

## **5. Review of Terms of Reference**

Staff reviewed the Terms of Reference (ToR) and confirmed that the Committee's role is to develop and recommend: a facility working vision and concept, a governance model, and a capital funding framework.

The Director of Community Relations & Communications informed the Committee that a community engagement plan is being developed in partnership with the Community Engagement Committee. Community engagement is tentatively scheduled for the summer months to align with existing cultural events and activities. The community engagement plan will focus on addressing information from the Arts Facilities Plan needs assessment, sharing information about current cultural programs and services, and condition of cultural facilities. A discussion was held regarding the timeline for community engagement.

It was Moved and Seconded:

THAT the discussion regarding Review of Terms of Reference be received for information.

CARRIED

## **6. Work Plan 2022**

The Committee discussed and reviewed the draft Work Plan 2022. Committee members suggested that subcommittees be formed to support the workload. The Committee confirmed a draft work plan to be presented for Council's consideration.

It was Moved and Seconded:

THAT the Work Plan 2022 be presented to Council for consideration.

CARRIED

## **PUBLIC QUESTIONS**

### **7. PUBLIC QUESTIONS**

B. Chaworth-Musters had questions about the information during the previous engagement process held in May and June 2021.

J. Lord thanked the committee for their work and expressed interest in the facility vision and concept planning.

## **NEXT MEETING**

### **8. NEXT MEETING**

Staff confirmed that the next Arts Facilities Advisory Committee meeting is scheduled for March 16, 2022 at 2 p.m.

9. ADJOURNMENT

It was Moved and Seconded:

THAT the February 16, 2022 Arts Facilities Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 3:49 p.m.

Certified Correct:

s. 22(1)  
\_\_\_\_\_  
Chair

s. 22(1)  
\_\_\_\_\_  
Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PUBLIC ART ADVISORY COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
THURSDAY, MARCH 3, 2022**

---

Committee Members: E. Fiss (Chair), P. Azarm Motamedi, A. Green, B. Kaiser, and N. von Meyenfeldt attended the meeting via electronic communication facilities.  
Absent: J. Wong and Councillor P. Lambur.

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

**1. CALL TO ORDER**

The meeting was called to order at 2:18 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the March 3, 2022 Public Art Advisory Committee meeting agenda be approved as circulated.

CARRIED

**REPORTS / ITEMS**

**3. Navy Jack Point Park Public Art Project Discussion**

B. Kaiser updated the committee on the Selection Panel's (Panel) process to select an artist or artist team for the Navy Jack Point Park and Weston Park public art projects. The recommended artist team for the Navy Jack Point Park project met with the Panel to review the concept on February 15, 2022 where it was determined their concept could not be chosen for this site due to technical and sighting issues that were not previously completely understood by the Panel nor the artist team. This was brought to the February 15, 2022 PAAC meeting at which time the following resolution was passed:

THAT

1. the proposal submitted by the recommended artists for Navy Jack Point Park be rejected; and
2. another call for artists be developed with more detailed information on technical and sighting limitations.

Discussion ensued regarding allowing the recommended artist team an opportunity to submit a revised design concept before starting over with a new Call to Artists. All members agreed that it would be more equitable to offer all three shortlisted artists for Navy Jack Point Park the opportunity to submit a new concept with revised instructions on the technical and sighting limitations of the site.

It was Moved and Seconded:

THAT a revised set of guidelines be issued to the shortlisted artists including Brent Bukowski, Imu Chan and artist team Cathy Chan and Ellie Niakan with the opportunity to present new concept proposal for the Navy Jack Point Park Public Art Project.

CARRIED

**PUBLIC QUESTIONS**

**4. PUBLIC QUESTIONS**

There were no questions.

**NEXT MEETING**

**5. NEXT MEETING**

Staff confirmed that the next Public Art Advisory Committee meeting is scheduled for March 15, 2022 at 3 p.m.

**6. ADJOURNMENT**

It was Moved and Seconded:

THAT the March 3, 2022 Public Art Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 3:05 p.m.

Certified Correct:

s. 22(1)

s. 22(1)

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Committee Clerk

From: Jenn Moller <jmoller@westvancouver.ca>

Sent: Monday, March 28, 2022 10:56 AM

To: [REDACTED] s. 22(1) correspondence <correspondence@westvancouver.ca>

Cc: Sheryl LeBlanc <sleblanc@westvancouver.ca>; Shelley Weal <sweal@westvancouver.ca>

Subject: RE: The outside patio for Ancora restaurant

Hi [REDACTED] s. 22(1) :

Thank you for your email.

The District does not disclose permitting status or related matters specific to an permit application outside of the person(s) applying for the permit or designated representative of the applicant applying for the permit. Any applications received would be reviewed and issued in accordance with the council approved guidelines for the temporary programming.

Having said that, I can advise you that the District is not in receipt of an application at this time for a temporary patio for any businesses with tenancy at the Grosvenor building.

Regards,

Jenn Moller, P.Eng

Director, Engineering & Transportation | District of West Vancouver

604-925-7171 | westvancouver.ca

(B)(1)(d)

**From:** s. 22(1)  
**Sent:** Saturday, March 26, 2022 1:44 PM  
**To:** correspondence  
**Cc:** Sheryl LeBlanc  
**Subject:** The outside patio for Ancora restaurant

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s. 22(1). During Last summer's Covid dilemma that disallowed inside eating , patios were constructed s. 22(1) at the 2 restaurants . The one constructed outside of Ancora was so poorly used because of winds (between the buildings is like a wind tunnel ) or it was too hot or it rained .. For whatever reason it was mostly in disuse with only scattered sittings . Then , with the season over , the geraniums dead for some many weeks ,and the furniture in disarray , they finally took it down . This was well into the fall season . It impedes the sidewalk and I really do not understand why they would consider wanting to raise it again other than perhaps for advertisement .It was certainly not pretty to look at and it is in my opinion totally unnecessary because of the space they have in their smaller patio close in to the building and inside .( I have never seen that restaurant full and I walk past frequently .) Apparently they have applied to do the same this year and if in the same area ,right out front and impeding the sidewalk ,I think it should not be allowed . Please look at this licensing carefully giving due consideration to the residents of this upscale building Thank you for considering Sincerely , s. 22(1) .

Sent from my iPad

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

---

**From:** Jim Bailey  
**Sent:** Tuesday, March 29, 2022 2:15 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** Jim Bailey; Christie Mills; correspondence  
**Subject:** Correspondence re Unfinished house on Queens

Hi [REDACTED] s. 22(1)

This property appears on the DWV Abandoned Houses list. Last week staff reached out to the owner and contractor with some measured success. We understand that the owner intends to resume construction in the fall of this year. In the meantime the owner is required to pay permit extension fees without delay, to ensure a valid permit is on record for the completion of the work. The owner has also committed to attend to the appearance and maintenance of the property until construction/completion work resumes. While our Bylaws do not specifically regulate the timing or schedule of the construction itself, we continue to pursue methods to compel the owner to complete.

Further to this, enforcement measures will be taken as required by the DWV Building and Good Neighbour Bylaws.

Thanks,  
Jim

**Jim Bailey** (he, him, his)  
Director of Planning and Development Services | District of West Vancouver  
t: 604-925-7058 | [westvancouver.ca](http://westvancouver.ca)

---

We acknowledge that we are on the traditional, ancestral and unceded territory of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation), sə́ilwətaʔ (Tsleil-Waututh Nation), and x̣ʷməθkʷəy̓əm (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:** Tuesday, March 15, 2022 3:05 PM  
**To:** correspondence  
**Subject:** Unfinished house on Queens

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Hi,

I would like to know what is going on with the house on 2302 Queens Ave (corner of Queens and Orchards Way), that has been in the process of being built for the last 6 or so years. It seems to me that when the vacancy tax was initiated the construction of this house stopped. I did not realize that a house could be half built for years with no consequences. Can something be done so that this house can be completed and either, rented, sold or lived in. It's been an eyesore for far too long.

I would appreciate a response. Thank you for your time. Much appreciated.

[REDACTED] s. 22(1)