

COUNCIL CORRESPONDENCE UPDATE TO JANUARY 25, 2023 (8:30 a.m.)

Correspondence

- (1) 19 submissions, January 18-24, 2023, regarding Proposed Zoning Amendment, Official Community Plan Amendment, and Development Permit for 671, 685, and 693 Clyde Avenue and 694 Duchess Avenue**
- (2) Ambleside Dundarave Business Improvement Association, January 19, 2023, regarding “ADBIA January 2023 Newsletter”**
- (3) January 20, 2023, regarding “DWV 2023 Budget”**
- (4) January 24, 2023, regarding “How high can it go?”**
- (5) Urban Tree Alliance, undated, regarding Protection and Conservation of the Urban Forest (Received at the January 23, 2023 Council meeting)**
- (6) Committee and Board Meeting Minutes – Lower Caulfeild Advisory Committee meeting October 19, 2021; Design Review Committee meeting April 21, 2022; Arts Facilities Advisory Committee Capital Funding Subcommittee meeting November 10, 2022; Board of Variance hearing November 16, 2022; and Public Art Advisory Committee meeting December 21, 2022**

Correspondence from Other Governments and Government Agencies

- (7) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), January 18, 2023, regarding “Valentines for Vets 2023”**

Responses to Correspondence

- (8) Financial Services, January 23, 2023, response regarding “DWV 2023 Budget”**

From: [REDACTED] s. 22(1)
Sent: Wednesday, January 18, 2023 11:58 AM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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

[REDACTED] s. 22(1)

West Vancouver, BC.

[REDACTED] s. 22(1)

18 Jan 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

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

Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

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

I believe this is one more scam to enrich developers and investors as well as West Vancouver tax department using a fake "affordable housing" inducement for tiny bed sitters that no average worker could afford. Further it appears that no traffic estimates have been provided.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, January 18, 2023 12:20 PM
To: correspondence; Sharon Thompson; Peter Lambur; Nora Gambioli; Christine Cassidy; masager@westvancouver.ca; Linda Watt; Scott Snider
Subject: Micro Units to Public Hearing.-January 23?

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

Dear Mayor Sager, council members,

I am writing to you in order to express my support for the motion coming to council, I believe on January 23, to move the development proposal planned for Clyde/Duchess Avenue forward to public hearing.

As you know, and as each of you confirmed ,in our last municipal election, housing (access, affordability , diversity, tenancy)was at the forefront of issues of concern in our municipality.

The proposal put forward by Park Royal to create accessible, affordable all rental Micro Units at 671,685,693 Clyde Avenue, and 694 Duchess Ave is innovative, very unique-and certainly worth our community's time to consider, learn about and discuss.

Problems, issues ,such as our housing needs cannot be solved without community input and awareness . The motion to send it to public hearing will promote such involvement and will ,regardless of the final decision, allow for each of us to get even more knowledge of possibilities available to deal with this critical issue.

I very much look forward to your individual support of this motion at the upcoming Council meeting.

Respectfully

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, January 18, 2023 8:47 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

West Vancouver

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Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

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

Adding more congestion to the area is extremely unsafe. High traffic volume allows no reasonable access for emergency services. traffic congestion is unbearable. During the election Mayor Sager said this was something he would aim to reduce and this does the opposite. We can't go through another 3 years with counsel not listening to the residents.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, January 18, 2023 9:35 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nera Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

W., Vancouver Canada.

19 Jan 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

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

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

This is my vote:

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

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

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, January 19, 2023 4:54 PM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

West Vancouver

19 Jan 2023

Dear Mayor Sager and Councillors District of West Vancouver:

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Location: Taylor Way & Clyde Ave
Affordable if Tenant's gross income is more than \$84,000
Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

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

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

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

Please vote no to this development that does not help with affordable housing and all it does is make traffic in a heavily congested area even worse.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, January 19, 2023 8:41 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units = +

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[REDACTED] s. 22(1)

West Vancouver
[REDACTED] s. 22(1)

19 Jan 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

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

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

This is my vote:

- I am in FAVOUR of the proposed 201 unit development at Taylor Way and Clyde

I am in support of the proposed 201 micro rental unit development at Taylor Way and Clyde because it brings positive impact to the community. We need housing variety and most importantly rentals in the immediate proximity of Park Royal to support rapid transit, employee housing, young adults housing and senior housing. Not every retiree has pension and if this is the only way my almost [REDACTED] s. 22(1) son can learn how to live independently and get out of the basement. So be it.

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, January 19, 2023 11:25 PM
To: [REDACTED] s. 22(1) Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)

west van [REDACTED] s. 22(1)

20 Jan 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

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

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

This is my vote:

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

I would urge you to vote for the Clyde & Taylor Way 201 unit development because we need affordable housing in West Vancouver. Canadian average income is NOT 84k, 46\$/hr. People are making around 15-20\$ MAX. This is not affordable housing as its being marketed. Its utter lie ans manipulation.

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

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

Thank you.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, January 20, 2023 7:34 AM
To: [REDACTED] s. 22(1); Christine Cassidy; Linda Watt; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Mark Sager; correspondence; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units = +

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[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

20 Jan 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

Proposed Development of 201 Rental Units in 6 floors

Location: Taylor Way & Clyde Ave

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

Your file: 05.1010.20/21 - 185.2022

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

This is my vote:

- I am in FAVOUR of the proposed 201 unit development at Taylor Way and Clyde

I would urge you to vote for the Clyde & Taylor Way 201 unit development because we need affordable housing in West Vancouver.

That said, your definition of "affordable" needs to be in line with actual incomes of those who need these suites the most, which does not appear to be the case.

Thank you.

[REDACTED] s. 22(1)

From: Robert Samways [REDACTED] s. 22(1)
Sent: Friday, January 20, 2023 1:34 PM
To: correspondence
Subject: 671-685-693 Clyde development proposal
Attachments: West Vancouver Council Letter - Clyde Walkways.docx

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Your Worship, Councillors:

My name is Robert Samways, and I am a resident and member of the strata council for 533 Waters Edge Crescent in West Vancouver, BC.

I am writing this letter on behalf of the strata council above for your consideration regarding concerns with the proposed development at 671-685-693 Clyde Avenue, West Vancouver, BC.

The current proposal does not show improvements to the south side of Clyde Avenue and Taylor Way pedestrian walkways. The developer owns the parkade structure these walkways surround, and these walkways need to be improved to accommodate the increase in pedestrian traffic. A parkade entrance and exit cross the walkway, which is in poor condition and has insufficient lighting on each side.

We request this improvement be added to the above proposal to meet the increased pedestrian traffic introduced by this residence safely.

Thank you for your consideration.

Robert Samways

West Vancouver Council
Municipal Hall
750 17th Street,
West Vancouver BC
V7V 3T3

January 19, 2023

Your Worship, Councillors:

My name is Robert Samways, and I am a resident and member of the strata council for 533 Waters Edge Crescent in West Vancouver, BC.

I am writing this letter on behalf of the strata council above for your consideration regarding concerns with the proposed development at 671-685-693 Clyde Avenue, West Vancouver, BC.

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We request this improvement be added to the above proposal to meet the increased pedestrian traffic introduced by this residence safely.

Thank you for your consideration.

Robert Samways

On behalf of Strata Counsel
533 Waters Edge Crescent
West Vancouver

From: [REDACTED] s. 22(1)
Date: January 20, 2023 at 2:50:15 PM PST
To: Mark Panneton <mpanneton@westvancouver.ca>
Subject: PETITION .. Taylor Way & Clyde Proposed Development

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Hi Mr. Panneton.

Attached is a 'electronically signed' petition tendered pursuant to section 82 of the Community Charter. A petition to a council is deemed to be presented to council when it is filed with the corporate officer (you). The attached PDF is not friendly and if it is easier here is the link to a web version of the letter/petition to Council:

https://secure-web.cisco.com/1IjmuSqCWhDWCYn639eKNTfykpbRvh_v3ukO2fhSdUdMYsRUn5Nb_7qfXs9yUyxx4eyx5jJHv2FMY6TdXGn6WoKK1H-6mfNvvjsjCwEtLwbCdoIm0lBwilgpHJ5r8_DDwE5k-U0bfPyP6-PjmxgtpJCPFPorl6aVFAC8bp3C_J137-WErcShGPHzAmsCLvzH1EQ3bNvbiu0VT43FzM2xIYfFp9gN1LelSxIhXUI52LXjsMaB47qJnA3DqzSXqMzgnZn7yolk5IpxwDGoUwbqe4QnNTiTNsTGmJkYKaKxd05AFiQzkV0YoG3DB0jKltS/https%3A%2F%2Fd19cgyi5s8w5eh.cloudfront.net%2Fusr%2F0bd0f83009059fcd1b6410647d16ab47%2Feml%2FkPZdpR5QQWelzVrdqg4d7Q%3Fe%3Dcjensenl%2540uniserve.com%26a%3De8j8df52TNCi8VUeXUVFFw%26f%3D%26t%3D1

[it is designed for cell phone viewing because the majority of people receiving our emails view on a cell phone]

The letter was sent to Mayor Sager and all Councillors by email and none of the email(s) have been opened. Gambioli and Lambur would not have received the email because they have blocked our emails. Is it appropriate for a councillor to block email from a WV resident? (academic interest .. don't really care).

Please ensure that this letter to the Mayor & Councillors is delivered to all parties as contemplated in section 82(1) of the Community Charter.

Please confirm receipt. Please confirm if you are satisfied that the petition has been 'signed' and if not please notify me.

If you require the original signed petition then I will bring it to Municipal Hall.

I am the sole petitioner as contemplated in section 82 of the Community Charter and represent about 400 West Vancouver Residents who responded to the survey and it really is a petition from 400 West Vancouver residents.

Thank you

s. 22(1)

West Vancouver, BC

s. 22(1)

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**Civix Survey
Results: Proposed
Clyde Ave Micro
Units Development
– 87% OPPOSED**

**Letter to West Vancouver
Council – 2 minute read**



[View Online](#)

**Civix Survey Results About
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

**To: WV Mayor & Council
cc: Civix Members**

**Fr: Claus Jensen,
President, Civix West Van**

Survey Results Proposed Micro Units on Clyde

This memo contains some the key results of a recent survey of people who certified that they were WV residents.

About 40% of responses originated from Facebook advertising and 60% from CiviX members. Because of this mix, it is our view the people responding are representative of the community as a whole.

Civix Survey Results Proposed Clyde Ave Micro Units Development – 87% OPPOSED

Value	Percent
I OPPOSE the proposed 201 unit development at Taylor Way and Clyde	86.6%
I ABSTAIN from voting on the proposed 201 unit development at Taylor Way and Clyde	1.2%
I am in FAVOUR of the proposed 201 unit development at Taylor Way and Clyde	12.2%

People were asked 'why did you vote as you did? Here are their responses

**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

OPPOSE

17. You voted to OPPOSE the development (Required Please) Please rank the main reasons why you voted against this development laptop: Move most Important reason first to the top cell: click 1, 2, 3 etc

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Traffic analysis should include all additional traffic	1		1,089	208
The Taylor Way Local Area Plan not done	2		792	166
Units are not affordable to target renters	3		737	166
This is "spot zoning"	4		508	124
No carbon emission analysis	5		244	85
Other - none of options	6		103	43

Lowest Rank Highest Rank

**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 12% FAVOUR**

FAVOUR

16. You voted in FAVOUR of the development
 (Required Please) Please rank the main reasons why you voted for this development laptop: Move most important reason on top (first) cell: pick statement, click 1st then, 2, 3 etc

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Must build diversity of housing	1		140	23
Need affordable rental housing	2		127	22
Micro (350 Sq Ft) Rental Units good option	3		111	21
This is a rental property	4		82	16
Land not useful for much else	5		75	16
Other .. none of reasons given	6		25	8
Developer (Park Royal) deserves this	7		14	9

Lowest Rank Highest Rank

**Civix Survey Results
 Proposed Clyde Ave Micro Units
 Development – 1% ABSTAIN**

ABSTAIN

18. You ABSTAINED from Voting(Required Please)
 Please rank the main reasons why you abstained from voting on this development laptop: Move most important reason first to the top cell: click 1, 2, 3 etc

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Not enough information	1		13	3
Other .. none of the reasons offered	2		9	2



**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

- 834 people 'arrived' at the Clyde Micro Units Civix sponsored Survey.
- 335 people certified that they were West Vancouver full time residents.
 - 40% from Facebook
 - 60% Civix members
- 38 people sent their a letter to council in which they explained their vote
- Facebook only survey takers 14% FAVOUR and 86% OPPOSE .. similar to others
- Our conclusion is that this is a representative sample of engaged WV residents

**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

At the inaugural council meeting (Nov 2022) Mayor Sager committed council “...to listen to the opinions of West Vancouver citizens...”.
(council meeting video at 6:14:32)

- ❖ Based on currently available information, 86% of a representative sample of West Vancouver residents are opposed to the 201 Micro Unit development on Taylor Way & Clyde
- If additional information, like the economic benefits to the DWV, is provided by council then residents' opinions may change

**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

Based on the overwhelming opposition to the proposed by residents of the development at Taylor Way & Clyde, it is our view that Council should stop spending any more time on this (and other development) applications until after the 2023 budget cycle is

completed.

In our opinion Council should focus, focus, focus on the \$180 million dollar 2023 budget (1); weekly meetings of councillors is necessary and appropriate.

There are many 'political' 2023 budget decisions Council must make and instruct DWV staff as to what Council wants.

(1) 2021 consolidated statement of operations in Annual Report was \$180 million

**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

For example, what drives the need for another 14 FTE (Full Time Equivalent employees

The big picture is that WV population growth 2016 – 2021 was 3.9% to 44,122 residents in 2021; this is .7% per year increase.

What would cause a .7% increase (2022 to 2023) in population to require a 2% increase in staff?

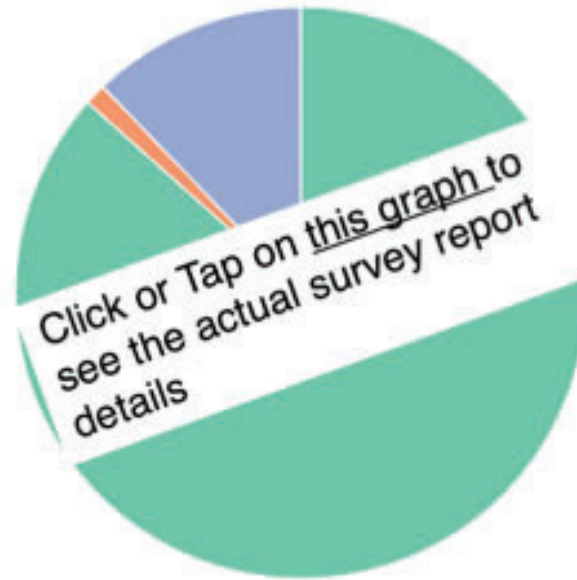
In our opinion, the 2023 Budget should be DWV Council number one focus and only focus until the budget is passed.

Yours truly
Civix West

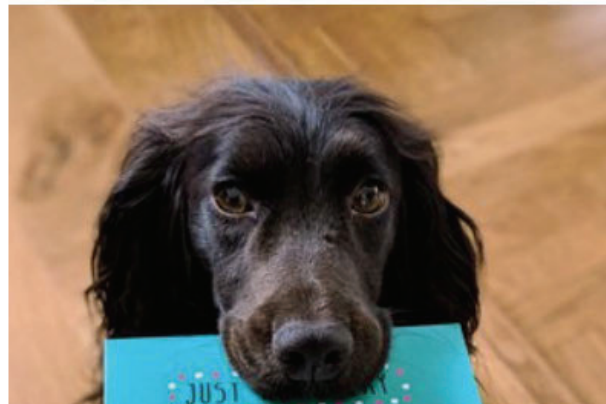
CIVIX west van

Per Claus Jensen, President

Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED



- I OPPOSE the proposed 201 unit developme...
- I ABSTAIN from voting on the proposed 201 ...
- I am in FAVOUR of the proposed 201 unit de...





For participating
in CiviX Surveys



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

HOUSEKEEPING - We

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

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Your first name:

Your surname:

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

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registered office: 400 - 575
Granville, Vancouver,
British Columbia

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From: WestVan Surveys [REDACTED] s.22(1)
Sent: Friday, January 20, 2023 2:53 PM
To: correspondence
Subject: 📧 Survey result Taylor Way & Clyde development =+

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Clyde Ave Micro
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– 87% OPPOSED**

Letter to West Vancouver
Council – 2 minute read



[View Online](#)

**Civix Survey Results About
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

To: WV Mayor & Council
cc: CiviX Members

Fr: Claus Jensen,
President, CiviX West Van

**Survey Results Proposed
Micro Units on Clyde**

This memo contains some the key results of a recent survey of people who certified that they were WV residents.

About 40% of responses originated from Facebook advertising and 60% from CiviX members. Because of this mix, it is our view the people responding are representative of the community as a whole.

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Civix Survey Results Proposed Clyde Ave Micro Units Development – 87% OPPOSED

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ABSTAIN

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Not enough information	1		13	3
Other .. none of the reasons offered	2		9	2
I do not feel qualified to make this decision	3		8	2
We elect a council to make these type of decisions	4		2	1
I do not want to upset my friends	5		1	1

Lowest Rank Highest Rank

Civix Survey Results Proposed Clyde Ave Micro Units Development – 87% OPPOSED

- 834 people 'arrived' at the Clyde Micro Units Civix sponsored Survey.
- 335 people certified that they were West Vancouver full time residents.
 - 40% from Facebook
 - 60% Civix members
- 38 people sent their a letter to council in which they explained their vote
- Facebook only survey takers 14% FAVOUR and 86% OPPOSE .. similar to others
- Our conclusion is that this is a representative sample of engaged WV residents

Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED

At the inaugural council meeting (Nov 2022) Mayor Sager committed council “...to listen to the opinions of West Vancouver citizens...”.
(council meeting video at 6:14:32)

- ❖ Based on currently available information, 86% of a representative sample of West Vancouver residents are opposed to the 201 Micro Unit development on Taylor Way & Clyde
- If additional information, like the economic benefits to the DWV, is provided by council then residents' opinions may change

Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED

Based on the overwhelming opposition to the proposed by residents of the development at Taylor Way & Clyde, it is our view that Council should stop spending any more time on this (and other development) applications until after the 2023 budget cycle is completed.

In our opinion Council should focus, focus, focus on the \$180 million dollar 2023 budget (1); weekly meetings of councillors is necessary and appropriate.

There are many 'political' 2023 budget decisions Council must make and instruct DWV staff as to what Council wants.

(1) 2021 consolidated statement of operations in Annual Report was \$180 million

**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**

For example, what drives the need for another 14 FTE (Full Time Equivalent employees

The big picture is that WV population growth 2016 – 2021 was 3.9% to 44,122 residents in 2021; this is .7% per year increase.

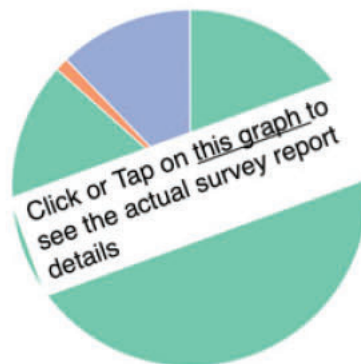
What would cause a .7% increase (2022 to 2023) in population to require a 2% increase in staff?

In our opinion, the 2023 Budget should be DWV Council number one focus and only focus until the budget is passed.

Yours truly
CiviX West Van

Per Claus Jensen, President

**Civix Survey Results
Proposed Clyde Ave Micro Units
Development – 87% OPPOSED**



- I OPPOSE the proposed 201 unit developme...
- I ABSTAIN from voting on the proposed 201 ...
- I am in FAVOUR of the proposed 201 unit de...



For participating
in CiviX Surveys



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From: [REDACTED] s. 22(1)
Sent: Friday, January 20, 2023 4:12 PM
To: Sharon Thompson; Peter Lambur; Nora Gambioli; Christine Cassidy; Mark Sager; Linda Watt; Scott Snider; correspondence
Subject: Clyde Ave 201 microunits

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Dear Mayor and Council,

I am writing to ask you to vote in favour of this proposal when it comes before council on Monday Jan 23

It is important that this go to a first reading so that there is an opportunity for Council to hear from the citizens of West Vancouver of their views on this proposed development.

For the sake of DEMOCRACY please vote in favour of this proposal going to a first reading (and therefore a public hearing).

Sincerely yours

[REDACTED] s. 22(1)

West Vancouver, BC

From: s. 22(1)
Sent: Saturday, January 21, 2023 11:02 PM
To: correspondence
Subject: Clyde Avenue proposed rental apts

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To the Council,

I just saw the proposal for a building to be erected at the corner of Clyde and Taylor Way.

The size of the units are much too small. We need affordable family units in West Vancouver. The people who work here have families and cannot afford to rent apartments in the area.

This hotel room sized rentals would be cheaper than renting monthly hotel accommodation for people who own houses in Whistler and work in Vancouver. It would also allow them to claim their current home as a principal residence.

The purpose of affordable housing is to allow people who work locally to be able to live here. This would not accomplish that goal.

Building 200 units on this corner is expecting the parking lot and access to Park Royal to be there forever.

Any visitors and people with cars who would live in the 200 unit building would have to park somewhere else. Clyde Street has very little street parking and during the day visitors, delivery people and contractors to Amica use most of it. The City has parking allocations for a reason. Why on earth would you lower them for this building?

Their proposed rooftop garden would be extremely noisy. Have you ever stood close to Taylor Way? The noise would reverberate to the rooftop and sound louder than on ground level.

At the other end of Clyde there is an abandoned care building. It is a very large building with many parking spaces and lots of green space. It is a quiet location and I assume it will be coming to Council for permits one day if it hasn't already. This would be a suitable place for rental units. Hopefully they could be affordable, and it would be a wonderful way to house families of the workers we are trying to attract.

When the construction of the 80 unit strata on 6th St takes place it will have many more cars exiting Clyde to Taylor Way. Adding the abandoned building that can house many units and their cars we will totally overwhelm Taylor Way without adding another 200 studio units.

When people purchase a home in West Van they usually pay attention to the planned development close by. I know I did when I purchased my s. 22(1). The City has a plan in place for the entire area so please say no to this 200 unit amendment for expensive "hotel room" sized suites with too little parking and continue with the already approved higher density for this area.

Thank you for allowing me input.

s. 22(1)

West Vancouver BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, January 22, 2023 1:59 PM
To: correspondence
Subject: Proposed rezoning of 671,685,693 Clyde Avenue & 694 Duchess Avenue.

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Dear Mayor Sager and Council:

We wish to express our strong opposition to the proposed 201 unit development on the above noted property.

The size (height and footprint) as well as the number of suites will negatively impact on this small residential area. In fact, it will basically double the number of residents in the area especially when The Executive on the Park (88 suites) is built on the corner of Marine Drive at Taylor Way. A building of 50-60 units (preferably seniors oriented) would be far more acceptable.

The number of vehicles associated with these two developments will increase accordingly.

While Park Royal Shopping Centre Holdings Ltd. is including only 50 parking stalls in there proposed development, it would be very naive in deed to suggest that only 50 out of the 201 occupants will have a vehicle. In other words, the building will have stalls for 50 vehicles, others will have to park on the street or rent a stall in the parkade across the street.

As the Mayor and Council Members are no doubt aware, the traffic on Marine Drive and Taylor Way is often grid locked throughout the day and totally backed up during rush hour. This situation makes it very difficult to exit Clyde Avenue onto Taylor Way (and using the parkade and overpass to bypass the grid lock is a poor alternative).

This situation will be greatly exacerbated with the addition of the building of the Executive on the Park and the proposed development by Park Royal Shopping Centre Holdings Ltd.

Further, the traffic issue will be affected by the hundreds of tenants and their vehicles who are moving in to the two towers recently completed at Park Royal South (The Gateway Residences).

We would urge the Mayor and Council to defer approval of the proposed development until such time as the roadway infrastructure is upgraded and improved to accommodate the traffic.

We trust that you will give this your most serious consideration.

Regards

[REDACTED] s. 22(1)

[REDACTED] s.22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, January 23, 2023 3:13 AM
To: correspondence
Subject: Submission to: Regular Council Meeting - January 23, 2023, 7:00 PM

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Please submit to: West Vancouver Mayor and Councillors (Mark Sager, Christine Cassidy, Nora Gambioli, Peter Lambur, Scott Snider, Sharon Thompson, and Linda Watt)

Re: 3rd Item on Agenda: Proposed Zoning Amendment,
Official Community Plan Amendment, and Development Permit for 671, 685, and 693 Clyde Avenue, and 694
Duchess Avenue:
Consideration of first reading and public hearing date setting.

Dear Mayor Sager and Councillors,

I am writing to tell you about my worries about this gigantic apartment building proposed for the Taylor Way end of Clyde, and extending up to Duchess Avenue, and which would overlook Taylor Way.

I really feel that this proposed building is entirely unsuitable for this particular area, and for that matter, for West Vancouver as a whole. And I hope you will consider and agree with my reasons:

1. Size of the suites - 350 to 450 sq ft micro apartments. What we need are family sized units for people who work in West Vancouver but have to commute to work here, and otherwise could not afford to live here - and we need them.

Studio/micro apartments whose rental (I understand) will be in the region of +/- \$2,000 a month, would not meet this need. Suites this small would accommodate only one person comfortably, and if the proposed rental is anywhere near that suggested, would amount to \$20,000/24,000 a year, which would equate to one-third to one-half (or more!) of what the people we would hope rent them, make annually - like teachers (av. \$67,000 in WV), firefighters (av. \$52,000 in BC), a concierge (in top hotel) (av. \$46,500), Garbage collector (av. \$67,000), plus all the ancillary workers who keep our community going, and would range from say \$25,000 to \$80,000+. (All these salary estimates are before tax and I obtained from Google.)

2. Number of suites - over 200! So that's a minimum of 200 new residents! (Add to that the residents of the 79 new family-sized apartments on the corner of Taylor Way and Marine Drive, who will be joining them.)

(And in the works soon I'm sure will be the huge ex-long term home on the river that's probably next on the list to be redeveloped.)

3. Parking allocation - where will they end up parking their cars, these 150+ residents with no parking provision in this development? If you think that not providing parking spaces for people will stop them from having a car, I don't think so! They will still have cars, and they will need to park them somewhere. Not on Clyde, and not on 6th, they're both already chock full of cars. And not on Waters Edge Crescent either, that's a private road. So probably in the parking garage that is part of the overpass connecting Clyde to Park Royal North would be their only option - if this is an option, and not restricted.

4. Accessing Taylor Way would become a nightmare - it already is! I can't even think how many cars from this proposed new development would need to join Taylor Way every day! All those who weren't taking public transport, or walking.

And joining them will also be the residents from this new apartment building mentioned above, with its 79 apartments. So maybe 50 to 100 cars wanting to get onto Taylor Way to get to work?

So Clyde will soon become another major traffic problem to be solved, adding to the ones we already have. (We've been fortunate so far in that most of the residents in this small area are retired and the problem hasn't arisen.)

(I can envision this morphing into the construction of a roundabout from Clyde onto Taylor Way in the not too distant future.)

I know you have to provide for more low cost housing in West Vancouver, but I do feel that this proposal is not the right solution. Having all these hundreds of new residents crowded into one small and inappropriate area located so near to a notoriously crowded junction that leads onto one of only two exits from the North Shore into Vancouver, is not a good idea. And micro units are not a good fit for what we need desperately in West Vancouver, which is low cost housing for families.

So I hope you will agree that this is not the best solution, and say no to this project - it's just not the right solution, is it?

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, January 23, 2023 11:16 AM
To: correspondence
Subject: FW: 671, 685, 693 Clyde Ave & 694 Duchess Ave - Clyde Studio Apartments

Importance: High

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I understand that I should have copied you on this email so that it is available for Council's meeting later today. Let me know if there is any other protocol for submitting emails/letters/feedback to Council as this is the first of many I am intending to submit from now on. Thanks. [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

This e-mail and any attachment(s) are confidential and may be privileged. If you are not the intended recipient please notify me immediately by return e-mail, delete this e-mail and do not copy, use or disclose it.

From: [REDACTED] s. 22(1)
Sent: January 23, 2023 1:02 AM
To: 'mark@westvancouver.ca' <mark@westvancouver.ca>; 'ccassidy@westvancouver.ca' <ccassidy@westvancouver.ca>; 'ngamboli@westvancouver.ca' <ngamboli@westvancouver.ca>; 'plambur@westvancouver.ca' <plambur@westvancouver.ca>; 'ssnider@westvancouver.ca' <ssnider@westvancouver.ca>; 'sthompson@westvancouver.ca' <sthompson@westvancouver.ca>; 'lwatt@westvancouver.ca' <lwatt@westvancouver.ca>
Subject: 671, 685, 693 Clyde Ave & 694 Duchess Ave - Clyde Studio Apartments
Importance: High

I am writing to support the proposed Clyde Studio Apartments and support a decision by Council to send this project to public hearing for several reasons including:

1. West Vancouver has become unsustainable as a community because its housing options do not support the needs of its residents, families and workers which creates numerous challenges that cannot be addressed including finding solutions for its lack of new revenue growth, transportation challenges and growing environmental issues and also help to improve its education, cultural and social resources;
2. The Clyde Studio Apartments provide a housing option that will help meet the needs of one or two segments of the housing market that is currently not being sufficiently met;
3. A public hearing will allow the opportunity for a wide cross section of the community to provide Council with important input of the needs this project will serve and identify complementary issues that must also be addressed to serve the broader needs of the community that go beyond any individual development project of this nature;

4. In order for Council to fulfill its key mandate of acting in the best interests of the overall District in terms of its current and future needs, it is important that its new members receive substantive feedback from the wider community that will hopefully focus on solutions to problems that have been created due to significant change during the past several years that has dramatically impaired the character of West Vancouver.

s. 22(1)

Telephone

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, January 23, 2023 5:47 PM
To: correspondence
Cc: Mark Sager; Sharon Thompson; Peter Lambur; Christine Cassidy; Scott Snider; Linda Watt; Nora Gambioli
Subject: NO to Larco Proposal for Clyde Avenue Studio Apartment Market Rentals

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Dear Mayor and Council,

Despite my tardiness, it is my hope that this letter reaches you and you will have had a chance to read it before tonight's regular council meeting, when this topic will be discussed as agenda item #6.

To be clear, I am OPPOSED to the proposed 201 unit development at the North East corner of Taylor Way and Clyde Avenue in its current state. Park Royal Shopping Centre Holdings (Larco) has much more work to do before its project even resembles anything close to providing a community benefit and fulfilling the needs and values of the District of West Vancouver (WV). As Larco's proposal currently stands, it fulfills only the needs and values of Larco, filling its coffers for decades to come should this requested zoning amendment be granted.

Larco's three Clyde Avenue lots are currently zoned as CD30 for at-grade parking and a parking ramp. Though currently assessed at total \$6,703,000 (671 Clyde - \$2,374,000, 685 Clyde - \$2,374,000, 693 Clyde - \$1,955,000), this land is pretty much "worthless" in its permitted current usage. If WV were to grant the up-zoning, those same lots would immediately be worth much more in comparison to the paltry \$4 million that Larco will pay WV in CAC, and the finished product will be worth into the tens of millions if not >\$100 million. I don't pretend to know about such calculations so by all means please correct me if I am wrong here.

But isn't it WV who has the upper hand? It should be WV reaping the benefit of an up-zoning, not Larco! Last week, I attended an unrelated presentation by Altus Group in the Arts Facilities Advisory Committee meeting. I learned how municipalities in the Metro Vancouver area are themselves becoming "developers" by buying land in their district, up-zoning it, and then selling it or, better yet, leasing it to a developer, complete with a clear picture of what the municipality will then permit to be build there. Councillor Snider was in attendance and can better explain how it works. I would like to see WV look into this practice and implement it for this property and/or in general going forward if it proves to be more financially beneficial to the District.

In the Nov 21st, 2022, council meeting some Councillors mentioned about looking into rent-to-own schemes for this site. I propose a further option, known as an Equity Co-operative. We have at least one of these in WV that I know of. Located on District of WV land at 606 14th Street and built in the mid-1980's (when the District identified a need for affordable seniors housing!), it's the Ambleview Place Housing Co-operative for active seniors aged 60 or over. Current assessment - \$18,045,000. A member pays cash for the Membership Shares that are related to the suite that they occupy, currently ranging from \$261,005 to \$435,354 according to its website. You can read all about it at this link and I especially recommend the second link to learn the history of how this co-op came about thanks to the council of the day. An Equity Co-op would be a much better option to help begin to solve the housing crisis for our community. Whilst the member doesn't own their unit, they will have a share in its equity and be actively involved in the governing of the building. Seems a Win-Win to me.

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But that is not the only reason I am opposed. Unlike every supporter of this project, be they communicated by written submissions to Correspondence or respondents to Larco's request for comments or a Director of a WV non-profit group (who shall remain nameless) and who all simply regurgitated the nonsense that Larco is feeding them, I tend to be of the ilk who are inclined (or at least attempt) to exercise critical thinking and justification of my opinions.

Of the 33 submissions published in the Jan 18th, 2023, Correspondence package, 5 were in favour of the development citing affordability (having swallowed Larco's 'affordable' bait hook, line, and sinker) and the oppositions had 12 mentions of the non-affordability, 16 mentions of the traffic issues, and 15 mentions of the spot zoning. I am opposed for the same reasons mentioned.

1. Affordable it is not!

Larco likes to tout how their market rental units will be affordable and attainable. Affordability is being used by it as a marketing method to push the project and appeal for higher density. Even in Senior Community Planner, Erik Wilhelm's, report dated Nov 2nd, 2022, he mentions 'affordable' 8 times without offering any definition of what 'affordable' actually means. Most alarmingly, Larco published this in their recent FAQ and even more alarmingly it was blindly repeated by the aforementioned Director of that WV non-profit group's website.

Larco FAQ:

How much will rent for the apartments be?

The studio apartments will be at market rent. West Vancouver's' inventory of studio apartments is almost non-existent, but based on the housing reports for our community a typical 1-bedroom apartment rents for approximately \$2,500 per month, therefore we estimate these new studio apartments will be in the order of \$600-\$900 less than this.

Non-Profit's website:



Thanks for your s...



West Van Council votes on sending the Clyde Ave project to a public hearing on Monday.

With at least 60% of renters living in dwellings considered unsuitable, inadequate or unaffordable, and some of the highest rents and lowest vacancy rates (availability) in the lower mainland, West Van has a rental housing problem.

The proposed studio apartment building on Clyde Avenue is a step in the right direction, providing 201 more affordable rental units, with the monthly cost expected to be around \$1600-\$1900 (according to Larco).

Mayor Sager and West Van councillors will vote on Monday 23rd January whether or not to send the proposal to a public hearing. It's vital that the community gets an opportunity to give their input.

Please urge mayor and council to send the project to a public hearing.



Mr Amantea was unable to answer this question from Council in the Nov 21st, 2022, meeting so I will answer it for him. The cheapest 1-bedroom at Larco's Gateway Residences East building is on the third floor and went for \$2,520 per month (plus \$150-\$200 parking, storage, utilities, etc). As you go up each floor, the same unit rents for \$30 more. Recently, they had a 1-bedroom available on the 15th floor and, you guessed it, it rents for \$2,880! The West building is not on the market yet but, in an off the record conversation with the leasing agent, I asked how much the only studio in the complex will rent for and was told, estimated around \$2,500!

When International Plaza recently advertised \$1,830-\$1,925 for its up to 400 sq ft studios, be there no doubt that these Clyde studios will be +\$2K per month (plus parking, storage, utilities, etc) for sure. Meaning, to meet the government's affordability calculation of 30% of gross earnings, you need a household income of at least \$80,000 per year. So the target market will hardly be for what Larco touts as retail workers, service workers, ECE workers, etc (and didn't we hear Larco tout that line when Gateway was before Council!) unless prospective renters get busy and couple-up so they have two steady incomes.

International Plaza advert Dec 2022:

International Plaza Apartments

1989 Marine Drive, North Vancouver, BC, V7P 3E9

Contact the Rental Office

1989 Marine Drive, North Vancouver, BC, V7P 3E9

(604) 980-3606

[Inquire](#)

Visits by appointment


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So let's just drop the affordability/attainability factor from any of the decision making, especially bonus density decision making, because these studio units will be neither.

Also, since when is market-rental housing a community benefit if the vacancy rate does not support it! So let's drop the low vacancy rate argument as well. This was another myth that Larco perpetuated when the Gateway proposal went to council. If the Gateway Residence East building is still only 50% leased and the West building will not be released to the market until the East building is nearly full, I just don't buy this low vacancy rate claim.

Also, let's drop that often heard '75% of WV workers cannot afford to live here' claim. First of all, are these workers complaining that they would rather live in a WV apartment instead (in which case, why aren't the Gateway units being snapped up)? Secondly, nobody has the god-given right to live where they work and it's been that way for as long as I've been around. It's called a commute so get used to it and it's a challenge that exists all over the lower mainland, not just here in WV. If you don't like your commute then change your job, there are plenty out there nearer to where you live. Ask yourself, why the policeman who commutes from Maple Ridge to WV for his work just doesn't apply for a job with the Surrey Police Force/RCMP. Maybe because WV is a low-crime community so the police officer is sure to be home safe and sound each night. Why does the municipal manager commute from Coquitlam instead of applying for work at the Coquitlam or at least a closer district hall. Maybe because rumour has it that WV pays better for less work and includes a stipend to cover their fuel costs (which by the way, they continued to be paid in spite of working from home these last 3 years).

So perhaps the draw is that WV is a great and safe place to work and pays better? So perhaps those commuters work here by choice and live elsewhere in a house or condo by choice because they don't want to live or raise their families in a rental apartment which is impossible to do anyway in a shoe-boxed sized studio unit. We shouldn't be forcing the workforce into something they don't even want and the high vacancy rate at Gateway should be telling us that these workers prefer to stay living where they are. A better option would be to coax employees out of their cars (and ditch the fuel stipend) by way of the new Translink Transit-Friendly Employer Certification program and in doing so stay living where you want and can afford and make a positive impact on the climate. I encourage Council to have District staff look into this program.

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2. Adds to traffic congestion, if you can even get safely in/out of Clyde Avenue!

The traffic congestion at the Taylor Way/Marine Drive intersection is notorious so no need to preach to the choir. When it is bad, it is equally bad whether heading south on Taylor Way or East on Marine Drive which then impacts Clyde Ave bound drivers just as much as the bridge bound and NV bound traffic. If it weren't for Park Royal's internal road network and its overpass at Taylor Way, it would be IMPOSSIBLE to avoid that traffic standstill and reach Clyde Ave. Park Royal's internal road network is also an absolute necessity for shoppers to avoid the congested intersection to get to/from the shopping centre and the Upper Levels.

The Clyde Ave intersection with Taylor Way is an accident waiting to happen. Left turning from Clyde Ave onto Taylor Way is restricted during peak hours but that doesn't stop some drivers. But even when it's legal, these drivers must contend with the northbound cars that whizz around that corner at Marine Drive as they merge into the northbound traffic and at the same time the southbound drivers are racing down Taylor Way to make the light or make a left turn onto Clyde Ave. They inch out and in doing so impede the sight line of a driver wishing to turn right from Clyde Ave onto

Taylor Way. So it takes ages before the traffic is clear for the left turner and the right turner must wait until the left turner has cleared their sight line!

I give no weight to Larco's traffic study which, to no one's surprise, concluded there will be minimal impacts on traffic to surrounding road network. Even a minimal impact could be the straw that breaks the camel's back. Hence, before any more development is allowed here, the experts need to determine the maximum capacity of the Clyde Ave/Taylor Way intersection in conjunction with the Taylor Way/Marine Drive intersection and then how close this development brings us to the breaking point.

At 40 parking stalls + 10 visitor stalls, this low ratio of parking stalls to 201 units will not reduce traffic as claimed. The young professionals that can afford to rent these studios are also going to want and be able to afford to have cars. There's the Park Royal parkade right across the street which sits mostly empty so will offer plenty of free parking for the studio dwellers. Should Park Royal seek to redevelop the parkade into housing, as already rumoured, then residents will just park over at Park Royal. For the rest, it just means an increase in the number of taxi's and Uber's coming and going.

By the way, for pedestrians needing to avail themselves of the so called 'close proximity to public transport', the walk from Clyde Ave to the bus stops mid-way at Park Royal is neither a close nor easy nor joyful walk. Those with breathing issues should not even attempt it.

Taylor Way may be the BC's Ministry of Transportation's responsibility but it is the driving public's problem and, as such, Larco together with the District of WV need to be doing their part to push for a solution and doing it now before any new development is approved for this area. I am not talking third crossing here but rather building some kind of bypass so that local traffic and WV traffic to/from NV can move freely without being impeded by the traffic volume and backups to the bridges. Sure any road construction here will cause a lot of disruption over a long period of time but better now before any further development is allowed in this area. Until this traffic issue is satisfactorily addressed, for sure Larco must be made to remain responsible for the maintenance and upkeep of its Taylor Way overpass and Taylor Way on/off ramps.

3. Not before the Taylor Way Local Area Plan

Only the three Clyde Avenue sites fall under the Clyde Avenue Area East of Taylor Way development permit area (DPA). The Duchess site (which Larco cleverly purchased in an attempt to obtain an increased FAR for the Clyde sites) does not fall under the DPA and should not despite Larco's request. More importantly, both the 694 Duchess site and the three Clyde Avenue sites fall under the Taylor Way Local Area Plan (TWLAP) and hence this development should not proceed to public consultation PRIOR to the adoption of the TWLAP.

Reported in the NS News Oct 6th, 2021, "In 2017, WV council has had a policy to not consider rezoning properties that have not gone through a local area planning process unless the project provides some public benefit as determined by council." I assume that policy is still in place and as such there is nothing in this project that offers a community benefit to warrant a re-zoning and/or increase in FAR and/or approval before the TWLAP.

In conclusion, please do not waste any more time and money moving this to a public meeting but rather delay any decision until after the TWLAP is completed. If you deem it viable, please also look into my suggestion of the District of WV purchasing the land from Larco at FMW.

Well if you've got this far in my letter, then congratulations! Thank you for your time and attention.

Sincerely,

s. 22(1)

West Vancouver

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, January 23, 2023 6:47 PM
To: correspondence
Subject: Re: Clyde Ave .. Proposed Development of Micro rental units =+

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

[REDACTED] s. 22(1)

[REDACTED] W., Vancouver Canada.

I have voted in every federal civic and provincial election since I moved here and I live at the [REDACTED] s. 22(1) so I know what the traffics like every day so please think twice about this development. What we really need is a way to direct the traffic off off Taylor way and directly to lions gate bridge. It would help with the traffic on Marine Drive thank you for taking the time out of reading my letter and have a great day.

On Jan 23, 2023, at 8:47 AM, correspondence <correspondence@westvancouver.ca> wrote:

Thank you for your correspondence.

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

<image001.png>

<image002.png>

<image003.png>

<image005.png>

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: correspondence
Sent: Thursday, January 19, 2023 8:39 AM

To: [REDACTED] s. 22(1)
Subject: RE: Clyde Ave .. Proposed Development of Micro rental units =+

Thank you for your correspondence.

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

<image001.png>

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From: [REDACTED] s. 22(1)
Sent: Wednesday, January 18, 2023 9:35 PM
To: [REDACTED] s. 22(1); Christine Cassidy <ccassidy@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Mark Sager <mark@westvancouver.ca>; correspondence <correspondence@westvancouver.ca>; [REDACTED] s. 22(1)
Subject: Clyde Ave .. Proposed Development of Micro rental units =+

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[REDACTED] s. 22(1)
[REDACTED] west Vancouver [REDACTED] s. 22(1)

19 Jan 2023

Dear Mayor Sager and Councillors
District of West Vancouver:

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

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

This is my vote:

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

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

Thank you.

s. 22(1)

From: s. 22(1)
Sent: Tuesday, January 24, 2023 10:41 AM
To: correspondence
Subject: Meanwhile across a bridge...

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Dear Council,

While you were putting the final nails in the coffin for families in regards to affordability in West Van... approving to Public Hearing (is it the 90 % supported as per Larco or the 90 % opposed as per Civix?) ... homeless shelter (yes, in Burnaby) sized units for a developer with horrible results of delivering occupancy with their last project.

...This was happening. A real affordable housing project was delivered with Bc housing hub program monies...

9:25

Over 500 applications to live at new Vancouver rental building with 52 suites

Kenneth Chan | Jan 20 2023, 1:11 pm



The Peak building completed at 3737 Rupert Street, Vancouver. (Success Realty & Insurance)

f WhatsApp Twitter + | 5 | +

A modestly sized rental housing building in East Vancouver with rents that are at the low end of market rates has reached completion and opened.

9:25

The Peak at 3737 Rupert Street – located at the northwest corner of the intersection of Rupert Street and East 22nd Avenue in the Renfrew-Collingwood neighbourhood – is a six-storey, wood-frame building.

There is a range of unit sizes, with monthly rents from \$1,200 for a studio to \$3,000 for a three-bedroom unit.

Sample unit sizes put studios at about 460 sq ft, one-bedroom units at about 620 sq ft, two-bedroom units at 830 sq ft, and three-bedroom units at about 1,050 sq ft.

You might also like:

- 32-storey rental housing tower proposed for Pacific Street in downtown Vancouver's West End
- 100 rental homes and retail proposed for parking lot near Granville Island

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Now that's delivering on the gameplan!

What's yours - besides MOAR and total disregard for financial impacts on demographics?

Ah but 9.5 million dollars projects aren't enough! Make them bigger and cost MOAR!

s. 22(1)

Maple Ridge BC

A place with many new neighbourhood parks that families like mine use daily.

Sent from my iPhone

From: Ambleside Dundarave Business Improvement Association <info@adbia.ca>
Sent: Thursday, January 19, 2023 4:52 PM
To: correspondence
Subject: ADBIA January 2023 Newsletter

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January 2023 Newsletter

Holiday Giveaway

[Our Holiday Giveaway was a great success](#) – for the businesses and for a few lucky shoppers. We received **517 receipts** for a total of **\$51,485 spent at local businesses** in Ambleside and Dundarave during the month of December.



We are fortunate to have so many small business owners who love what they do, and they each play an important role in supporting our community. By supporting a small business, you are also supporting the community and helping to stimulate the local economy.

Congratulations to our grand prize winners - Kyla C., Laura N., Donna S., Colleen S., Eileen H. - each winning \$1000 of gift certificates from our local businesses. And we also handed out **10 consolation prizes of a \$100 gift**

certificates to Salima F., Linda G., Angela G., Connie W., Rana A., Bob T., Erica S., Anne W., Maureen J., and Carolyn M.

On behalf of the businesses in Ambleside and Dundarave, thank you to all that supported local this holiday season.

ADBIA News

BIA Bucks are back for the third year!

After the success of our **BIA Bucks** initiative the past two years, we are pleased to announce they have returned! The **\$20 of BIA Bucks** will arrive in the mail near the **end of February and will be valid until April 16th**. They can be used at participating shops, restaurants or businesses in Ambleside, Hollyburn and Dundarave. A full list of participating businesses will be posted on our website once the program has launched or look for a window decal on participating businesses. Watch for updates on our social media platforms.



Please note that **Canada Post can only deliver BIA Bucks to residents that choose to receive unsolicited mail**. If you currently do not receive "junk mail" but want to ensure you receive our BIA Bucks, please contact Canada Post to restart delivery of unaddressed advertisement mail. Call Customer Service at 1-800-267-1177 to initiate the request.

BIA Bucks are an economic booster for our local businesses. We encourage you to Shop Local, support your favourite shops and services and discover new ones!

Dundarave Hoedown

Summer may seem like a long ways away but it will be here before you know it and so will the Dundarave Hoedown! Back for the 2nd year (the second time around!), the Hoedown is scheduled for **Friday August 25th from 4pm - 9pm**. Save the date and stay tuned for more details!

Christmas Kick Off in Ambleside and Dundarave



Thanks to all those that came out to enjoy our fabulous carollers, kids face painting, and community comraderie to kick off the holiday season. The Grinch's appearance was a highlight for the kids and the talented carollers got everyone in the Christmas spirit!

Special thanks to the businesses that welcomed guests with refreshments and goodies, stayed open late and offered sales and specials!

ADBIA Businesses

- We are eagerly anticipating the opening of **Fred's Restaurant**. The "little brother" to Crema, Fred's will be right next door but there will be nothing little about this fabulous new restaurant and the delicious menu items they will be offering. Keep an eye on our social media platforms for the grand opening date!
- **La Ponta Patisserie** is set to open at 230 15th Street. Inspired by French and Japanese pastries, they currently sell online and hope to attend the Ambleside Farmers Market until their first brick and mortar shop is ready to open. In the meantime, visit their [website](#) for more information.
- We also have a couple of new businesses opening in **Grosvenor** over the next few months. We have all been patiently awaiting the opening of [Thierry Chocolates](#) but we will also be welcoming [Niche Eyewear Boutique](#) and [Dunn's Tailors](#) to Ambleside as well. Dates to be determined but we will update in future newsletters and on our social media platforms.
- Please note that **Jak's Liquor Store** is under new ownership and is no longer a part of the Jak's family. If you have a gift certificate for Jak's, it will no longer be valid at the Dundarave location but they do have [several other locations](#) in the Lower Mainland where it can be redeemed.

Member Profiles



Jody's Maison

Be sure to stop by **Jody's Maison** and pick up your Lunar New Year cookies to celebrate the **Year of the Rabbit**.

Quantities are limited so stock up early or call to reserve your new year treats!

On **January 22nd only**, receive a free cookie if you show proof you were **born in the year of the rabbit** (those born in 2011, 1999, 1987, 1975, 1963, 1951, 1939, 1927.)

Jody's Maison is truly a **unique lifestyle shop**. Tucked away in the heart of Ambleside, Jody's offers a wide variety of **food items, home goods, beauty products, clothes, and flowers**.

Stop in or [shop online!](#)

The Bakehouse in Dundarave
Presents
Kids Cookie Decorating Workshop!!!
Saturday February 4th from 4pm to 5pm
or
Sunday February 5th from 10am to 11am

Come and join us for the family friendly, fun-filled cookie adventure. Workshop includes; 8 cookies decorated by your child to take home, a voucher for a free rainbow grilled cheese sandwich on your next visit and a goodie bag to take home.

There will be an assortment of shortbread and sugar cookies to fill and decorate. Instruction and demonstration will be provided at each step. We will have lots of designs for the kids to choose from. But it is their choice on each of the final designs of their cookies.

Please arrive 10 minutes before the workshop begins. Children must be picked up 10 minutes after the workshop ends. Kids 6 years and older may attend without a guardian. Kids younger than 6 years must be accompanied by a guardian. Please see our cancellation policy.

Please note we only have space for 20 kids in each workshop.
Pre-book at the Bakehouse in Dundarave.
\$50.00 per child

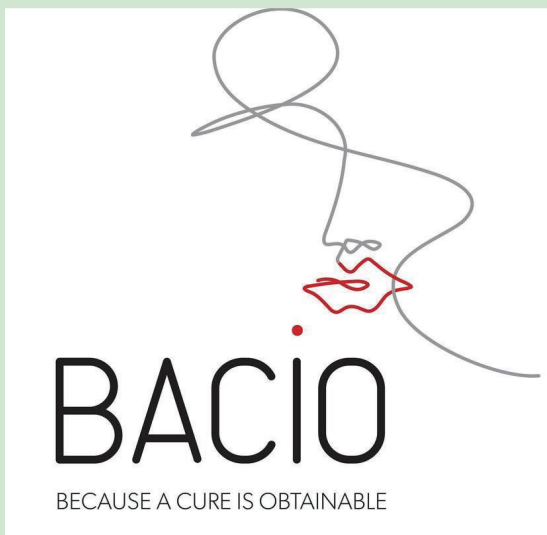
The Bakehouse in Dundarave

On **Saturday, February 4th from 4pm to 5pm** or **Sunday, February 5th from 10am to 11am** join the *Kid's Cookie Decorating Workshop!*

This family fun cookie adventure includes eight (8) sugar or shortbread cookies decorated by your kid(s), a voucher for a complimentary rainbow grilled cheese sandwich, and a goodie bag to take home.

Fee is \$50 and must be pre-booked as space is limited. Instruction and demonstration provided. Children under the age of 6 must be accompanied by a parent or guardian.

Call **(604) 925 3031** or stop by The Bakehouse to reserve your spot!



Once again, [Mangia e Bevi](#) is back raising funds for cancer research and care at BC Children's Hospital and Lions Gate Hospital.

Taking place the whole month of January, they are offering a **pre-set menu for \$60** with a portion of sales going to each hospital.

Make your [reservation online](#) or call 604-922-8333.

Menu for January 17th - 31st

First Course – Choice of:

- Fried Risotto Balls Filled With Prawn And Mozzarella, Served On Prawn Bisque
- Stracciatella Soup (Egg Drop Soup) With Pork Meatballs
- Panzanella Salad With Our Focaccia Bread, Tomato, Cucumber, Red Onion And Red Wine Vinaigrette

Main Course – Choice of:

- Wild Sockeye Salmon with Limoncello-Caper Butter Sauce
- Braised Lamb Shank With Risotto
- Mushroom And White Truffle Oil Risotto
- Tagliolini With Mushrooms, White Truffle Oil And Porcini-Cream Sauce

Dessert – Choice of:

- Pannetone Bread Pudding
- A Selection Of Gelato And Sorbetto

Community Information

EV Charging Stations

We have received some inquiries from the community regarding **EV Charging Stations**. There are several locations throughout West Vancouver, including **Ambleside Grosvenor**, **Fresh Street Market**, and **West Vancouver Community Centre**. Please visit the map on [Plug in BC](#) for a full list of charging stations in our community.

Dine Out Vancouver

Dine Out Vancouver runs from **January 20th to February 5th** and we have five of our local restaurants participating - **Ancora**, **Beach House**, **Casa Mia**, **Earls**

and **Feast**. Visit [Dine Out's website](#) for a menu offerings from any of these restaurants.

Ambleside Dundarave Business Improvement Association
200 - 1497 Marine Drive, West Vancouver, BC, V7T 1B8
www.shopthevillages.ca
604-210-3500



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

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From: [REDACTED] s. 22(1)
Sent: Friday, January 20, 2023 10:42 PM
To: Mark Sager; Nora Gambioli; Sharon Thompson; Linda Watt; Scott Snider; Peter Lambur; Christine Cassidy; correspondence
Subject: DWV 2023 Budget

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Dear Mayor and Council,

I believe that housing affordability, climate change and traffic congestion are the most important issues that the District needs to address in its 2023 budget. Improved public transit and active transportation facilities would contribute to reducing traffic congestion, greenhouse gas emissions and should be an integral part of greater housing density that will be required to address housing affordability.

To help balance the District's budget in 2023, I suggest charging a fee for on-street overnight parking and storage of cars on the District's public roadways.

Sincerely, [REDACTED] s. 22(1)
[REDACTED] s. 22(1)
West Vancouver, British Columbia,
Canada, [REDACTED] s.22(1)
[REDACTED] s.22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, January 24, 2023 3:31 PM
To: correspondence
Subject: How high can it go?

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Dear Mayor and Council

When you think that rents can't get any higher in this Municipality - think again !! Recently an ad for a **studio** apartment at 15th & Esquimalt was posted on Craigslist. (see below).

https://secure-web.cisco.com/19gErSJkoPbBaTOF9NoRe25eUg7bA8w4ZHdvRjqVvlkReiq3ma1YLhRgy7WJcVso4qOo6B2IIPnr3hs4aczV1jG4mcCaNhS8tsXOSHkkhvOvVxsloAsd3Um1aOC7RwPJYSMF5oYo-3Xy9YWB8De5AYVrL-4ipDKJeWHa9OhqgHsCvFSgKEpPJm9EqovjuQIWYAzwim14CPsXyEEb6xRb7Hz-u2q62mArInJqb3BgvGnohDB3tjt_3W72Wob5qx45j1YC6qEQplaGdHoZ1nyibWKdXSvBct-bWKS5k5prevzpV3tcdnNJGBxqFSERd-v9iZmrF6aOAdSxfL533dQ-sZHg/https%3A%2F%2Fvancouver.craigslist.org%2Fvan%2Fapa%2Fd%2Fwest-vancouver-west-vancouver-studio%2F7577356011.html

This **studio** is on the 10th floor of a **50 YEAR OLD, 20 STOREY BUILDING** and you can rent it for for **\$2100.00 a month (parking extra)**.

Current annual rent increase limits are set by the Provincial government and so Landlords circumvent this by waiting until a tenant moves out and then they increase the rents by astronomical amounts. To have a chance of any affordable rents in this Municipality, this practice should not be allowed.

For the benefit of the Mayor and the new Councillors, it should be noted that the owner of this building has also been attempting for years, to build an Infill in the grounds of this existing building. The proposed development is currently on hold and has been since January 2022. The developer has placed this project on hold previously (see below).

https://secure-web.cisco.com/1F5JBiRxCvLshggOwWNbHPhkGlizsMTgB-V5oyBIqQBwkLnhMVMtuI9fZXhuNQtQlerGvuGM46bkosalG8ob2-Mr8g1PIMarvGcS1MUuzjB8kdrVDeKWWYsVEh8Q87xV3byCsrAoWQta-Hr_t-CwgZCtF72PAWSiwH3Wuf7UTVRr3l3I2pek5WpXaohUbvRglOmkbBl3noX4BMpjZgDEus_XxyIp6xG6m3SfqfXwDGIZ7zDqaJUfWv39a8VhRThckTIBiiTHScNNhXTj-mllpogp3rU6Ju8M1E6YpbYoFV1uZpaL2RbT9P2a1mEGE5n7hzwf-NEmEUn-wENmnsY9trw/https%3A%2F%2Fwestvancouver.ca%2Fhome-building-property%2Fplanning%2Fmajor-applications%2F1552-esquimalt-avenue-rental-infill

It's possible that he is awaiting the results of the Ambleside Local Area Plan before going ahead with his new development. I believe he is counting on the fact that that the LAP will allow more rentals into this area which is already the densest in West Vancouver.

If and when he finally gets to build on the Infill site, one can only imagine what the rents will be,

considering that in his 50 year old building on the same site, a studio is renting for over \$2,000 a month.

Thank you

s. 22(1)

West Vancouver BC

s. 22(1)

PROTECTION AND CONSERVATION OF THE URBAN FOREST

A DISCUSSION PAPER

WHO WE ARE:

We are a group of concerned citizens who have come together to raise awareness of the precarity of our Urban Forest and bring about enhanced protection for our trees. The core of the group has been active since 2018.

PURPOSE:

The purpose of this discussion paper is to outline our vision for the preservation, enhancement and protection of the Urban Forest in the District of West Vancouver. While our group recognises that some advances have been made with regard to trees on private lands with the enactment of the Interim Tree Bylaw in 2016, we have observed that some issues, evidently, cannot be addressed by the present regulations. While the Interim Tree Bylaw does offer protection for a small number of private lot trees, enforcement, and the capacity to ensure that the bylaw is respected, appears marginal. As well, the Interim Tree Bylaw appears to have had minimal effect on the development practice of lot clearing, a driving issue behind this review of District tree policy from the beginning.

In July, 2019, West Vancouver passed a resolution declaring that climate change constitutes an emergency in the District of West Vancouver, and while the District has actively pursued sustainable practices in its own operations for a number of years, through park designations and other initiatives, and has recently adopted strategies

for GHG reductions in the broader community, the climate change crisis is escalating.

Further, while the COVID-19 pandemic has led all levels of government to reassess their priorities and allocation of resources, the climate crisis does not recede.

BACKGROUND AND DISCUSSION:

We will preface our recommendations by reminding council that the initiative for a tree bylaw surfaced when residents became frustrated by the seemingly expanding practice of lot clearing on development properties in their neighbourhoods. These lots were being cleared of all vegetation and replaced by max-sized homes and hardscape. To quote “council and staff hear repeated concerns from residents that their neighbourhood character is being harmed when most or all trees are cut down on a lot before a new home is built...This concern has been exacerbated by the now-common practice of the complete clearing of lots for new or redevelopment. This practice results in the loss of significant tree cover generally and the loss of signature trees within West Vancouver neighbourhoods.” A District survey in 2016 indicated that many, 2/3 of respondents, agreed that there should be regulations in place to prevent large-scale removals of trees on lots. Also, in large majority, 88% of respondents in the District’s 2018 survey indicated that they favour those trees that provide the greatest amount of drainage control.

In their May 6th, 2019 Council Report Ms. McGuire and Ms. Syvokas wrote that, “despite the lack of specific tree canopy data, there is other evidence that the tree canopy has decreased in recent years due to development activity. Corroborating evidence obtained in the staff review of building permit, stormwater management plans and erosion and sediment control plans indicate that impervious areas of sites has

increased across the District which is having an impact on slope stability and stormwater management. It is reasonable to hypothesize that this phenomenon is related to tree and vegetation removal.” This is significant given the District’s topography, concerns over slope stability and the ever-present warnings of a pending earthquake. Add to this the scientifically proven benefits that trees provide – sequestering carbon, providing clean air and reducing noise pollution, providing habitat for wildlife, providing natural, energy conserving shade and cooling as well as a whole host of economic, social and aesthetic benefits to the community.

Tree Permit fees should be adjusted to reflect the level of staffing necessary to provide for timely adjudication of applications as well as proper inspections and enforcement. Rather than settling for a level of service that most would find inadequate, we should be organising from the opposite direction – determining the level of service required and adjusting permit fees accordingly. This would require placing a fee on each tree removed instead of a single permit fee for multiple trees. Fines would need to be of an adequate level and collected.

Former Governor of the Bank of Canada, Governor of the Bank of England and current UN Special Envoy for Climate Action and Finance, Mark Carney, warned in a recent article that “In recent decades, many countries have been moving, subtly but relentlessly, from market economies to market societies, where the price of everything is becoming the value of everything.” However, the COVID-19 pandemic and our response to it has forced us to restructure our priorities and reassess our direction, to act “as an interdependent community not as independent individuals. Now, we have the chance for our values to shape our possibilities, creating a dynamic economy that works for all and sustainably over time.” Let us create and support a regulatory structure that does not solely focus on trying to protect the price of

property in West Vancouver but places a real value on our natural assets and prioritizes long-term sustainability.

We support the analysis of the ITBWG proposal in 5.2 of the May 6th, 2019 Staff Report as well as the subsequent important staff recommendations in 5.4, 5.5, and 5.6 on pages 6,7,8, and 9. We would, however, like to add the following recommendations to council for consideration:

1. That a protected tree be defined as a tree having a diameter of 20cm or greater at breast height
2. That in neighbourhoods with considerably fewer trees -- the more urbanized areas of the District -- trees of 15 cm dbh or greater be protected.
3. That trees and hedges on properties neighbouring those under development be protected where roots may be damaged by excavation and/or blasting
4. That greater weight and structure be given to the "PREDESIGN CONFERENCE" (or predesign meeting) that is currently part of the building permit process. We feel that a greater, serious focus on identifying and protecting trees earlier on in the process may/will lead to more trees being retained on development properties, particularly those that are not in the building envelope. This might help restrict the scope of clearcutting to which residents have voiced their opposition.

The following **currently exist** as points of discussion and/or mere guidelines and we propose that they become requirements and enforceable regulations:

- 4.1 No protected trees shall be cut or altered before this conference/meeting- recommended to be enforced and monitored by District staff
- 4.2 No site clearing or excavation shall be allowed prior to this

meeting- recommended to be enforced and monitored by District staff

4.3 Documents that are currently submitted at this conference/meeting include:

4.31 A tree survey prepared by a BC. Land surveyor or person having other qualifications approved in advance by the Director of Planning, identifying all trees on this property -- species, diameter, and location- recommended to be enforced and monitored by staff

4.32 Tree survey to include trees and hedges on neighbouring properties within 10 feet of property line- recommended to be enforced and monitored by District staff

4.33 Preliminary design drawings showing the footprints of all proposed structures including decks and patios, as well as driveway configuration be included in this meeting- recommended to be enforced and monitored by District staff

4.43 Determine, at the plan tech's discretion, changes to the garage and all ancillary building locations as well as driveway consideration if trees can be saved – we suggest allowing some flexibility in requirements in order to save trees (reference the OCP section 2A 2.1.9, page 27 #C “varying siting to protect valued trees and landscapes”)

4.45 Site cross sections showing location of all structures and any proposed changes to the site's natural grade – recommended to be enforced and monitored by District staff

5. That the landscape plan be professionally prepared and updated and include:

5.1 The extent of impervious surfaces that contribute to drainage and hydrology issues

5.2 Significant use of indigenous plants and trees, drought resistant but native. Saplings are not considered suitable

replacements for large trees

- 5.3 The development of a boulevard landscape concept, as a necessary part of the required landscape/streetscape plan in line with the District's Neighbourhood Character concept
6. That a substantial fine for violations be established and enforced and that the licence of any tree contractor to operate within the District be revoked if significant or repeat violations occur.
7. That permit fees required for the removal of protected trees be collected on a per tree basis and that the fees reflect the true costs of an effective and enforceable Tree Bylaw.
- 8. And very importantly, that this new bylaw be framed in the context of:**
 - 7.1 The climate crisis in a COVID 19 world – just because of the pandemic, the climate crisis does not recede
 - 7.2 Council's declaration of a Climate Emergency
 - 7.3 And in the context of the District's Natural Assets Evaluation

Pat Lepp

s. 22(1)

West Vancouver, B.C.

Therese Reinsch

s. 22(1)

West Vancouver, B.C.

Co-chairs of Urban Tree Alliance

It is important to establish the context for the current UFMP. The very serious scientific fact of the matter is that we are living in an era of climatic turmoil, of global heating, wildlife extinction and pollution brought on by our own doing. The science underpinning climate change and global warming does not depend on the opinion or agreements of people. Surveys only show the level of understanding of an issue in the populace. The community owns 100% of the urban forests and benefits of the urban forest accrue to the community, not just the owner of the trees. Our position is that trees are integral to climate change mitigation and we can no longer pretend that it is business as usual.

1. A Climate Emergency was declared by Council in 2019.
2. The current Tree Bylaw only protects trees based on a certain diameter.- trees of 75 cm dbh or larger of any species, a number of tree species 20 cm dbh or larger, and trees greater than 10 cm dbh within 15 m of a watercourse. This means that we are only protecting about 1-2% of our tree canopy. To generate a visual result of inaction, if we do nothing, we lose canopy equivalent to 173 soccer fields in three years or 53 soccer fields per year. What sort of canopy loss over a three year period would trigger an urgent response from the District? The diameter of protected trees must be reduced from 75 cm to 20 or 25 cm dbh and larger.
3. The science is clear that carbon capture and storage provided by our mature trees are absolutely essential components in the fight against climate change.
4. We still have a significant urban forest. We have an obligation to protect this resource for future generations, and have to compensate for communities lacking these resources. The primary motivation for introducing a tree bylaw has not been addressed – clearcutting on development land- and it persists. Trees are being cleared not just in the building footprint but in the building envelope as defined in the zoning bylaw and this must stop.
5. Our urban forest serves as a carbon sink for the Lower Mainland and beyond. We are not an island.

This preamble to the UFMP is critical since your report will ultimately have to educate citizens and provide a critical and current context.

OTHER OBSERVATIONS:

Having completed the UFMP survey, participated in two Zoom meetings on this issue, and having engaged in various conversations with municipal staff, we make the following observations:

1. It is our hope that the consultant will not take the current Tree Bylaw, other current practices, and bylaws governing the management of our urban forest as a given.

We recognize that there are competing interests and values among community members that can make planning challenging. While we are not aware of the terms of reference, we believe that it is the consultant's job and responsibility to make recommendations based on current science and not based on political positions. Lidar is only one component for measuring canopy cover and there are many variables that can skew results as we are very aware.

2. Other key issues that require addressing:

- (a) Make it clear that tree replacement on private land is not equal to tree retention. Your survey suggested that dangerous equivalency. This made answering difficult for respondents who supported one but not the other.

Tree replacement will only be effective in terms of carbon capture and storage in a generation or two. (20% failure rate on public lands)

For tree replacement to be effective in a generation or two, staff would have to assure ongoing monitoring. We know from experience that funding can become an issue. However, we know further that funding can be made available albeit dependent on priorities.

The proper resources must be made available to fight Climate Change and protect our natural assets.

- (b) Pilot Program -District Tree Practice for Managing Stands of Non-Hazardous Dead Trees – is a Parks developed pilot program whereby residents are allowed to remove, at their own expense, groups of

dead trees using a District-approved contractor. We see this program fraught with negative consequences for our trees. Is there some assurance that an independent arborist will assess the health of the tree(s)? This program has little to do with preserving a healthy urban forest or park but more to do with priorities set in the budget.

(c) The development process and its procedures requires serious rethinking, new guidelines and enforcement.

- Home designers must be encouraged by a proactive Planning Staff to consider existing mature trees and site topography, to Design With Nature
- No lot clearing, no regrading must be undertaken until a building permit is in place
- In terms of accredited building certification plans be it LEED, GREEN BUILDING or THE BC ENERGY STEP CODE, the assessment of credit should start before any trees are cleared on a development lot, or regrading is undertaken. Clearcutting would result in an initial minus score.

-Plan Chequers or Technicians must be authorized to negotiate minor adjustments to the building footprint, carport, driveway, patio and pool locations etc. in a serious effort to save trees. It did take some public pressure but Darwin Constructions Ltd. did just that when the company saved a huge cedar tree in CNV. A recent request in Altamont to remove trees was due to "interference" with a plan by the owner to install an AC unit. Permission was granted surprisingly.

-A mandatory Predesign Conference must be established during which an agreement can be reached as to which trees will be retained and protected, all based on the required tree survey and the finalized footprints of the elements listed above.

(d) -We are aware, and have mentioned this to staff on numerous occasions, that there appears to be a conflict of interest during the process of granting tree removal permits. Often the arborist hired by the tree contracting company makes the decision on which trees are to be removed. We acknowledge pressure from the property owners but

assessment of large tree removals should be adjudicated by the District arborist or an independent arborist. We have addressed, with staff, the issue of public notification either by displaying a permit on site or signage to indicate pending tree action.

-We also have concerns about the independence of Diamond Head given that we have encountered some instances where there could be an overlap of interests. Diamond Head has many different departments and an overlap is a possibility. We have been told that there is a firewall between departments so we look for assurance that senior staff directing the UFMP are not influenced by those advising tree contractors.

A FINAL POINT-

COMMUNITY CHARACTER AND IDENTITY:

It is important to mention that, apart from all of the ecological and environmental considerations, the very identity of our Community is directly linked to **living on this wonderful wooded hillside between mountains and the ocean.**

The loss of this exceptional amenity, our mature trees, will ultimately also affect the value of homes and the investment of many owners. Tree canopy has also been shown to determine property prices (Escobar et al 2015, Mei e al, 2018). This fact might resonate with those home owners who do not really care about potential tree loss or the dangers of climate change, nor the serious impact of their inaction on future generations. As long as economic considerations trump all other factors, we will never work ourselves out of the problems we have created.

The members of the Urban Tree Alliance understand that this is the first phase of the UFMP and are hopeful that the District will consider our thoughtful feedback and make adjustments to the plan as the District moves forward in its effort to mitigate climate change.

Thank you.

Members of the Urban Tree Alliance

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
LOWER CAULFEILD ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
TUESDAY, OCTOBER 19, 2021**

Committee Members: B. Helliwell (Chair), R. Amenyobe, P. Hundal, J. Mahoney, S. Nicholls; and Councillor Lambur attended the meeting via electronic communication facilities.

Staff: Erik Wilhelm, Senior Community Planner (Staff Liaison) and Naomi Allard, Administrative Assistant (Acting Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:05 p.m.

It was Moved and Seconded:

THAT

1. all remaining Lower Caulfeild Advisory Committee meetings for 2021 be held via electronic communication facilities only;
2. the Municipal Hall Atrium be designated as the place where the public may attend to hear, or watch and hear, the Lower Caulfeild Advisory Committee meeting proceedings; and
3. a staff member be in attendance at the Municipal Hall Atrium for each of the scheduled meetings.

CARRIED

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 19, 2021 Lower Caulfeild Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the April 22, 2021 Lower Caulfeild Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. 4699 Piccadilly South – Proposed Cedar Tree Removal (File No. 21-134)

E. Wilhelm (Senior Community Planner) outlined the proposed application:

- Application is for a Heritage Alteration Permit.
- Subject tree located on Eastern edge of Lower Caulfeild Heritage Conservation Area.
- Any larger scale developments that would require a Heritage Alteration Permit are required to be reviewed by District Staff as well as the Lower Caulfeild Advisory Committee.
- The unconventionally shaped lot is sandwiched between Marine Drive and Piccadilly South.
- According to District records the original single-family dwelling was constructed in 1924. The single-family dwelling is situated on the western portion of the lot with a centrally located garage built in approximately 1963.
- A Heritage Alteration Permit was approved by the District in February of 1999 to allow for a significant renovation of the single-family dwelling.
- Significant number of large trees on property; extensive landscaping to the south of the single-family dwelling.
- Applicant proposes the removal of one large Cedar Tree that is located in the front yard.
- District arborist reports have confirmed the tree roots to be growing into the sidewalk and under the garage causing impediment to the walkway and damage to private property.
- The subject Cedar Tree is 80 cm in diameter (measured at breast height);
- Heritage Alteration Permit process requires a preliminary review of the proposal along with a public consultation meeting; for this specific application the preliminary public consultation meeting was waived by the Director of Planning therefore, the applicant must provide a formal application for a Heritage Alteration Permit which would then be reviewed by the Lower Caulfeild Advisory Committee and District Staff.
- Staff Supports removal of the Cedar Tree primarily because the site has a substantial amount of coniferous trees on the north side of the site as well as landscaping to the south of the site, the trees roots are impeding the walkway and the trees removal is compliant with the Heritage Advisory Guidelines.

Applicant Presentation: T. and A. Joyce outline their situation:

- We forwarded a letter of rational to Committee Members outlining our reasoning for wanting to remove this tree.
- We moved here in 2007 and felt privileged to be part of the Caulfeild Community.
- It has become hard to walk between this tree and our garage due to the size the tree has grown to.
- Two of our adult children have Muscular Dystrophy and we have a grandchild on way so we need entrance way with a ramp to accommodate wheel chairs and a stroller.

- It is imperative that a ramp is accessed through the rear of the property (main access to house) as there are a number of steps at the front entrance and a steep bank that would make the construction of a ramp challenging.
- Due to the above, we are asking permission to remove the subject tree.
- The Arborist has recommended the trees removal due to it outgrowing it's space and the features surrounding it.
- Property also contains 15 large cedars and we have planted 7 new trees over the last ten years, adding more trees to property than proposing taking down.

Comments/Questions from the Committee:

- Everything seems clear to me therefore I do not have any questions.
- I visited the site today and I have no issues with the removal of this tree.
- Is there an alternative for a ramp-way access to the house? *In our opinion no as the garage faces the door and the entrance has 15 large steps; only option is the lot line on Marine Drive which has a steep embankment. I do not see any other ramp access to property.*
- Are you planning on planting more tree in addition to the ones you have planted? *Certainly not in the same location; property is well treed in back; front has pond and extensive gardening already planted so I don't think we can plant another tree on the west side; In southwest corner of lot is a massive beach tree that creates a huge canopy over western portion of lot so I don't think there is room along here; Maple have been planted to provide some privacy.*
- I support removal based on Arborist reports provided.
- I have concerns as we are here to protect the character of the area; I have lived on the North Shore my whole life and the tree streetscapes are an important aspect of this area. The Cedar Trees really portray the character of the Caulfeild Neighbourhood. When I look at the top of Dogwood Lane today, it appears the character has changed due to the loss of trees in the front yards. Building within the trees could provide an alternative to their removal. This issue is happening one tree at a time therefore, I am opposed to the removal of this tree as already too much damage (tree removal) has been done in this area.
- Could the sidewalk be expanded to go around the roots of the tree? *Yes, it could be expanded into the driveway but it would impose on the garden and the driveway/boulevard. We would have to re-landscape full front yard driveway area. Suggest a Landscape Architect look at this area and what can be done as an alternative to removing the tree.*
- *There is also a large transformer in the area and due to hazards of tree falling on the pole, this poses a hazard to hydro.*
- *In response to neighbourhood character and loss of trees, previous proposals were passed by Committees which resulted in loss of trees in area. We understand protection of trees however, this one tree is creating a problem. We are looking at reusing wood so that it is used and not disposed of.*
- How did previous tree removal in area receive approval from The District? *I was not with the District at the time, but they would have been looked at by the Committee and approved by Director of Planning at the time. Due to ambiguity in Heritage Advisory, the tree Bylaw can be applicable and holds*

much more stringent guidelines in terms of tree removal and granting approval.

It was Moved and Seconded:

THAT the Lower Caulfeild Advisory Committee support the application at 4699 Piccadilly South to allow removal of a cedar tree as outlined in the report from the Senior Community Planner dated October 14, 2021.

CARRIED

P. Hundal voted in the negative.

PUBLIC QUESTIONS

5. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

6. NEXT MEETING

Staff confirmed that the next Lower Caulfeild Advisory Committee meeting is scheduled for January 18, 2022 at 4 p.m.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the October 19, 2021 Lower Caulfeild Advisory Committee meeting be adjourned.

CARRIED

The meeting was adjourned at 4:40 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Liaison

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, APRIL 21, 2022**

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

Staff: L. Berg, Senior Community Planner (Staff Liaison); M. Roberts, Assistant Planner; 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 4:35 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the April 21, 2022 Design Review Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the March 9, 2022 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

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.

APPLICATIONS FOR CONSIDERATION

5. Applications Referred to the Design Review Committee for Consideration:

5.1 Address: 1445 Queens Avenue

Background: M. Roberts, Assistant Planner, introduced the proposal and spoke relative to site context:

- The site is located in a neighbourhood consisting of single family dwellings; Trans Canada Highway to the north and is developed with a single family dwelling.
- Site area approximately 31,700 square feet.
- Proposal is to rezone and subdivide the property into two lots and construct a duplex on each lot.
- An Official Community Plan (OCP) amendment is required to place the site within the Duplex Development Permit Area (DPA); requires approval from Council to proceed.
- Proposed duplexes are two storeys plus basement suites with Floor Area Ratios of 0.33; front and rear yard setbacks will exceed the zoning requirements of the RD1 zone.
- A shared driveway is proposed to access garages from the rear laneway of the property.
- Building materials for Lot A Duplex (western lot) include: stucco, hardy-panel, wood, glass handrail and smooth finished concrete materials proposed; white, black and copper trim color pallet has been proposed.
- Building materials for Lot B (eastern lot) include: stucco, ledge-stone, stone veneer and architectural concrete materials proposed; white, grey and tan trim colour pallet proposed.

Project Presentation: B. Curtis (Architect) provided a presentation including:

- Challenges on site include being within a residential neighbourhood of mainly single family dwellings and is a large lot backing onto the highway which affects livability due to noise.
- Presently two driveway crossings to site; proposal is for one crossing off of Queens Avenue to access both buildings (4 units); traffic and parking is proposed for the north side of the lot.
- Parking proposed to be from the rear of the lot on the north side to act as a screen; facilitates private living space at the south side of lot which has greatest amount of exposure to sunlight.
- Front yard setbacks provide livability by allowing for landscaping and usable outdoor amenity spaces.
- Reduced the scale of the proposed buildings by designing in context with the buildings on Queens Avenue.
- Each unit has a unique character that has been incorporated into the design to create an individual sense of place.

Project Presentation: D. Rose (Landscape Architect) provided a presentation including:

- Objectives of planting design are to simplify the streetscape and give the appearance of larger single family dwellings.
- Frontage is terraced and generously planted with open spaces off main entry; a main pathway branches off to each unit entry.
- Driveway well screened from patio spaces off adjoining units.
- Design includes front and back access, as well as side yard access.
- Mindful of retaining tree-belt between on-ramp to highway and the back parking area; intention to fill in any gaps in the existing planting with native planting to provide screening retention.
- Private yard space in form of courtyard in rear of each unit that will allow for both sun and shade.

Committee Questions:

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

- What other measures have you used to mitigate the noise of highway to the units? *We are reliant on visual screen of trees along the highway; plan to densify planting to provide a better screen from any noise.*
- Will it be possible to increase the width of the wall on the north side of the property to reduce noise? *Yes, this is possible.*
- What is the slope of the access driveway between the buildings? *It is quite modest and in accordance with the bylaw; minimal excavation will be required. There will be a ten percent grade in the driveway which has been included in the information package.*
- Parking is not required for the basement suite units? *Correct.*
- How does the front yard setback relate to the setbacks of the neighbouring sites? *The building on Lot B sits 8 feet back beyond the building on Lot A; this proposal sits farther back from neighbouring site dwellings.*
- Do you have a plan which compares neighbouring site context to this proposal? *Yes, these plans are displayed on the sections (displayed plans). No streetscape plan.*
- Is a registered architect required for this rezoning project? *A registered architect maybe required at the time of building permit submission however, not for the development permit for rezoning or OCP amendments.*
- What is the rationale behind this proposal for two duplexes? *The OCP allows for consideration of smaller infill developments on single family lots; it is a large lot near bus route; this proposal will be a Council decision whereby input will be requested from the neighbourhood.*
- What kind of devices will you use to reduce the sound within the units' bedrooms given they are north facing towards the highway? *There will be higher levels of glazing in windows; may look at a thicker wall to shield from the noise; looking at other options for screening and mitigating noise.*
- What is the established character of the neighbourhood and streetscape? *Zoned RS3 Single Family; character is not determined but is single family.*
- What is the permeable material used on the driveway? *Aqua-pave material.*
- What are sustainability requirements? *Meeting minimum standards; possibility of increasing sustainability objectives.*

- What does District want in terms of unique front entrances; do you want a unique identity for each home? *To make entranceways obvious for each building; efficiency in locating addresses and wayfinding.*
- Are we able to give feedback on architectural context within the style and character context? *Yes, this can be provided in the future if helpful. The District cannot regulate the character of single family development as per the Local Government Act; context in this proposal would be how the proposal relates and fits within surrounding building envelopes; geared towards massing and scale rather than a specific character.*
- How are you using lighting to support the identification of the entrances? *Established in landscaping and within the buildings.*
- Pedestrian access along Queens Avenue is almost rural; how are you planning on making transition in streetscape along the pedestrian walkways? *Unsure of District's stance on culverts and pavement; there is a question of how the transition will work; possibility of developing a sidewalk along the boulevard.*
- Duplex to the west has a substantial wall in the middle whereas one to the east does not and appears more like a single family dwelling; what is rationale for the wall? *Trying to provide a unique identity to the buildings; the aim is to provide a sense of single family residential character.*
- Are you concerned about run off from the highway onto this site? *No, the highway has its own drainage system.*

Committee Comments:

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

- *This design does not reflect the guidelines outlined in the OCP in terms of character; these guidelines should be revised if they are not required; the planter in middle of the two buildings make the transition challenging and drainage difficult; suggest articulating buildings with a feature.*
- *I am supportive of the two duplexes on a large lot with shared driveway; I feel more information of streetscape and adjacent neighbourhood character are required; entire site plans of adjacent sites should be provided; show streetscape landscaping.*
- *A streetscape study would benefit this package; make building appear less bulky; east and west elevations do not allow for a lot of windows and glazing; building appears plain; suggest revising design.*
- *Suggest having smaller application such as this reviewed without consultation of DRC; objectives appear fine in terms of scale and density; shared driveway appears well laid out; design is a bit generic as is neighbourhood context; guidelines do not align with the character context design outlined in the OCP so meets context but does not meet design guidelines outline by the District. Wall appears quite abrupt at the front.*
- *In terms of massing this building does not appear in line with guidelines; looks bulky and could have more articulation; a more detailed planting plan of rear yard is important. Suggest having an arborist report to determine health of trees. Front yard appears low in terms of the scale of the building; suggest more planting.*
- *Better resolution of streetscape is imperative to this proposal; goal is to create an inviting approach at the street.*

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

It was Moved and Seconded:

THAT the Design Review Committee require resubmission of the 1445 Queens Avenue application subject to further review of the following items:

- More streetscape information is required for the north and south sides of Queens Avenue to evaluate the neighbourhood character.
- Massing needs to be revised to appear less bulky; introduce more variations in facades including the east and west façade.
- Provide more information on the landscape interface with the street, including an inviting entrance arrival sequence.
- Provide more information on landscape strategy for the rear yard and consider more substantial species, including trees, in the front yards.
- Confirm if any tree removal is required on the north property and if so, provide a strategy for replacement.
- Articulate the building entrances to include landscape features or building elements.

CARRIED

5.2 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:

- Initial review for this application was February 10, 2022; Applicant has taken into consideration the items Committee determined needed to be addressed at initial meeting.

Project Introduction: R. Amantea (Applicant) spoke to the proposal including:

- Revisions address the following OCP requirements:
 - Affordable units with high level of attainability;
 - Amenity space for residents; gathering spaces to create a sense of community;
 - Incentives for employees working in West Vancouver to buy.

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

- Resubmission proposal looked at Development Permit Guidelines, existing neighbourhood context and design principals in the OCP.
- Changes made to the proposal include:
 - Top, middle and base articulation has been used with neutral pallet; glazing incorporated to allow for more light into units; strong overhangs and floating roof;
 - Use of wood and brick as prominent materials to tie into the neighbourhood context such as Park Royal, Gateway Residences, and Amica; cementitious wood panels will be used in some areas.

- Simplified colour pallet consisting of muted greys contrasting with wood to soften appearance and break down the scale of the building;
- Incorporation of landscape features;
- Focus on West Coast contemporary style through local, natural materials to create a building that complements the landscape; strong horizontal expression.
- Balconies have been redesigned to allow for more privacy through glazing; unified balconies which appear less busy; provide the appearance of stepping to minimize overall scale of building;
- Addressed appearance of entrance by increasing height of the entranceway; clerestory glazing incorporated above doors and in amenity areas; brick walls extend to landscaping to draw residents in; wood beams and trim to add warmth;
- Pedestrian pathway has been designed to incorporate lighting; pathway painted so as to be visible.
- Conducted shadow studies; determined shadowing is not a concern throughout all seasons for neighbouring buildings as a result of this proposal;
- Amenity spaces redesigned to include access to daylight and increased space.

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

- Worked with applicant to determine what people want in terms of amenity spaces and as a result chose to create open flexible outdoor landscaped area as indicated in courtyard.
- Improved quality of finishes and materials used to include broom finished concrete and basalt tile or granite.
- Outdoor amenity spaces will include a dining area and break-out social area.
- Roof top amenity area redesigned to incorporate more turf which can be used as a multipurpose space; planters moved to sides to better allow for larger gathering space.
- North lot green space proposed as a landscaped pathway; row of trees added to create privacy.
- Materials used incorporated into landscape design include turf, hydro-pressed slabs and wood benches.

Committee Questions:

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

- What is the goal of the landscaping area beneath the parkade ramp? *Low lying perennial planting; goal is safety and gravel is the best solution as it creates a visual open space and allows light to reflect throughout.*
- You are proposing a fitness trail. Can you clarify that it is pending approval by the District? *Correct, it is our suggestion bur requires approval.*
- The light grey cementitious cladding appears lighter than on the drawings; can you clarify the color? *The actual color is darker than is shown on the rendering.*

- In the social room amenity space have you considered having a coffee bar here? *No, but perhaps will consider.*
- What is the connection for a resident to get from this site to Park Royal; are you improving the sidewalk? *Yes, we are improving the sidewalk to make it more pedestrian friendly.*
- Did you have a conversation with the Ministry of Transportation and Infrastructure as to whether they will change the ramp layout in the future, such as by having the ramp extending onto Keith Road to the North? *Ramp serves as necessary infrastructure; cannot speak to the future. Do not see ramp getting higher or affecting building in the future. I do not know the distance of the building face to the ramp. Staff awaiting discussion with Ministry that is required before going to Council.*

Committee Comments:

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

- *It appears a lot of thought given to outdoor spaces; encourage design of the ramp space to have a purpose.*
- *Project improvements well received; not super fond of box hedges in the front of the building, prefer native species.*
- *Reduction of glass in stairwells could be increased to balance look of facades; a few large blank patches on elevations; perhaps add more windows; disconnect of windows not aligning; suggest more harmony between upper and lower massing; real wood suggested.*
- *In terms of material, need to have differentiation; use of glazing is nice for the west however for east, perhaps increase the transparency of glazing to make building more welcoming; suggest having a more visible, deeper overhang; roof top amenity could have more pergolas or covered seating space to accommodate local weather; amenity spaces need more natural light.*
- *Supportive of this project; agree that more glazing in the stairwell could be incorporated; thin privacy screens on east appear more successful than those on the south.*
- *The light below ramp is important and encourage this area to be looked at in more depth; suggest adding more glazing to courtyard area; incorporate glass covered area on rooftop to allow for protection of elements.*
- *In support of project; increase covered entrance overhang.*

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

It was Moved and Seconded:

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

- Increase the amount of glass in the stair towers.
- Provide more covered areas, such as trellising, gazebos, etc., on the roof top deck for protection from the elements.

- Consider how space under parkade ramp can make a contribution to the public realm.
- Consider differentiating material used on the same plane with another method, such as by introducing a cornice.
- Consider extending the overhang at the front entrance to provide more protection.
- Explore reducing the height of frit glass at the centre of the building.

CARRIED

5.3 Address: 2452 to 2496 Marine Drive

Background: L. Berg, Senior Community Planner, introduced the proposal and spoke relative to site context:

- Resubmission for the development for the south quarter block of Dundarave; proposal for the consolidation of six separate lots.
- Application is for a Development Permit, being developed under existing C2 (Commercial 2) zoning in conjunction with Dundarave Development Permit Area guidelines which enable the District to consider a building height up to three storeys along Marine Drive.
- To clarify, the applicant does not propose to change the land use. The application is for the form and character of the proposed building. The zoning permits the proposed land use.
- Proposal is for 55 residential units; approximately 22,100 square feet of retail and office space that is ground oriented towards Marine Drive and the lane; all parking is underground and accessed from rear; 90 bike storage spaces; and approximately 98,700 gross-square feet of residential area.

Project Presentation: D. Thom (Architect) provided a presentation including:

- DRC workshop discussion that occurred at last meeting was beneficial towards the new proposal design.
- Public Art Advisory Committee (PAAC) and the Accessibility Committee on Disability Issues (ACDI) have considered the proposal.
- Displayed renderings of new proposal outlining updates to landscaping and building design, including:
 - At entry to Dundarave Village: incorporated a mural at the plaza at corner of Marine Drive and 25th Street; design anchors to the beachfront theme.
 - Landscaping design includes retention of existing trees; permeable paving system with flagstone pavers so water can get to tree roots while providing access for the public;
 - Steep grade at 25th Street has been made more accessible by decreasing the grade of the path up to the plaza;
 - Opening up of amenity spaces which spill out onto the plaza and addition of round window add character and draw people in;
 - Creation of nodes on sidewalk draws people into lane via a curved pathway;
 - Dundarave Lane: designed to appear as a 'living lane'; access to retail space from apartment units and vice versa; all retail spaces have signage and corridor access; styles and form allow buildings to be distinguished.

- Rolled curb makes appearance of pedestrian-friendly street; power lines undergrounded.
- Ramp system wraps around centre entrance to create a gathering space;
- Mid-block connection: parking accessibility is important for residents and public; want to ensure signage is in place for public parking; glass door loading bay is to left of parking entrance; provides light and transparency for visibility and safety; walkway runs parallel to building and provides rear and laneway access; total of 16-foot wide gap between buildings.
- Creation of an 'animated' lane; blank wall proposed to have a mural;
- Building setback further than other buildings on Marine Drive to allow for outdoor retail vendors, larger walkway to provide opportunity for animated street life in mid-block area.
- Hanging baskets down street incorporated to provide continuity and variety.
- West on Marine Drive: canopies extending off store fronts to provide variety and unique character.
- Varied height and form of building to differentiate buildings.
- Second floor pulled back to provide another layer of differentiation as move down street.
- PAAC and public were in strong support of keeping mural; will undertake consultation to ensure it is culturally appropriate given historic message of mural; will consult with First Nations.
- Ground cover will be a variety of seasonal plants; significant sized tree will be planted on corner and on top of tower.
- Transformer boxes will be integrated into design as the art pieces on them were commissioned pieces.
- Roof will provide private patios with stair access; green roof tops to soften appearance.

Committee Questions:

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

- Does every retail space have direct access to the lane? *No, all the units from the entry courtyard east have access to the spaces; the other units (up to 4) do not due to the elevation change and the need for a space for two transformers.*
- What is the ceiling heights in the retail spaces? *Lower retail spaces are 11.6 feet, and Marine Drive Retail spaces are 14.6 feet.*
- Has an outdoor amenity space been chosen? *Main outdoor amenity space is the plaza on Marine Drive and 25th; each courtyard will have an amenity space; lane will become an outdoor amenity space. No private amenity space due to the height of space which is not suitable when egress factored in.*
- Why did you chose to mix character types? *This was intentional so as to blend into the context of the variety within the present Dundarave character; felt it was important to not have a dominant aesthetic.*
- Is the mural interchangeable? *The reason for having the mural stay is for historic retention; was put forward to the public and response was unanimous in that they wanted mural to remain. This is still being considered however and further discussion will take place.*

- Did you consider an increase of height of the upper floors on the corner plaza to create a focal point? *We opted for a more subtle look to this frontage so chose not to increase the height of upper floors.*

Committee Comments:

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

- *I like the overall design; wood side guardrails detract from design; suggest making guardrails thicker; it is possible to retain murals so this is an option; encourage consultation with First Nations; encourage having a private amenity space for residents.*
- *Great progress made in the design and appreciate the two varied styles of buildings; I am not concerned about the private amenity spaces; PAAC will assist in determining outcome of mural and art.*
- *Don't think two different characters of buildings is beneficial to the project; recommend choosing one of the two styles; need more articulated entries for retail and apartment units; keep in mind weather protection maintenance is needed; suggest Japanese Maple, Arbutus or another type of tree atop the tower and at plaza.*
- *There are repeated motives within the variety; encourage highlighting of the various motifs to tie project together and keep integrity; modest sized units I believe will be well used by residents.*
- *This is an improved proposal from previous application; encourage entry to be emphasized.*
- *Great to see fine-tuning of proposal; appreciate accessibility of site.*
- *Like the public realm and lane/mid-block integration of public friendly space.*

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

It was Moved and Seconded:

THAT the Design Review Committee support the 2452 to 2496 Marine Drive application subject to further review of the following items with staff:

- Encourage inclusive consultation with all stakeholders on the public art located on 25th Street.
- Work to improve the definition around the residential and retail entrances coming off the lane.
- Fine-tune the repeating motifs of the architectural expression along the entire length of the building.
- Consider a different type of tree species on top of the tower.
- Implement continuous weather protection along Marine Drive.
- Explore different expression of wood picket guardrails.

CARRIED

PUBLIC QUESTIONS

6. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for May 19, 2022 at 4:30 p.m.

It was Moved and Seconded:

THAT

1. all remaining committee meetings, including subcommittee meetings, for 2022 be held via electronic communication facilities only;
2. the Raven Room in the Municipal Hall be designated as the place where the public may attend to hear, or watch and hear, the committee and subcommittee meeting proceedings; and
3. a staff member be in attendance at the Raven Room in the Municipal Hall for each of the scheduled meetings.

CARRIED

8. ADJOURNMENT

It was Moved and Seconded:

THAT the April 21, 2022 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 8:33 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Staff Liaison

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ARTS FACILITIES ADVISORY COMMITTEE
CAPITAL FUNDING SUBCOMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, NOVEMBER 10, 2022

Committee Members: G. Nicholls (Chair), R. Brown, R. Finley, E. McHarg, J. Wexler, R. Yaworsky; and Councillor Snider attended the meeting via electronic communication facilities.

Staff: C. Rosta, Cultural Services Manager (Staff Liaison); D. Niedermayer, Senior Manager, Cultural Services; 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 4:09 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the November 10, 2022 Capital Funding Subcommittee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the September 8, 2022 Capital Funding Subcommittee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Capital Funding Framework

Chair introduced Douglas Nelson from The Discovery Group, who explained the process of the feasibility study, the next step being the interviews with prospective donors. Interviews will start in the second week of January 2023 and will be held electronically. D. Nelson explained that a Gift Chart will be produced. Subcommittee members discussed the District's Sponsorship, Partnership & Naming Policy moving forward. Staff shared the research into the capital funding framework of other facilities. Staff explained that research into grant opportunities is underway.

It was Moved and Seconded:

THAT the discussion regarding Capital Funding Framework be received for information.

CARRIED

PUBLIC QUESTIONS

5. PUBLIC QUESTIONS

J. Chalmers: Asked if the presentation that was shared could be included in the minutes.

NEXT MEETING

6. NEXT MEETING

Staff confirmed that the next Capital Funding Subcommittee meeting is scheduled for December 15, 2022 at 4 p.m. via electronic communication facilities.

ADJOURNMENT

7. ADJOURNMENT

It was Moved and Seconded:

THAT the November 10, 2022 Capital Funding Subcommittee meeting be adjourned.

CARRIED

The meeting adjourned at 4:46 p.m.

Certified Correct:

s. 22(1)

s. 22(1)

Chair

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, NOVEMBER 16, 2022**

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

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

1. Call to Order

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

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the November 16, 2022 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the October 19, 2022 Minutes

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

It was Moved and Seconded:

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

CARRIED

5. Time Limit of Board of Variance Orders

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

“Pursuant to section 542 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.”

6. Application 22-023 (2710 Mathers Avenue)

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

- a) 0.41 m to Front Yard Setback to Mathers Avenue
- b) 0.40 m to Front Yard Setback to 27th Street
- c) 0.37 m to Highest Building Face Envelope
- d) 0.61 m to Building Height
- e) 5.8 % to Highest Building Face Exemption.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	November 9, 2022	1
Redacted	November 15, 2022	2
Redacted	November 15, 2022	3

Staff provided permit history of the subject property.

N. Miri (M+Design, representing the owner of 2710 Mathers Avenue) and D. Nenciu and D. Nenciu (2710 Mathers Avenue) described the variance application for a proposed single family dwelling and responded to Board members’ questions.

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

Members of the Board considered:

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

Having read the application dated October 17, 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 N. Miri, D. Nenciu, and D. Nenciu:

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 22-023 regarding a proposed single family dwelling at 2710 Mathers Avenue with variances of:

- 0.41 m to Front Yard Setback to Mathers Avenue
- 0.40 m to Front Yard Setback to 27th Street
- 0.37 m to Highest Building Face Envelope
- 5.8 % to Highest Building Face Exemption

BE ALLOWED pursuant to the plans dated March 28, July 27 and October 14, 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

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 22-023 regarding a proposed single family dwelling at 2710 Mathers Avenue with a variance of:

- 0.61 m to Building Height

BE NOT ALLOWED pursuant to the plans dated March 28, July 27, and October 14, 2022 submitted with the application.

CARRIED

7. Application 22-024 (1095 Lawson Avenue)

Staff confirmed the following requested variance regarding a proposed single family dwelling with secondary suite:

a) 3.8 % (26.51 m²) to Floor Area Ratio.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	November 15, 2022	1

Staff provided permit history of the subject property.

B. Fichtner (1095 Lawson Avenue) described the variance application for a proposed single family dwelling with secondary suite and responded to a Board member's questions.

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

Members of the Board considered:

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

Having read the application dated October 18, 2022, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of B. Fichtner:

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 22-024 regarding a proposed single family dwelling with secondary suite at 1095 Lawson Avenue with a variance of:

- 3.8 % (26.51 m²) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated September 12, 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

8. Application 22-025 (5770 Eagle Harbour Road)

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

- a) 94.19 m² to Floor Area Ratio.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Burgers Architecture Inc.	November 15, 2022	1

Staff provided permit history of the subject property.

C. Burgers and N. Awadi (Burgers Architecture, representing the owner of 5770 Eagle Harbour Road) described the variance application for a proposed single family dwelling.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that there were two more members of the applicant's team available to answer any questions of the Board.

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 October 18, 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 C. Burgers and N. Awadi:

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 22-025 regarding a proposed single family dwelling at 5770 Eagle Harbour Road with a variance of:

- 94.19 m² to Floor Area Ratio

BE ALLOWED pursuant to the plans dated April 7, 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

Member Radage voted in the negative

9. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 22-023 (2710 Mathers Avenue);
- Application 22-024 (1095 Lawson Avenue);
- Application 22-025 (5770 Eagle Harbour Road);

up to and including November 16, 2022, be received.

CARRIED

10. Public Question Period

There were no questions.

11. Proposed 2023 Board of Variance Hearing Schedule

Staff responded to a Board Member's questions.

It was Moved and Seconded:

THAT the proposed 2023 Board of Variance Hearing Schedule be adopted.

CARRIED

12. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for January 18, 2023 at 5 p.m.

Staff responded to Board members' questions and provided information regarding the 2023 Hearing Schedule and Board membership.

13. Adjournment

It was Moved and Seconded:

THAT the November 16, 2022 Board of Variance hearing be adjourned.

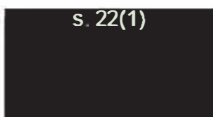
CARRIED

The Board of Variance hearing adjourned at 6:03 p.m.

Certified Correct:

 s. 22(1)

L. Radage, Chair

 s. 22(1)

P. Cuk, Secretary

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC ART ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, DECEMBER 21, 2022

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

Staff: D. Niedermayer, Senior Manager, Cultural Services (Staff Liaison); L. Thackray, Cultural Services Program Coordinator; 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 11:02 a.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the December 21, 2022 Public Art Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the November 15, 2022 Public Art Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Council Liaison Update

Councillor Watt informed the Committee about new appointments to the Committee made by Council at their meeting on December 12, 2022.

It was Moved and Seconded:

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

CARRIED

5. Welcome Figure Restoration Discussion

Artist Stan Joseph submitted a proposal for the restoration of the Welcome Figure in Ambleside on request of District staff after noticing that there has been damage from years of weather. The proposal was sent to the committee members prior to the meeting for review. The proposal outlines the work required on the Welcome Figure

as well as a quote for all fees. The Committee asked questions regarding the project proposal, the proposed budget of \$44,275, and proposed request to Council to transfer \$50,000 from the Public Art Reserve Fund to include an amount for contingency. This recommendation would go to Council for approval in 2023 so that the project could commence immediately once the weather improves. Any left-over funds would be returned to the Reserve Fund. Discussion was held regarding the size of the Welcome Figure's arms which were thought to be of a different size than the original figure.

E. Fiss left the meeting at 11:11 a.m.

It was Moved and Seconded:

THAT the Public Art Advisory Committee recommends to Council that \$50,000 be transferred from the Public Art Reserve Fund for repairs to the Welcome Figure in Ambleside, including any restoration and/or replacement of the Figure's arms if required.

CARRIED

E. Fiss absent at the vote

6. Staff Update

Staff reported the following:

- Members were reminded that the deadline to complete the Annual Committee Evaluation is December 31, 2022.
- The installation of the Municipal Hall project by artist Illarion Gallant will be completed early January.
- Four new Committee members were appointed by Council with terms commencing January 1, 2023.
- Informed that the schedule of meetings for the next year will be discussed and confirmed at the first Committee meeting in January with new members.
- The members thanked outgoing member A. Green for her dedication and expert input to the PAAC.

E. Fiss entered the meeting at 11:28 a.m. via electronic communications facilities.

It was Moved and Seconded:

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

CARRIED

PUBLIC QUESTIONS

7. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

8. NEXT MEETING

It was Moved and Seconded:

THAT the next Public Art Advisory Committee meeting be scheduled for January 17, 2023 at 3 p.m. and be held in-person in the Raven Room at Municipal Hall.

CARRIED

ADJOURNMENT

9. ADJOURNMENT

It was Moved and Seconded:

THAT the December 21, 2022 Public Art Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 11:32 a.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Wednesday, January 18, 2023 12:06 PM
To: Weiler, Patrick - M.P.
Subject: Valentines for Vets 2023

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

Good afternoon,

I'm reaching out to share a wonderful program that Veterans Affairs Canada runs each year called [Valentines for Vets](#), an initiative to show former members of our military how thankful we are for their service. For more than 25 years, Canadians have participated in this wonderful tradition that always brings a smile to the folks who receive a valentine.

It's simple—encourage Canadians to create Valentines for Vets with a video, pictures, or by hand. You can also post on Facebook, Twitter, and Instagram, tagging Veterans Affairs by using #CanadaRemembers.

Cards should be mailed to:

Valentines for Vets
Veterans Affairs Canada
Commemoration, Distribution Unit
125 Maple Hills Avenue
Charlottetown, PE C1C 0B6

I encourage you to share this initiative with your students and anyone you think may be interested in participating. [For more information, please visit this webpage.](#)

Thank you in advance for supporting this wonderful tradition.

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

From: Budget
Sent: Monday, January 23, 2023 5:29 PM
To: s. 22(1)
Cc: correspondence
Subject: RE: DWV 2023 Budget - parking suggestion
Attachments: 2023 Budget - council correspondence (question from s. 22(1)).pdf

Dear s. 22(1),

Thank you for your interest in the 2023 budget. We will take your suggestions into consideration.

Sincerely,

Financial Services
District of West Vancouver

Dear Mayor and Council,

I believe that housing affordability, climate change and traffic congestion are the most important issues to address in its 2023 budget. Improved public transit and active transportation facilities would reduce traffic congestion, greenhouse gas emissions and should be an integral part of greater housing. To be required to address housing affordability.

To help balance the District's budget in 2023, I suggest charging a fee for on-street overnight parking on the District's public roadways.

From: [REDACTED] s. 22(1)
Sent: Friday, January 20, 2023 10:42 PM
To: Mark Sager; Nora Gambioli; Sharon Thompson; Linda Watt; Scott Snider; Peter Lambur; Christine Cassidy; correspondence
Subject: DWV 2023 Budget

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

Dear Mayor and Council,

I believe that housing affordability, climate change and traffic congestion are the most important issues that the District needs to address in its 2023 budget. Improved public transit and active transportation facilities would contribute to reducing traffic congestion, greenhouse gas emissions and should be an integral part of greater housing density that will be required to address housing affordability.

To help balance the District's budget in 2023, I suggest charging a fee for on-street overnight parking and storage of cars on the District's public roadways.

Sincerely, [REDACTED] s. 22(1)
[REDACTED] s. 22(1)
West Vancouver, British Columbia,
Canada, [REDACTED] s.22(1)
[REDACTED] s.22(1)