

COUNCIL CORRESPONDENCE UPDATE TO DECEMBER 15, 2021 (8:30 a.m.)

Correspondence

- (1) 54 submissions, December 3-14, 2021, regarding Non-Medical Cannabis Retail (Referred to the December 15, 2021 Council meeting)**
- (2) 3 submissions, December 9-13, 2021, regarding 1552 Esquimalt Avenue Infill Development Proposal**
- (3) BC SPCA, December 10, 2021, regarding “Thank you for helping reduce rodenticide use in B.C. – let’s make this change permanent!”**
- (4) 3 submissions, December 12 and 13, 2021, regarding Ambleside Town Centre Local Area Plan**
- (5) North Shore Tennis Society, December 13, 2021, regarding “Comment re December 13 Agenda item: Update on Pickleball Sport in West Vancouver: Information report.”**
- (6) December 13, 2021, regarding “Regards Priorities in the 2021/2022 Strategic Plan” (Transportation)**
- (7) December 13, 2021, regarding “Problems at Five Creeks Near Westmount”**
- (8) Committee and Board Meeting Minutes – Awards Committee meetings July 7 and November 3, 2021; Gleneagles Community Centre Advisory Committee meeting November 18, 2021**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (9) Parks Stewardship Manager, December 8, 2021, response regarding Update on Pickleball Sport in West Vancouver**
- (10) Director of Engineering & Transportation Services, December 9, 2021, response regarding “Trouble near Five Creeks Westmount”**

From: [REDACTED] s. 22(1)
Sent: Friday, December 3, 2021 10:41 AM
To: correspondence
Subject: Retail Cannabis

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.

I and many others live in [REDACTED] s.22(1) proposed site. The site you mention is a very small run down Center.

Please reconsider this site.

Thank You,

[REDACTED] s. 22(1)

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

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Wednesday, December 8, 2021 9:31 AM
To: correspondence
Subject: Correction to prior letter

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.

Please use this draft in your public forum. I have made a very minor correction. I believe it was only [REDACTED] s. 22(1) years that I [REDACTED] s. 22(1). I have corrected this number in the email below.

Dear Mayor Booth and Council,

When I first learned that there were applications for a cannabis shop in Horseshoe Bay, I was vehemently opposed. My gut response was a NIMBY knee-jerk reaction, which was also highly judgmental as I have occasionally used [REDACTED] s.22(1) and in an effort to [REDACTED] s.22(1).

To the best of my understanding, two serious applications have been presented to the District: One for a storefront location at 6609 Royal Ave, to be owned by residents of Bowen Island, and the other tucked away on the top floor of 6412 Bay Street.

I cannot speak to the character or intent of the applicants who have submitted a proposal for the Royal location, but I feel strongly that the application should be granted to Constance Shaw and Britney Guthrie. Their selected location at 6412 Bay Street is away from street level and more in alignment with what this community is likely prepared to accept. Constance and Britney are engaged, active and thoughtful members of our community, and their vision to incorporate a cannabis boutique shop into an art gallery setting is nothing short of brilliant. It will add some much needed culture in the bay, and ideally encourage other creative businesses as we continue to expand our retail footprint while discretely educating and retailing their product line.

The introduction of a cannabis establishment has been fraught with concern from many members of our tight community. I am a [REDACTED] s. 22(1) and I've seen comments and jabs fly back and forth as residents try to grapple with the new reality. I've seen comments ranging from dog-owners fearing their pets will ingest discarded marijuana butts to concerns that young people will be hanging about and that it becoming a Mecca for people disembarking the ferry. And throughout all the comments and dialogue, I have also seen several people become more comfortable with the concept.

Residents need to know it will be well managed and in a community as tight as Horseshoe Bay, there is trust in local proprietors to always keep the better interests of the community in mind. Constance and Britney have listened to feedback, and chosen a location and style of venue that will work best with the a wider swath of the community than a street level storefront in the heart of the bay. Their proposal ensures that their business won't be

a focus on our streetscape. The clientele they will attract will likely be more locally based, and in turn, there is less likelihood that their clients will contribute to the public ashtray that our village has become. Until Constance embarked on a volunteer cigarette disposal project in the bay, we had enough cigarette butts littering the Bay to bury all of Municipal Hall. In the past I have discussed and sent cigarette butt recycling suggestions via email to both Mayor Booth and Councillor Cameron. During one cleanup, I picked up more than 1000 butts (I counted) in two short hours. And it was through my disgust for litter and butts that I met Constance Shaw when she was in the early stages of her self-driven village cleanup. I was out for a leisurely stroll on a Saturday morning and she was wandering the park, picking up garbage and setting up cans to discourage people from tossing butts to the ground. Constance and Britney care, not only because they live here, but because it is in the fabric of their personalities.

Like Constance and Britney, I have also worked hard to make Horseshoe Bay a better place. I [REDACTED] s.22(1) and I am one of the [REDACTED] s.22(1) [REDACTED]. Through my extensive interactions both in person and online, I feel that I have my finger on the pulse of this unique community. It is a community that cares. We get behind one another's initiatives, and because we have a small population and geographic footprint, our business owners take immense pride in their service to their fellow residents.

When my children were quite young and as they went through the teenage years, I felt safe in knowing that they could wander down to the village and that there were a hundred eyes on them. Eyes that knew them and cared that they were safe. As we accept that a cannabis retail store will become part of the fabric of our village, it is important that we stay true to our village roots - that we support each others initiatives, and that the proprietors of this new venture have a real stake in our community and know that they aren't just here to set up a business for profit.

Finally, I wish to add that I read another letter to Mayor and Council where the author voiced concerns that the Bay Street location would not be accessible to physically disabled residents. While some clients would have difficulty navigating the stairs on Bay Street, we are now living in a world where businesses are meeting the needs of their patrons in a wide variety of ways - from streetside service to convenient delivery options. The author of the prior letter voiced concerns that the traffic of handicapped and elderly people waiting for roadside service would wreak havoc in the village, with little parking available and cars circling endlessly. While I respect these concerns, I am confident that Constance and Britney will make their products and services available to all members of our community and beyond, through curbside pickup or delivery. I also question just how many people would be circling at any given time - this is hardly a major metropolis. In fact, the same could be said for anyone driving down to pick up pizza, fish and chips or to pick up someone who has been to the medical clinic. In fact, for many years there was a physiotherapy clinic on the second floor of the Bay Street building. While it was impossible to conduct curbside physio appointments, the proprietors of this new venture will be able to meet the needs of their clients through the aforementioned options.

I urge Mayor and Council to strongly consider the residents of Horseshoe Bay before we put a Cannabis storefront at street level in the heart of our village.

With Kind Regards,

s. 22(1)

West Vancouver

s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, December 8, 2021 11:51 AM
To: correspondence
Subject: Retail cannabis store in Ambleside

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.

Hi I am [REDACTED] s. 22(1) a resident of [REDACTED] s. 22(1) West Vancouver BC, I am contacting you in regards to my personal approval of Applicant:
Nimbus Cannabis Ambleside
Location: 1519 Clyde Avenue

Proposal: Temporary Use Permit to allow for non-medical cannabis retail store

I believe as far as location goes this group has found the perfect place for their business keeping it accessible near bus stops and bike routes making it easy to grab and go for those who are in need of their medicine. All though it is very accessible it is also a discrete location where they have strategically placed themselves in an area away from child care facilities, parks that could lead to consumption and does not share a building with residential units. Location aside I believe someone who is local and has grown up in this area is the best fit for this business in regards to understanding the needs of the community.

Shar Mortezaei completely fits this category. Shar has grown up on the North shore his entire life being involved with community service and local businesses. Shar Mortezaei the Founder of Nimbus Cannabis, successfully launched its first retail operation in Oliver, BC. Shar also Serves on the Board of Directors of the BC Craft Farmers Co-Op, representing BC Retailers across the province. He has been involved in the cannabis industry from seed to sale, having founded an agrichemical company, served on the board of directors of an international producers, and founded a cultivator of industrial hemp with over 1000 acres planted.

Thank you,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, December 8, 2021 1:08 PM
To: correspondence
Cc: hello@nimbuscannabis.ca; Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Retail cannabis store in Ambleside

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.

Hi, I am [REDACTED] s.22(1) a resident of West Vancouver BC, I am contacting you in regards to my personal approval of the Applicant:
Nimbus Cannabis Ambleside
Location: 1519 Clyde Avenue

Proposal: Temporary Use Permit to allow for non-medical cannabis retail store

I believe as far as location goes this group has found the perfect place for their business keeping it accessible near bus stops and bike routes making it easy to grab and go for those who are in need of their medicine. All though it is very accessible it is also a discrete location where they have strategically placed themselves in an area away from child care facilities, parks that could lead to consumption and do not share a building with residential units. Location aside I believe someone who is local and has grown up in this area is the best fit for this business in regards to understanding the needs of the community.

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Thank you,

From: [REDACTED] s. 22(1)
Sent: Wednesday, December 8, 2021 1:12 PM
To: correspondence; Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Support application for Temporary Use Permit to allow for non-medical cannabis retail store

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 honorable Mayor of West Vancouver and Councilors,

This is [REDACTED] s. 22(1), a West Vancouver resident for decades. I love West Vancouver beyond words and am very proud to call it "my hometown".

This letter is in support of the temporary use permit application of Nimbus Cannabis at 1519 Clyde Ave for non-medical retail cannabis.

It is my belief that this application, being a Benefit Company, will have the most positive impact on the community. I have had the pleasure of knowing Shar, the principal, personally for many years and I know he will uphold all rules and regulations and help the community. His knowledge and experience in the business and cannabis industry in particular is what we need in our community to ensure the highest level of safety and service.

I also noted that Shar has been taking a proactive approach and being aligned with the Official Community Plan to the smallest details.

I believe he can be the best candidate to own and operate the Cannabis store in West Vancouver.

Truly appreciate your consideration, please do not hesitate to contact me if you need any more information.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: Jeremy Atkins <atkinshospitalityolutions@gmail.com>
Sent: Wednesday, December 8, 2021 3:54 PM
To: Megan A. Roberts; correspondence
Subject: Support letters for Envy Cannabis #103 - 2433 Bellevue Avenue
Attachments: Support letters for Envy Cannabis #103 2433 Bellevue Avenue.pdf

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

Hello Mayor, Council and Staff,

Attached herein are 17 letters of support from West Vancouver residents. Please redact the names and contact information prior to publishing.

Many thanks,

Jeremy Atkins

s.22(1)

Atkinshospitalityolutions@gmail.com

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec 8th 2021

s. 22(1)

Address:

Dear Mayor, council, and city staff:

I have recently been informed of the Envy Cannabis application for Dunderave Village. I am voicing my support for this organization for the following reasons

1. Envy's operating partners community involvement in local not for profit associations and their desire to be active in our community.
2. Envy's track record and customer service while operating 1st Cannabis in the City of North Vancouver.
3. They are north shore residents and local small business owners.
4. Dunderave would be well served with a legal retail cannabis business.

As a resident of West Vancouver, I am supportive of the next generation of business professionals setting up businesses where they grew up.

Sincerely,

Name:

s. 22(1)

s. 22(1)

Email or Contact number:

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: DECEMBER 8, 2021

Address: [REDACTED] ^{s.22(1)} WESTVAN

Dear Mayor, council, and city staff:

I have recently been informed of the Envy Cannabis application for Dundarave Village. I am voicing my support for this organization for the following reasons

1. Envy's operating partners community involvement in local not for profit associations and their desire to be active in our community.
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As a resident of West Vancouver, I am supportive of the next generation of business professionals setting up businesses where they grew up.

Sincerely,

Name: [REDACTED] ^{s. 22(1)}

Email or Contact number: [REDACTED] ^{s. 22(1)}

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 5. 2021.

Address: [Redacted] s.22(1) West Van.

Dear Mayor, council, and city staff:

I have recently been informed of the Envy Cannabis application for Dundarave Village. I am voicing my support for this organization for the following reasons

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Sincerely,

Name: [Redacted] s. 22(1)

Email or Contact number: [Redacted] s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 8 2021.

Address: [REDACTED] s.22(1) West Van.

Dear Mayor, council, and city staff:

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Sincerely,

Name: [REDACTED] s. 22(1)

Email or Contact number: [REDACTED] s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 7. 2021.

Address: _____ s. 22(1)

Dear Mayor, council, and city staff:

I have recently been informed of the Envy Cannabis application for Dundarave Village. I am voicing my support for this organization for the following reasons

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Sincerely,

Name: _____ s. 22(1)

Email or Contact number: _____ s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 5. 2021

Address: _____
s. 22(1)

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Sincerely,

Name: _____
s. 22(1)

Email or Contact number: _____
s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 7 2021

s. 22(1)

Address: _____

Dear Mayor, council, and city staff:

I have recently been informed of the Envy Cannabis application for Dundarave Village. I am voicing my support for this organization for the following reasons

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Sincerely,

Name: _____

s. 22(1)

Email or Contact number: _____

s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec 8. 2021.

Address: _____ s.22(1) *west Van.*

Dear Mayor, council, and city staff:

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Sincerely,

Name: _____ s. 22(1)

Email or Contact number: _____ s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 6. 2021

Address: [Redacted] s.22(1) west Vancouver.

Dear Mayor, council, and city staff:

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Sincerely,

Name: [Redacted] s. 22(1)

Email or Contact number: [Redacted] s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 8. 2021.

Address: _____ s.22(1)

West Van.

Dear Mayor, council, and city staff:

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Sincerely,

Name: _____ s. 22(1)

Email or Contact number: _____ s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: December 2, 2021

Address: _____

s.22(1)

, West Van.

Dear Mayor, council, and city staff:

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Sincerely,

Name: _____

s. 22(1)

Email or Contact number: _____

s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 7. 2021

Address: [Redacted] *West Vancouver*

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Sincerely,

Name: [Redacted]

Email or Contact number: [Redacted]

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 8, 2021.
s. 22(1)

Address: _____
[Redacted]

West Van.

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Sincerely,

Name: _____
[Redacted] s. 22(1)

Email or Contact number: _____
[Redacted] s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 8 - 2021

Address: _____ s. 22(1)

West Vancouver

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Name: _____ s. 22(1)

Email or Contact number: _____ s. 22(1)

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#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 7. 2021

Address: [Redacted] s. 22(1) West Van.

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Sincerely,

Name: [Redacted] s. 22(1)

Email or Contact number: [Redacted] s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 5. 2021.

Address: [Redacted] s. 22(1) West Van.

Dear Mayor, council, and city staff:

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Sincerely,

Name: [Redacted] s. 22(1)

Email or Contact number: [Redacted] s. 22(1)

Letter of Support for ENVY Cannabis
#103 2433 Bellevue Avenue
West Vancouver

Date: Dec. 8. 2021.

Address: [Redacted] s. 22(1)

West Vancouver.

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Sincerely,

Name: [Redacted] s. 22(1)

Email or Contact number: [Redacted] s. 22(1)

From: Jeremy Atkins <atkinshospitalityolutions@gmail.com>
Sent: Wednesday, December 8, 2021 3:59 PM
To: Megan A. Roberts; correspondence
Subject: Landlord letter of Support Envy Cannabis #103 2433 Bellevue Avenue
Attachments: Landlord Support Letter - Dec 8 2021 .pdf

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

Hello Mayor, Council and Staff,

Attached herein is a letter of support from our landlord and West Van resident Amin. Please do not redact the name prior to publishing.

Many thanks,

Jeremy Atkins

s.22(1)

Atkinshospitalityolutions@gmail.com

Dear Mayor, council and city staff:

I am the owner and landlord of unit 103-2433 Bellevue Avenue, whereby my tenants Envy Cannabis has an application for Dundarave Village to sell cannabis. I've had the privilege to get to know the Team at Envy Cannabis and having dealt with many tenants and various businesses over the past 2 decades on the northshore, I can say it has been nothing shy of amazing how this group is so effective, honest and community focused. They are very knowledgeable of this newly legalized industry and really are the candidates of choice as they have a proven track record in the North Vancouver community. They have dealt with all kinds of criticisms in west vancouver and have handled it so respectfully and this to me makes them champions of the community and I have seen nothing but respect along with technical and legally correct dialogue being broadcasted by their team. Having been part of the Ambleside Dundarave Business association for a short stint, and been an active part of the community with multiple local west vancouver businesses, i know Envy Cannabis is the correct retailer for this industry in west vancouver.

I am voicing my strong support for this organization for the further reasons as such:

1. Their track record and customer service @ 1st Cannabis in North Vancouver
2. Envy offers monthly fireside chat/ info sessions about the benefits of CBD.
3. Envy's operating partners community involvement in local not for profit associations and their desire to be active in our community.
4. Their involvement will promote a positive impact in the legal cannabis markets and how it has led to safe consumption.
5. They will be good reliable members of the community and I look forward to supporting them as I s.22(1).
6. West Vancouver needs its own vendors and currently many travel to North Van and this is not good for local west vancouverites. Envy is a pro community and an advocate of the law and the City of West Vancouver would really see in a short time span that any and all Cannabis retailers should be run like Envy.

s.22(1)
Amin Sabounchi (c/o 1080019 BC LTD) - West Vancouver supporter

Date: December 8th, 2021

Residence: s. 22(1) West Van s.22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, December 8, 2021 5:51 PM
To: correspondence
Subject: TUP Application Support 1519 Clyde Ave

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Mayor and Council,

It has come to my attention that there is a request to open cannabis retail stores in West Vancouver. I would like to extend my support to the following applicant:

Applicant: Nimbus Cannabis Ambleside

Location: 1519 Clyde Avenue

Proposal: Temporary Use Permit to allow for non-medical cannabis retail store

I have had the pleasure of being friends with the principal at Nimbus Cannabis for over the [REDACTED] s.22(1) years. I cannot think of a better candidate: someone that is local, has extensive experience, and dedicated to the community.

With thanks

[REDACTED] s. 22(1)

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

[REDACTED] s.22(1)

[REDACTED]

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We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.

From: [Redacted] s. 22(1)
Sent: Thursday, December 9, 2021 4:14 PM
To: correspondence
Subject: 203-2433 Bellevue Ave. Cannabis Retail

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[Redacted] s. 22(1)
West Vancouver, B.C.
[Redacted] s. 22(1)
8 Dec., 2021

Dear Mayor and Council,

Today we received a Notice of Consideration for the proposed Cannabis Retail at 103-2433 Bellevue Ave. so I feel I should Pass along some feelings regards the proposal. My home is [Redacted] s.22(1)

I am asking you to refuse the application. Council report dated 28 Sep., 2021 states that this property is zoned for C4 and that this does not permit retail. It looks like the temporary use permits are to temporarily bypass WV laws concerning Cannabis which shouldn't give a proponent the right get approval at variance to present zoning regulations. These regulations should be giving residents a measure of protection, in this case from unwanted and intrusive retail outlet, by the district.

First of all a few comments on Envy Cannabis Dunderave Impact Statement.(Appendix D9) I am not sure what bearing some of these have to the business but the proponents include them so they must be important.

1. One gets the impression in the shop local section that the owners are West Vancouver residents. Apparently none of them actually reside in West Vancouver.
2. Under various sections the proponents committed to various employment practices, community involvement of owners and staff and community health and wellness. These could all rather meaningless, as, in answer to a question as to legal impediments to them selling the business once open. the answer was "none": The proponents probably have no intention of selling at this time but after opening the situation may change. For instance they get an offer too good to be refuse. A new owner would undoubtedly run the shop by the book but not necessarily with all the lofty community ideals the proponents offer.

3. They state that “our commercial neighbours on Bellevue are also wellness and health providers” This is puzzling because at one of the meetings in answer to the question “What percentage of income would be derived from smokable products does your business plan show?” Answer 60%. This doesn't sound like a health and wellness shop any more than a liquor store .

4. They state that part of the decision to place the store away from Marine Drive was to cater to the concerns of community members that still have an archaic opinion of cannabis and later on, to be sensitive to community concerns. An out of sight out of mind philosophy. I visited ^{s.22(1)} as they were installing Cannabis shops and noted the ones I saw were all front and centre. Ditto in a recent visit to ^{s.22(1)}. I am sure this was to give concerned citizens confidence that the shop could be easily seen, by not only police and authorities, but, more importantly, citizens to assure themselves that the place is being properly run. A Dundarave shop should be on Marine Drive so as to be visible to all.

The proposed shop is not even accessible from the lane but separated by strata common property stairs and a deck. Store owners, employees, customers, home delivery, car curb side pickup and lookie loos would all be travelling up the stairs and along the deck to the store front, all ^{s.22(1)}. The store is not visible to car occupants as the alley is a one way street westbound and any glimpse of the shop would be behind. The same for pedestrians walking west. Pedestrians walking east would have a brief view of the top half of the entrance door. This pretty well hidden store front I should think is exactly what council would want to avoid to give comfort to the people the proponents suggest harbour ancient thoughts about cannabis and those that they describe as concerned citizens.

I thought I had a fairly open mind but in answer to a question at one of the meetings as to what might be any potential harmful effects to users of their cannabis products the proponents answer was to the effect, not as bad as alcohol or tobacco and then went on to state that their cannabis products are benign. I am starting to think that I may have an archaic opinion.

I could go on for pages about the impact statement but will stop as I think I have shown the document does not portray reality. And no where does it mention that the shop is to be in a part of Dundarave not zoned for retail.

To reiterate the points in my last letter, ^{s.22(1)} because of the convenient location to shops, other amenities and bus service. Peace and quiet was high on our list. Our time here have shown it to be a good choice for us and the plan is to stay here until they carry us out in a box. We felt the ^{s.22(1)} would give us protection from busy and potentially annoying noise. The building wasn't designed for a busy retail shop as there is poor access and close proximity to the homes in the building. At one end the stairs go up ^{s. 22(1)} ^{s. 22(1)} and the other up the stairs ^{s. 22(1)} which is used frequently by residents. This shop would create a lot of pedestrian traffic onto strata property with employees, customers and, as the owners suggested, looky loos as well as product delivery and home delivery. There would be a lot of potential noise ^{s. 22(1)}.

As this is being titled a temporary use permit for three years followed by a further three years you might say, try it. its temporary. That means different things to different people. I am ^{s.22(1)} years old and reasonably healthy so I looked on the web and found ^{s. 22(1)} ^{s. 22(1)} That means a temporary three years is about ^{s. 22(1)} and ^{s. 22(1)}

s. 22(1) Not a short time to have something like a busy retail outlet annoying you and affecting one's quality of life.

After talking to the residents of s.22(1)

I have found only one resident that isn't strongly apposed to this project going ahead. It would be hard to find the logic in allowing this project to continue when the local community does't support it.

I beseech you to reject this application. I ask you to remember that these maps depicting sites for the proposal are not just squares on a map but peoples homes.

Thank you for your consideration.

Kind Regards

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, December 9, 2021 8:18 PM
To: correspondence
Subject: RE: 6412 Bay ST Weather Cannabis

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Dear Mayor and Council,

I'm writing in support of Weather Cannabis to operate in Horseshoe Bay. These Temporary Use Permits for non-medical cannabis are highly coveted business opportunities and I feel strongly that qualified local applicants should be given priority, especially with this type of product.

This applicant is experienced in the cannabis industry and has lived in Horseshoe Bay for over five years. Her business plan includes exhibiting and selling the work of local visual artists, adding a bonus amenity to the local network.

I also think that the second-floor location, off the street and above the Spirit Gallery, is much more discreet than being right on street level.

This is appropriate for this area. It means that the shop will be a planned destination rather than an advertised temptation. And clients with accessibility needs can continue to enjoy delivery or curb-side options.

When we support local entrepreneurs, we activate our business communities.
When we support local, we stay connected.

Please award this permit to Weather Cannabis. I think they are the best choice for our sensitive, small town!

Sincerely,

[REDACTED] s. 22(1)
WEST VANCOUVER BC
[REDACTED] s. 22(1)

--
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, December 9, 2021 8:36 PM
To: correspondence; Craig Cameron; Mary-Ann Booth; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Cannabis store in Horseshoe Bay

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Dear Mayor and Council;

I support the Weather Cannabis applicants who are proposing a cannabis store at 6412 Bay Street in Horseshoe Bay.

I appreciate that Weather Cannabis have been proactive in addressing the concerns of the community. As a local [REDACTED] s. 22(1) I am grateful that they have been committed to mitigating the risks to pets and wildlife by installing butt disposal cans around Horseshoe Bay - an initiative that has already proven to be very successful - and I believe they will be continuing with ongoing education and community involvement.

The location they are proposing is preferable as it is on the 2nd floor which makes it inconspicuous from the street and not plainly visible to children. The store inside is spacious enough to allow for physical distancing. Any concerns about accessibility are easily remedied by that fact that they will be offering curb-side pickup and delivery services.

It is important to me that they are a locally run business as they understand and care about the needs of the neighbourhood on a personal level. I am confident that they have the community's best interests in mind as they have already proven that they have prepared their business plan based on listening to the concerns.

I urge Mayor and Council to look at the specific needs and concerns of this community and base your decision on what will be for the greater good.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, December 9, 2021 8:52 PM
To: correspondence
Subject: Cannabis Retail Application - 6412 Bay St.
Attachments: [REDACTED] s.22(1) WEATHER CANNA.docx

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Dear Mayor and Council,

Please find letter attached.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Re: Application for Horseshoe Bay Cannabis Store

Dear Mayor and Council,

December 9, 2021

Since the District's first approval, I have watched the progress of WV's decision to accept non-medical cannabis retail outlets very closely. I have gone over all the 10 applications and I'm writing to express my support for one store in particular: Weather Cannabis (Horseshoe Bay location). I live s. 22(1) and so this location is my preferred choice of outlet. Moreover, no matter the location, I believe that local applicants like the owners of Weather Cannabis should be given priority advantage (I believe the other one is from Bowen Island).

I also think the idea of having the store on the second floor makes sense. I have s. 22(1) which make me sensitive to how restricted products are shown and accessed. Not only does having this shop off the street level feel more discreet, having to walk upstairs feels like a natural barrier for temptation to our minors. Being more tucked away is also sensitive to the small village atmosphere on Bay St.

To address the few negative citizen feedback letters via public correspondence, I do not see being on the second floor as an accessibility problem at all. On-line orders, customer deliveries and/ or curbside pickup is standard customer service for every type of product retailer from niche boutique to large mall outlet, especially since Covid-19. Anyone who can't navigate a set of stairs has a very reasonable option of home delivery for little or no extra cost.

Overall, it just makes sense to have someone local owning, operating and managing the shop- (and ALL shops in WV)- someone who locals know and recognize and trust, and someone who genuinely wants to give back to the community, someone who truly cares about the impact the nature of their business could have on neighbours. This applicant has clearly made big efforts to give back in positive ways and I am very impressed by this initiative.

Please award one of your coveted approvals to Weather Cannabis. I firmly stand on the "Locals First" idea that started with the Sewell's development. Hiring Local is a way to activate our community as a whole. This operator upholds that ideal, and is the best, most thoughtful choice for Horseshoe Bay.

Sincerely,
s. 22(1)

West Vancouver

From: [Redacted] s. 22(1)
Sent: Friday, December 10, 2021 10:05 AM
To: correspondence
Cc: info@weathercannabis.com
Subject: 6412 Bay Street (Weather Cannabis) Support

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Attention Mayor & Council,

I fully support our local residents and Weather Cannabis as the choice for a cannabis store in Horseshoe Bay.

My wife and I are both owners of [Redacted] s.22(1) and proud parents [Redacted] s.22(1) We wholeheartedly support the endeavours of Weather Cannabis to establish a cannabis store in Horseshoe Bay.

As parents we care endlessly for [Redacted] s. 22(1) and trust that our values and community will help to guide and support them through life's journey. If [Redacted] s. 22(1) ever want to / need to acquire cannabis I want them to be of legal age and have a nearby, legal, and community minded storefront where they can receive education and government tested & approved cannabis products.

We believe that West Vancouver, and specifically Horseshoe Bay, require more small businesses to "open shop" in order to ressurect a sense of commercial diversity & spirit. Weather Cannabis want to invest and grow their Horseshoe Bay community and provide a legal service & product that is not available locally.

With full support for Weather Cannabis,

[Redacted] s. 22(1)
West Vancouver [Redacted] s. 22(1)

[Redacted] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, December 10, 2021 1:43 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Fwd: [REDACTED] s.22(1) to West Vancouver

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Filed on behalf of and with the permission of [REDACTED] s. 22(1)

Date: December 9, 2021 at 9:32:18 PM PST

To the West Vancouver Mayor and Council

Re: Proposed Temporary Use Permit 21-071 for 103-2433 Bellevue Avenue

I own and reside at [REDACTED] s. 22(1) and oppose the issuance of a Temporary Use Permit to operate a retail cannabis store [REDACTED] s.22(1). I [REDACTED] s. 22(1) purchased a residential suite in [REDACTED] s. 22(1). We bought after carefully considering the residential character of the strata, the neighbourhood character of the entire block, the municipal zoning and the matching strata bylaws which do not permit retail sales. I have lived here [REDACTED] s. 22(1) years believing the law would prohibit retail sales of any kind [REDACTED] s.22(1).

I am against considering a temporary bylaw permit to allow retail cannabis sales from suite 103. [REDACTED] s.22(1) strata property owners representing over 95% of the taxable value of our strata lots do not approve of this tiny commercial space becoming retail for any period of time. I believe this objection is shared by owners in the remaining strata in the 2400 block.

You should also consider the drop in real estate value this type of business will cause and the additional cost for security in our neighbourhood. The lack of public access to this property is a problem and parking is already a significant problem which retail will only make worse.

[REDACTED] s. 22(1)

Sent from my iPad

From: s. 22(1)
Sent: Friday, December 10, 2021 1:47 PM
To: correspondence
Subject: s.22(1) to west van

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Filed on behalf of and with the permission of s. 22(1)

Date: December 9, 2021 at 7:20:05 PM PST

To the West Vancouver Mayor and Council

Re: Proposed Temporary Use Permit 21-071 for 103 -2433 Bellevue Avenue

I s.22(1) STRONGLY oppose the issuance of a Temporary Permit to operate a retail cannabis store store at this location.

The zoning for the building precludes retail sales, the strata corporation bylaws prohibit retail sales, and 18 of the 19 strata lot owners have observed these laws for over 30 years.

The entrance to the proposed location is hidden, above the level of a busy one-way alley without any nearby parking.

The proposed location is within inches of five of the strata residential lots s.22(1). The retail business will seriously impair the quiet possession of the existing tenants and will lower the taxable value of the remaining strata lots costing West Van significant tax dollars for years to come.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, December 10, 2021 1:55 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: [REDACTED] s.22(1) commercial to West Van Council.

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Filed on behalf of and with the permission of [REDACTED] s. 22(1)

Date: December 9, 2021 at 10:29:44 PM PST

To the West Vancouver Mayor and Council

Re: Proposed Temporary Use Permit 21-07201 for 103-2433 Bellevue Avenue

I own [REDACTED] s. 22(1) which I purchased [REDACTED] s.22(1)

I am opposed to the proposed retail cannabis sales proposal for any period of time. The site is not commercially suitable for a retail outlet of any kind, particularly whether are any Marine Drive sites needing tenants. there is no provision for parking and commercial deliveries to the site are problematic. There is no way to reach the site without climbing flights of stairs exposed to the elements to reach a secluded patio which is a security problem. Retail staff will have to access and exit the site exposing themselves to theft and personal safety issues. Bluntly put...this is a very poor retail site - even for cannabis sales.

The hours of operation in a secluded site are a problem. The proposed site is immediately adjacent to four residential bedrooms and will cause a significant noise issue if evening sales are allowed.

The proposal, if approved, will do nothing to improve the Dundarave community or the viability of the neighbourhood. Instead, it will negatively impact the area particularly due to its remote location.

Overall, the tax value of the entire strata was \$16,800,000 (2021) which will drop considerably if the retail impairs the commercial value of the site. Suite 103, the only proponent of the proposal, represents only 2.2% of the value of the site whereas their proposal threatens the peace and enjoyment of 18 other owners who have invested their life savings to live in a safe, quiet and secure area. The OCP is meant to govern the overall character of the site and this 'temporary' permit is indirect conflict with its goals.

Please end further consideration of this Proposal.

[REDACTED] s. 22(1)

s. 22(1)

West Vancouver

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Friday, December 10, 2021 2:56 PM
To: correspondence
Subject: Temporary Use Permit 21-072 for 103 2433 Bellevue Avenue

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I jointly own and reside at [REDACTED] s. 22(1)

[REDACTED] s.22(1). The Official Community Plan of that time denied retail sales from this location which has been and still is, in effect. [REDACTED] s.22(1) property Bylaws adopted the same restriction prohibiting retail sales on all strata lots and is, and has been in place, continuously since [REDACTED] s.22(1)

Consideration of this TUP is absolutely contradictory to the OCP. The proposed use of this property will not improve, benefit, or revitalize the Dundarave Community. It will detract from the neighbourhood, add traffic to an overloaded alley, increase parking problems, and reduce the security of our neighbourhood. The hours of operation are inconsistent with the primary, and significantly more valuable, residential use of this site. (The assessed value of the proposed site is 2.6% of the value of the other 18 strata lots). In fact, West Vancouver will lose tax dollars when the market value of the neighbourhood drops due to this egregious business being permitted to operate, even on a 'temporary' basis.

There is no 'pressing or urgent' community problem that will benefit from this proposal. In fact, allowing cannabis sales from this hidden, non-grade level site will create significant foot traffic, noise and security problems. Staff and customers cannot park near the site and will have to climb exposed, dark and hidden stairs to reach the site. Delivery trucks, if they can find the site, will block the narrow alley resulting in complaints from the Marine Drive business owners and their customers.

If there is to be a retail cannabis store in Dundarave it should be on Marine Drive which is a vastly superior retail location. There are several empty stores and cannabis stores can easily pay the rental costs. The retail business area is far more suited to the proposed business than 103 is. The hidden back patio outside of 103 is not suited to foot traffic for retail purposes. The site is also only inches away from the residential and other commercial properties in our strata.

The use of a 'temporary' bylaw exemption is also suspect. The rear alley of the 2400 Bellevue Avenue cannot evolve into a retail precinct due to being below or above grade and lacking a suitable width alley. If it was to become retail, it should follow the OCP process, not a 'temporary' exemption. What will be done after the three year permit expires?

The TUP application, and Council's consideration of it has been a very threatening and unpleasant matter for the other [REDACTED] s.22(1). Many are aged seniors or established commercial businesses that seriously disapprove of the retail use of this single tiny strata lot. They have invested their life savings in what they believed was a safe and secure building. We all read and relied on the OCP and [REDACTED] s.22(1) Bylaws and are outraged that Council would consider such a short term, legal ruse when there are real problems with the site.

The proponents have been glib and focused on their belief in their commercial endeavour. Their public meetings with owners were obligatory to maintain their application but they were both rude and dismissive to the owners' point of view. No community benefits of any kind were provided.

I am opposed to this consideration

s. 22(1)

West Vancouver

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Friday, December 10, 2021 4:50 PM
To: correspondence
Subject: Proposed Temporary use permits - December 15 meeting

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I would like to support the application for 1453 Bellevue.
The owners are respected members of the community who understand the neighborhood.
I am satisfied that their store will be tasteful and discrete.

Sincerely
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, December 10, 2021 6:25 PM
To: correspondence
Subject: Cannabis application on Clyde

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Hello Mayor and Council,

I am writing to you today in support of Nimbus Cannabis Ambleside's Temporary Use Permit application at 1519 Clyde Ave. [REDACTED] s. 22(1) from this proposed location and I welcome it over the alternative applications in the Ambleside area. I like the fact that it is away from residents and parks while still being accessible.

Thank you for your consideration of my input

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, December 11, 2021 1:30 AM
To: correspondence
Subject: Cannabis stores

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Dear Mayor and Council,

This is in response to the notice of developments on Clyde Avenue concerning non-medical cannabis retail store temporary use permit.

We are concerned about the location of 1437 Clyde Ave and 1443 Clyde Ave locations being directly across tutoring facilities. In our experience, a cannabis store leads to increase of pedestrian smoking. We strongly urge you not to consider an application to open a cannabis store directly across a tutoring facility where there are young children as the second hand smoke can be harmful to them.

Thanks,

[REDACTED] s. 22(1)

[REDACTED] west van

From: [REDACTED] s. 22(1)
Sent: Saturday, December 11, 2021 12:09 PM
To: correspondence
Subject: Notice of Consideration-Cannabis Retail Applications

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Hello,

I am the owner [REDACTED] s.22(1) and received a notice of consideration.

I would like to vote for the 6609 Royal Avenue application in the choice between the two options. I feel the Bay Street area should be used in a manner that would reach more of the population living in and visiting the area.

Please consider this submission at the public meeting. Thank you for the opportunity to participate.

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Saturday, December 11, 2021 4:37 PM
To: correspondence
Cc: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Support - Nimbus Cannabis Ambleside - Use Permit Application

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Hi DWV,

I am delighted that Nimbus Cannabis has an application to open the districts first cannabis store. As a cannabis user this is a positive step forward in the community. I'm glad they chose a walk friendly / discrete location on Clyde Ave.

Feel free to contact me if you have any questions.

Regards,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Saturday, December 11, 2021 4:45 PM
To: correspondence
Cc: Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Support Letter for Nimbus Cannabis Retail Application

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Hello,

My name is s. 22(1), a resident of West Vancouver, residing at s. 22(1). I'm writing this letter to express my support for Nimbus Cannabis Ambleside and their application to open a non-medical cannabis retail store at 1519 Clyde Avenue.

As a member of this community, I'm very pleased with the decision to allow a recreational retail store and see no better fit for this task than Nimbus Cannabis. I've been to many recreational stores around the province, regularly shop at the retail stores around North Vancouver and Downtown Vancouver, yet my best experience has been at Nimbus Cannabis in s.22(1). The store has a modern design, their staff is knowledgeable and professional, and their products are premium quality. These are must have qualities for a recreational store in West Vancouver. Our community needs someone that's been a North Shore resident, like Shar and s.22(1), because they understand the status quo and level of quality the members of this community look for. Another important note to mention is that Nimbus Cannabis is incorporated as a Benefit Company. They strongly support local social causes, support and respect the Indigenous community, and are committed to lowering the prevalence and impact of substance abuse in high-risk communities. Overall, they are the top candidate for this pick because of their experienced team and their past success at launching a professional, luxury cannabis store.

Thank you for taking the time to read this support letter.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, December 11, 2021 5:39 PM
To: correspondence
Cc: hello@nimbuscannabis.ca; Mary-Ann Booth; Craig Cameron; Nora Gambioli; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Nimbus Cannabis Ambleside - application for 1519 Clyde Ave

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[REDACTED] s. 22(1)
[REDACTED] s. 22(1)
West Vancouver, BC [REDACTED] s. 22(1)
RE:
Applicant: Nimbus Cannabis Ambleside
Location: 1519 Clyde Avenue
Proposal: Temporary Use Permit to allow for non-medical cannabis retail store

Dear Mayor and Council of West Vancouver District,

I am writing in full support of the application by Nimbus Cannabis Ambleside to utilize the proposed location for their non-medical cannabis retail store. Shar, the Founder of Nimbus Cannabis, is a long-term North Shore resident and a pivotal member of the community. He successfully launched the first retail operation in Oliver, BC. Serves on the Board of the BC Craft Farmers Co-Op, representing BC Retailers. He has been involved in the cannabis industry from seed to sale, and having founded an agrichemical company he has the fundamental knowledge to effectively operate a cannabis retail store location.

The other members of the Nimbus team, [REDACTED] s. 22(1) , add a great deal of value that will designate the success of the proposed location. [REDACTED] s. 22(1) is also a long-term North Shore resident. [REDACTED] s. 22(1)

[REDACTED] s. 22(1) has spent the last [REDACTED] s. 22(1) years developing and operating [REDACTED] s.22(1) . He has been instrumental in expanding and reviving multiple [REDACTED] s.22(1) , and brings leasing experience and a proven track record of securing key locations. He is a critical member of the group's team responsible for developing operational processes and procedures. Beyond the combined decades of experience the team brings to the table, Nimbus Cannabis is also [REDACTED] s.22(1) owned.

Further, it was refreshing to hear that Nimbus Cannabis Ambleside has been incorporated as a Benefit Company. As a member of the community I value the transparency and look forward to reading annual benefit reports published by the Company.

The location itself is both accessible, yet discrete. There is ample parking, near bus stops and bike routes which caters to a grab-and-go crowd. It is turning industrial use into retail use, which was outlined as a goal of the West Vancouver OCP. The location is not near childcare facilities, nor any park that could lead to consumption. It also does not share a building with residential units.

From: [REDACTED] s. 22(1)
Sent: Sunday, December 12, 2021 1:04 PM
To: correspondence
Cc: constance@weathercannabis.com
Subject: In Support of Weather Cannabis's Business Application, 6412 Bay Street, Horseshoe Bay

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Dear West Vancouver Council,

As residents of the Western Neighbourhoods, living within a ten minute walk of Horseshoe Bay, we are writing to provide our support for Weather Cannabis's proposed Horseshoe Village Store (6412 Bay Street, West Vancouver).

Weather Cannabis's principal claim, around which they've organized their whole proposal, is that cannabis is often used as an alternative to medications — providing people options to manage their health and wellness — an approach we heartily support. We also favour this group's business plan; it has the store located off the street, and the proposed design avoids the feel of a liquor store or dispensary. Certainly, the two partners have the education and knowledge to make a business like this successful. They're also clearly sensitive to the community's needs and incorporate that into their operating approach — for example, in providing a place for local artists to exhibit. We also very much support women-owned businesses; and frequently meeting Constance with her dog on local trails, it is a real pleasure to advocate for someone so friendly, down-to-earth, and welcoming.

Finally, based on [REDACTED] s.22(1) living in [REDACTED] s.22(1), we have considerable experience of living amidst cannabis shops. What we'd like to see avoided is the "efficient-feeling" dispensary, where delivery folk lurk outside on scooters, and the interior is staffed with a revolving cast who exhibit little connection to, or concern about, the neighbourhood.

We believe Constance and Brittney's business, with its community-grounded, feminine-feeling, humanized approach would be a real asset to our neighbourhood.

Respectfully,

[REDACTED] s. 22(1)

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

From: s. 22(1)
Sent: Sunday, December 12, 2021 1:51 PM
To: correspondence
Cc: hello@nimbuscannabis.ca
Subject: Retail Cannabis Applications

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Dear Mayor and Council,

As a West Vancouver resident for the past s. 22(1), I am pleased Council has decided to proceed with plans to allow cannabis retail locations. As a s.22(1) professional, with over 25 years of experience working s.22(1) across Canada, I am encouraging you to support the Nimbus Cannabis Ambleside application.

I have had the opportunity to work closely with the company's founder over the past couple years. In addition to being a North Shore resident and well regarded professional in this rapidly evolving sector, I believe he and his colleagues will be a dependable, dynamic and dedicated partner for the municipality.

Warm regards,

s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Sunday, December 12, 2021 4:55 PM
To: correspondence
Subject: Supporting Nimbus Cannabis Store

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Applicant: Nimbus Cannabis Ambleside
Location: 1519 Clyde Avenue
Proposal: Temporary Use Permit to allow for non-medical cannabis retail store

Hello Mayor and Council,

I am writing in support of Nimbus Cannabis Ambleside's TUP application for a retail cannabis store. I currently reside in the neighbourhood and believe Nimbus Cannabis would be the best applicant for our community. I have had the great pleasure of knowing the owners of Nimbus Cannabis. The teams experience in retail, the cannabis industry, substance abuse, and community health is of particular interest. I also support the location converting a portion of the tire shop will be a refreshing change to the neighbourhood.

Thank you for your time,

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

From: s. 22(1)
Sent: Sunday, December 12, 2021 7:28 PM
To: Craig Cameron; correspondence; Mary-Ann Booth; Marcus Wong
Subject: Proposed Temporary Use Permit (Cannabis Retail): 21-098 for 17-636 Clyde Avenue

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Dear Mayor Booth and Council,

I HIGHLY OPPOSE your proposed Cannabis Retail in a Residential Area. This is the same residential street where a care home for seniors is located. How would each of you feel if there was a Cannabis store next door to your house, 1/2 block down from your house, across the street from your house? Would you be in support of the location? This not only is not wanted here, nor should it have ever been proposed in a residential neighbourhood. If this is something you want as part of the community plan for West Vancouver, then a storefront at Park Royal would be more appropriate. But I would also ask each of you, is this part of community plan you want for West Vancouver?

The reality is wherever it is located, it will have tinted windows, papered up so no one from outside can see who is inside. So again, I will ask... would you be happy and /or supportive of proposal if on your street, in your neighbourhood ?

I do hope you are listening to what residents of West Vancouver support and what they do not want. I have lived in West Vancouver my entire life.

s. 22(1)

West Vancouver.

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 10:15 AM
To: correspondence
Cc: hello@nimbuscannabis.ca; Mary-Ann Booth; ameron@westvancouver.ca; Nora Gambioli; plambuer@westvancouver.ca; Bill Soprovich; Marcus Wong
Subject: Nimbus Cannabis Application

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.

December 13th 2021

Your Worship Mayor Mary-Ann Booth and respected members of the West Vancouver Council

I email you today to voice my support for the Nimbus Application for a non-medical Cannabis retail store at 1519 Clyde Avenue, West Vancouver.

The Nimbus Team has strong and positive experience in the Cannabis Industry.

The Seed to Sale operation guarantees the safety and quality of their products.

Quality non-medicinal products have shown numerous health and medical benefits.

A Nimbus Team member has worked closely with the Squamish Nation since 2004.
The Nimbus Team will continue to work with them.

Nimbus is cognizant of operating a safe and responsible location.

Nimbus takes the responsibility of being a contributing and long term member of West Vancouver seriously.

I hope your Council will look upon the Nimbus Application favorably.

Sincerely

[REDACTED] s. 22(1)

North Vancouver BC

[REDACTED] s. 22(1)

From: Julian Porritt <jrp@veritaslaw.ca>
Sent: Monday, December 13, 2021 10:57 AM
To: correspondence
Cc: Megan A. Roberts; Jeremy Atkins
Subject: Envy Cannabis Licence Application 103 – 2433 Bellevue Avenue

Attachments: LT DWV mayor and Council Envy Cannabis 103 - 2433 Bellevue.pdf

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

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Hello

Please find attached our letter of December 10, 2021 in response to a letter of opposition sent to you by the strata council for the strata corporation at 2433 Bellevue Avenue.

We believe the contents are self-explanatory.

Thank you

Julian R. Porritt
Barrister and Solicitor



The Village at Park Royal
203-815 Main Street
West Vancouver, BC V7T 2Z3
Phone: 604-925-9260
Fax: 604-925-9261
www.veritaslaw.ca

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December 10, 2021

District of West Vancouver

via email: correspondence@westvancouver.ca

750 - 17th Street
West Vancouver, BC
V7V 3T3

Attention: Mayor and Council

Dear Sirs/Mesdames:

**Re: Envy Cannabis Inc.
Application for Temporary Permit for Non-Medical Retail Cannabis Store
Proposed Location: 103 - 2433 Bellevue Avenue, West Vancouver, BC**

We are the solicitors for Envy Cannabis Inc., being the applicant for a Temporary Permit for a Non-Medical Retail Cannabis Store proposed to be located at 103 - 2433 Bellevue Avenue, West Vancouver, BC (the "Commercial Unit").

The ground level of 2433 Bellevue Avenue, West Vancouver, BC is used for retail/commercial and office purposes. The exact permitted usage is set out in the zoning for the property. Put another way, unit 103 is a commercial strata lot.

Our client has provided us with a copy of the letter dated July 29, 2021 addressed to yourselves and sent by three strata council members (the "Strata Council") of the strata corporation in which the Premises are located. The strata corporation (the "Strata Corporation") is Strata Plan VR 1793. A copy of this letter is attached hereto for ease of reference.

Our client has also provided us with a copy of a letter dated September 10, 2021 from Philip J. Dougan of Citadel Law Corporation to Strata Corporation in response to the Strata Council's letter to you. A copy of this letter is attached hereto for ease of reference. I refer to the letter as the "Mr. Dougan's Letter".

The writer is an experienced real estate lawyer and have been practicing in the area of real estate and strata corporation law for approximately 37 years.

The ground level of 2433 Bellevue Avenue, West Vancouver, BC is used for retail/commercial and office purposes. The exact permitted usage is set out in the zoning for the property. The levels above are used for residential purposes.

Frankly, the situation facing our client is the classic situation of residential owners having a difficult time reconciling their personal use desires with the actual commercial usage component of the building in which they are located. The Strata Council Members own residential strata lots. By way of reiteration, unit 103 is a commercial strata lot.

I wish to endorse Mr. Dougan's Letter. Its contents are accurate at law. The letter of the Strata Council is simply incorrect and the contents are not sustainable.

The Strata Council Members allege the Strata Corporation's Bylaws prohibit retail operations. This allegation is simply wrong at law. As correctly identified in Mr. Dougan's Letter, s.141 of the *Strata Property Act* clearly prohibits the screening procedures that the Strata Council Members purport are allowed. There is no point in reiterating the points made in Mr. Dougan's Letter. His points are correct. This is long settled law. The inherent nature of commercial strata lots is commercial strata lots are purchased/owned for commercial purposes and inherent to commercial purposes is the need/ability to lease the units to commercial tenants.

Further, as a second and a third point, when the construction of 2433 Bellevue Avenue was approved, there would have been a Development Permit and that Development Permit would have imposed a requirement that the 2433 Bellevue Avenue have a commercial component. The commercial component is subject to the District of West Vancouver's bylaws. There was never a contemplation that the Strata Council (the positions of which are fully occupied by the residential section) could effectively prevent commercial use and effectively overrule the Development Permit and the District of West Vancouver's bylaws. Hence, over and above the fact that s.141 of the *Strata Property Act* does not support/assist the Strata Council, the Strata Council's attempted interpretation of the Strata Corporation's bylaws is actually an interpretation that would frustrate the Development Permit and the District of West Vancouver's bylaws. On this issue, it should be remembered that zoning has both a pro-active component and a prohibitive component. The pro-active component in zoning is the permitted use(s) is a statement by local government that they want a certain genre of business in a specified area. The strata council, by its positioning, is trying to defeat the desire by District of West Vancouver to have such permitted business in the zoned area.

A fourth point is the inherent nature of the interplay between real estate and strata rules. The starting point for real estate is the owner of real estate is free to use the real estate as the owner wishes – but subject to zoning rules, the laws of nuisance and laws that are reasonable for a co-living existence within a strata corporation. The Strata Council's desire to control the leasing of commercial strata lots in this case does not fall into any of the exceptions.

A fifth point is s. 39 of the Strata Bylaws (we are referring now to the Strata Corporation's Bylaws and NOT the Strata Property Act). S. 39 of the Strata Bylaws:

"An owner of a commercial unit shall apply for permission to lease by delivering to council a written statement signed by the owner and the intended lessee setting forth:

- a) The names, present addresses and telephone numbers of each person or company that will occupy the strata lot during all or any portion of the lease;
- b) The commencement date, term and renewal provisions of the lease;
- c) Owners of strata lots designated as commercial must give assurance in writing to council that the lessee will not:
 - i) use or permit the strata lot to be used for any purpose other than those specified by a business licence obtained from the Corporation of the District of West Vancouver, or by the Zoning Code and By-Laws of the said Corporation.
 - ii) engage in or permit any undertaking the primary function of which is retail trade or the provision of personal or business services of other than a professional nature; (examples of permitted commercial unit uses include medical and para-medical practitioners; other professions where a regulatory society has been established by British Columbia Statute; finance, insurance, real estate and development offices; general business offices excluding direct sales outlets; or such other uses as may be approved in writing by the council.)

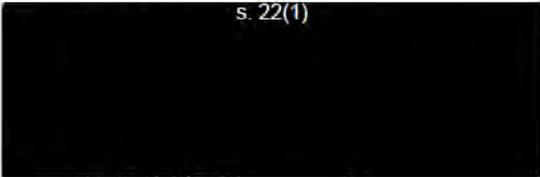
- d) A fully executed "Notice of Tenant's Responsibilities" Form K of the *Strata Property Act* or such other form as may from time to time be prescribed by the said Act
- e) Any other information council may from time to time determine"

S. 39 of the Strata Corporation's Bylaws is probably not enforceable (for the reason mentioned above) BUT s. 39 puts the Strata Council in a further difficult position because is it effectively a full and complete list of requirements that a commercial tenant must comply with (name, address, commencement date of the Lease, a Form K, etc.) in the event that "permission" is being sought from the strata council. Once the list of requirements is complied with, there is no entitlement for the strata council to refuse "permission". There is no language that vests in the strata council to say "no" to a commercial tenant. If the above check list of information is provided, then that is the end of things. The commercial lease is deemed permitted. As a legal concept, strata councils have no inherent jurisdiction. They have to be expressly given authority to do something (note there is some flexibility for residential governance, but very little flexibility for commercial strata lot governance) – and in the absence of the express authority the Strata Council is simply out of jurisdiction.

We trust the foregoing will be of assistance in correcting the ascertains made in the Strata Council's letter dated July 29, 2021 and wilt the District of West Vancouver in issuing the Temporary Permit for a Non-Medical Retail Cannabis Store proposed to be located at the Commercial Unit.

Yours truly,

s. 22(1)



Julian R. Porritt

Cc: Megan Roberts: maroberts@westvancouver.ca



CITADEL LAW CORPORATION
1400-1125 HOWE STREET
VANCOUVER BC V6Z 2K8
PH: 778-945-9990

Philip J. Dougan
Silvano S. Todesco
Polina H. Furtula*

File No. 1485-1

September 10, 2021

The Owners, Strata Plan VR 1793
c/o Tribe Management Inc.
1155 West Pender Street, Suite 419
Vancouver, BC V6E 2P4

Attn: Council

Dear Sirs/Mesdames:

Re: The Owners, Strata Plan VR 1793 and Tenancy of Strata Lot #7

We are legal counsel to the owners of strata lot #7, 1080019 BC Ltd.

We have been forwarded a copy of your July 29, 2021, letter to the Mayor and Council of West Vancouver.

We note you have set out eight reasons that council has put forward as reason why the strata council does not want our client to allow his lawful tenant to use the space leased, for the purpose it is leased for – namely a cannabis retail outlet.

We wish to address each of your points to the City Council individually, as our client would really like to work with council on this matter and not against you:

1. **Bylaws:** You say you have a bylaw that prohibits retail operations. Our reading of the Act suggests this bylaw may well be unlawful. Section 141 of the *Strata Property Act* is quite explicit "The strata corporation must not screen tenants, establish screening criteria, require the approval of tenants, require the insertion of terms in tenancy agreements or otherwise restrict the rental of a strata lot...". The only exemptions to this rule are related to residential strata lots, therefore no exemption applies in this case. Council / the owners, can vote to restrict the number of residential units available for rent, or the length of the rental period of those type of unit; but there is no allowable restriction permitted for commercial units.

Please inform your self on this matter, or perhaps seek legal advice to confirm our opinion. We hope, with confirmation of the interpretation of s. 141 clear in your

*Denotes Law Corporation
•Associate Counsel



own minds you could move to have the owners remove the bylaw. We believe you can obtain a legal opinion that will confirm our position and avoid any legal proceedings to have the bylaw struck down.

2. **Misrepresentation:** Council alleges misrepresentation of the proposed store in the strata lot. This is certainly not true from our client's point of view, and it would be most regrettable from our client's point of view if anything has been said to mislead anyone on any point at all of the intentions of the parties involved. We understand there was a change in plans as the original concept was for a convenience store, but zoning restrictions made this idea impractical to proceed to an application to the City Council. We are unclear, given our concerns about the strata bylaws, what elements of the proposed store project can be construed as misrepresented? It is a retail store selling pre-packaged marijuana to walk-in customers. Other than the novel, and certainly controversial (in some circles) product, the function of the store really would not be any different to any other. Our client understands that the *Strata Property Act* and the Strata Corporation Bylaws to do not control a commercial lease at all.
3. **Renovations:** Council alleges unapproved alterations of the strata lot. We are unaware of any changes to any structural changes, changes to the exterior of the building, or any common property, or otherwise insured property within the strata lot that has been altered. If none of these areas have been altered, then we understand that Bylaw 5 does not apply to this circumstance. No approval was sought by our client, because our understanding of the bylaws is that no approval is required.
4. **Building permits:** As no structural, electrical, or plumbing changes were made, no permit was required.
5. **Location:** Council says the area is predominantly seniors and this should give City Council pause. We believe it is a simple fact that, a large proportion of all West Vancouver residents are all seniors: approximately 35% of residents are over 60. [<https://townfolio.co/bc/west-vancouver/demographics>] If this argument is a singularly valid reason to restrain trade, then it is likely many forms of business would be unpalatable in many area of West Vancouver and the municipality may be off limits to any business deemed inappropriate by seniors. This cannot be correct. Common law nuisance protects all members of a community, regardless of their age from any significant interference with quiet enjoyment of property. Nuisance law covers an unlimited number of annoyances that disrupt the lives of neighbours. The Council also raises issues of increased noise, odour, and safety concerns. These are exactly the type of concerns that nuisance guards. As the strata building is built in a commercial district and is surrounded by other shops, offices, food outlets, garbage areas in back alleys, public parks, restaurants and



public parking, the location is already one of the busiest areas of West Vancouver. One more store, which we expect, will only have a limited appeal, to certain patrons, is unlikely to change anything about the current conditions in which the owners already live and work. And if it does; nuisance law will protect legitimate interests.

6. **Parking and congestion:** As mentioned, the area is already very busy; but as this is a commercial area, that is precisely the intention. Commercial and retail owners want customers. Parking and congestion are concerns for the City Council, but if the owners of VR 1793 can easily move to quieter neighbourhoods. It appears to us that there may have been a misunderstanding within the strata corporation as to the parking in the building. The covenant on the land requires 5 parking spaces be available at all times for commercial use. This apparently has not been followed. Could you please investigate this matter and report back to us your finding?

7. **Re-Zoning:** Council alleges a re-zoning application is necessary, as council says retail operations are not permitted. We are unclear on this point. The building is zoned C4 [see attached] and may be used for a multiplicity of uses including: pet care, pharmacy, printing shop, and veterinary clinic. Frankly, the sale of cannabis in sealed containers sounds less intrusive than some of these. Further, West Vancouver Council has unanimously approved the temporary use permits that were sought by our client's tenant:
[See: <https://westvancouver.ca/news/council-meeting-highlights-may-31-2021>
<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2021/may/31/21may31-7.pdf>]

8. **Tutoring School:** The building next door apparently contains an after-school program of some sort. The connection of minors to a cannabis store can be minimized but cannot be eliminated. In the same way liquor stores are regulated, so are cannabis stores, our client's tenants have met all the requirements of Government regulation to deal with those concerns. This creates no risk to the owners of VR 1793. In terms of immediate environmental risks, we might suggest that medical buildings near by to which many people with communicable diseases will inevitably attend, is a far greater concern for elderly residents, than a cannabis shop.

In conclusion then, the bylaws of the strata corporation may be invalid, our client does not need the strata's permission for any purpose at all, but would really like to work with all the owners within the building. Our role in this matter is to ensure our client is entitled to all the freedom of contract rights they have, to the full extent of the law. Our clients are seeking a negotiated co-existence, and are trying to fulfill what the law allows for them in



this circumstance. Please do not let any misunderstanding as to our client's intentions, or any unfortunate misplaced NIBYism to create unnecessary division.

Once the business is established, you will find our client, and their tenants to be the most gracious of owners and residents, and all the concerns you raise, we believe you will find will come to naught.

Yours very truly,

CITADEL LAW CORPORATION

s. 22(1)

Per:

PHILIP J. DOUGAN

PD

cc. West Vancouver City Council

maroberts@westvancouver.ca

planning@westvancouver.ca

MayorandCouncil@westvancouver.ca

Joel Gurdas joel.gurdas@tribemgmt.com

Amin Sabounchi alsabounchi@gmail.com

Jeremy Atkins atkinshospitalityolutions@gmail.com

encl. WV Zoning Bylaw

July 29, 2021

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

Re: Suite 103 – 2433 Bellevue Avenue

We are the Strata Council for the building known as Bellevue Sunset located at 2433 Bellevue Avenue, West Vancouver. We were surprised to learn that a Temporary Use Permit application has been made to the District of West Vancouver for a retail cannabis store that is proposed to be located in Suite 103 in our building. We wish to convey that we vehemently oppose the granting of this application. In this regard, you should be aware of the following facts:

1. The bylaws for Bellevue Sunset prohibit retail operations in our building. A copy of our bylaws is attached;
2. A proposed subtenant of Suite 103 misled members of the Strata Council and our management company in stating that what was proposed was a convenience store selling various products, none of which were cannabis. We were never informed by the owner of Suite 103 nor the proposed tenant that there would be a Temporary Use Permit application to operate a cannabis retail store;
3. Renovations were undertaken to Suite 103 prior to requesting permission from the Strata Council and we never provided our consent as required by our bylaws;
4. No building permit was obtained for the renovations to Suite 103;
5. In our view, operating a cannabis retail store in that location would be severely detrimental to the residential tenants, all of whom are seniors, as there would undoubtedly be greatly increased noise, odour and safety issues;
6. Any retail operation in our building would be very problematic. There is already significant congestion on Bellevue Avenue and the alley through which Suite 103 is accessed, both of which are one-way traffic areas. As we expect you are aware, parking is a significant problem in our area. It should be noted that Suite 103 shares only one unallocated parking stall;
7. The District of West Vancouver zoning does not permit retail operations in our building. Any application for rezoning would be opposed by the Strata Council, and
8. There is a tutoring school in the building next door that provides services to minors.

Under the circumstances, we trust that you will reject the Temporary Use Permit application for a cannabis retail store to be located in Suite 103 and any other application that is made for a retail permit for our building.

Yours very truly,

s. 22(1)

Strata Council Member

s. 22(1)

Strata Council President

Strata Council Member

Strata Plan VR 1793

Bellevue Sunset

Bylaws

Note: Revision of Article 24 was registered Nov. 4, 2011 under No. BB4020789

*Bylaw Amendment – Approved at AGM on Oct.20, 2015
Division4, Bylaw 24 & Bylaw 69 – CA4862797*

*Bylaw Amendment – Approved at AGM on Oct.28, 2016
Bylaw 10, Bylaw 70, & Bylaw 72 – CA5645248*

*Bylaw Amendment – Approved at AGM on October 29, 2019
Bylaw 3(6), Bylaw 70(ix), Bylaw 73(1) – CA7858088*

Division 1 – Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

1. An owner must pay strata fees on or before the first day of the month to which the strata fees relate. If an owner fails to pay strata fees at the required time, the strata corporation may charge interest at the rate of 10% per annum compounded annually. If an owner fails to pay a special levy at the required time, the strata corporation may charge \$50.00 for each month the special levy remains unpaid plus interest on the unpaid amount at the rate of 10% per annum compounded annually.

Repair and maintenance of property by owner

2. (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
(2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of property

3. (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
 - (f) results, or may result, in the lot becoming unsanitary
 - (g) results in a significant increase in foot traffic within the common areas of the building such as in the conduct of a home-based business.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
- (3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (4) An owner, tenant or occupant must not keep pets on a strata lot other than fish in an aquarium and small caged birds. The council, in their reasonable discretion, may make exceptions for seeing-eye dogs and in other similar situations
- (5) If council considers a permitted pet to be a nuisance, such pet shall not be kept in the strata lot after thirty (30) days notice in writing has been given to the owner, tenant or occupant of the strata lot.
- (6) An owner, tenant or occupant shall not feed the birds from any part of a strata lot or the common property except for hummingbirds which may be given a sugar and water mixture from November to March.

Inform strata corporation

4. (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

5. (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
 - (a) the structure of a building;
 - (b) the exterior of a building;
 - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
 - (f) common property located within the boundaries of a strata lot;
 - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Obtain approval before altering common property

6. (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

7. (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
 - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
 - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Council authorized entry to strata lots.

8. In order to facilitate emergency or other legitimate access, an owner may provide a duplicate key to the strata council. Such keys will be secured by the Council and utilized only under the direction of a member of Council or a designated owner. In the event of such a key being used, the person utilizing the key is obligated to advise the owner of such use within forty-eight hours and is also obligated to remain on the strata lot at all times when third parties are present for any purpose. In the event of an emergency and when an owner has declined to provide a duplicate key and cannot be contacted, access may be gained by force and the owner will be responsible for the cost of all damages.

Division 2 – Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

9. The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
 - (b) common property that has not been designated as limited common property;
 - (c) limited common property, but the duty to repair and maintain it is restricted to
 - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
 - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
 - (A) the structure of a building;
 - (B) the exterior of a building;
 - (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
 - (D) doors, windows and skylights on the exterior of a building or that front on the common property;
 - (E) fences, railings and similar structures that enclose patios, balconies and yards;
 - (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
 - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 – Council

Council size

10. (1) The council will have 3 members.
- (2) The spouse or an adult child of an owner may be nominated for and be elected to serve on Council. Only one person per strata lot is permitted to be on Council. For the purposes of this section “spouse of an owner” includes an individual who has lived and cohabited with the owner for a period of at least 2 years, prior to being nominated for Council, in a marriage-like relationship, including a marriage-like relationship between person of the same gender.

Council members' terms

11. (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for reelection.

Removing council member

12. (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

13. (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

14. (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
 - (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

15. (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
 - (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

Requisition of council hearing (See Reg. 18.1)

16. (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within 1 month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

Quorum of council

17. (1) A quorum of the council is 2
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

18. (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
 - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

19. (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to inform owners of minutes

20. The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

21. (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).

- (3) A delegation of a general authority to make expenditures must
 - (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
 - (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

Spending restrictions

22. (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws. Council may spend the amount approved by owners in the annual budget and additional amounts up to \$2500.00 (twenty-five hundred) dollars.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

23. (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 -- Enforcement of Bylaws and Rules

Maximum fine

24. Unless otherwise provided for in the bylaws, the strata corporation may fine an owner or tenant a maximum of
 - (a) \$250 for each contravention of a bylaw, and
 - (b) \$100 for each contravention of a rule

Continuing contravention

25. If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Division 5 -- Annual and Special General Meetings

Person to chair meeting

26. (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

- 27.** (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

- 28.** (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

- 29.** The order of business at annual and special general meetings is as follows:
- (a) certify proxies and corporate representatives and issue voting cards;
 - (b) determine that there is a quorum;
 - (c) elect a person to chair the meeting, if necessary;
 - (d) present to the meeting proof of notice of meeting or waiver of notice;
 - (e) approve the agenda;
 - (f) approve minutes from the last annual or special general meeting;
 - (g) deal with unfinished business;
 - (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
 - (i) ratify any new rules made by the strata corporation under section 125 of the Act;
 - (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
 - (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
 - (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
 - (m) elect a council, if the meeting is an annual general meeting;
 - (n) terminate the meeting.

Division 6 -- Voluntary Dispute Resolution

Voluntary dispute resolution

30. (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 – Marketing Activities by Owner Developer (not applicable)

Division 8 – Residential Rental restriction

Preference of owners

31. The majority of Strata Plan V.R. 1793 owners prefer that the building be owner-occupied and adult-oriented.

Single family usage

32. Each residential strata lot shall be occupied and used exclusively as a single family private dwelling for one (1) family not to exceed four (4) in number; unless otherwise authorized in writing by council.

Restriction on rental of a strata lot

33. No person, other than immediate family, shall be allowed to occupy any part of a residential strata lot under circumstances where such person is being charged for occupation or board unless the owner has first obtained permission in writing from council.
34. The number of residential strata lots within Strata Plan V.R. 1793 that may be leased by the owners shall be limited to no (0) strata lots.

Consideration of Hardship

35. Notwithstanding the preceding bylaw, an owner may appeal to council for exemption from the rental restriction on the grounds that the bylaw causes severe hardship to the owner.

Applications for hardship consideration

36. The council shall adhere to the provisions of Section 144 of the Strata Property Act with respect to appeals based on hardship. Where council grants an exemption to an owner to rent a strata lot on the grounds of hardship, such exemption may be for a limited time. Within two weeks of renting a strata lot, an owner must give the strata corporation a copy of the Notice of Tenant's Responsibilities signed by the tenant.

Applicability of language for rental provisions

37. For the purposes of these bylaws, wherever the singular or masculine is used, it shall be construed as meaning the plural or feminine or body corporate where the context requires and the terms "lease" and "rent" shall include any and all forms of tenancy or license relating to the occupancy of a lot.

Council to administer residential rental prohibition

38. The prohibition of rentals will be administered and enforced by council. If a complaint is received about an owner contravening these bylaws, council shall follow the procedure set out in Section 135 of the Strata Property Act, or amendments thereto. The strata corporation may also initiate court proceedings or arbitration.

Division 9 - Commercial and Residential Leasing

Applications to lease

39. An owner of a commercial unit shall apply for permission to lease by delivering to council a written statement signed by the owner and the intended lessee setting forth:
- a) The names, present addresses and telephone numbers of each person or company that will occupy the strata lot during all or any portion of the lease;
 - b) The commencement date, term and renewal provisions of the lease
 - c) Owners of strata lots designated as commercial must give assurance in writing to council that the lessee will not:
 - i) use or permit the strata lot to be used for any purpose other than those specified by a business licence obtained from the Corporation of the District of West Vancouver, or by the Zoning Code and By-Laws of the said Corporation.
 - ii) engage in or permit any undertaking the primary function of which is retail trade or the provision of personal or business services of other than a professional nature; (examples of permitted commercial unit uses include medical and para-medical practitioners; other professions where a regulatory society has been established by British Columbia Statute; finance, insurance, real estate and development offices; general business offices excluding direct sales outlets; or such other uses as may be approved in writing by the council.).
 - d) A fully executed "Notice of Tenant's Responsibilities" Form K of the *Strata Property Act* or such other form as may from time to time be prescribed by the said Act.
 - e) Any other information council may from time to time determine.

Penalty for non-compliant rentals or leases

40. Where an owner leases a strata lot in violation of the bylaws, the strata corporation shall levy against the owner a fine of five hundred (\$500.00) dollars every seven days during the period of the lease.

Division 10 - Signage / Sale of Suites / Real Estate Activity

Commercial signage

41. Other than a sign on the entrance to commercial strata lots and a sign on the directory board maintained for that purpose, no owner or tenant shall place or erect signs on the common property or the exterior of the building without the approval of council. Signage must conform to the requirements of the Corporation of the District of West Vancouver.

Advertising sale of residential lots

42. For residential strata lots, only one 'for sale' sign per lot will be permitted for placement in the planter on Bellevue Avenue. During showings, the owner is responsible to supervise access to and from the building. Unsupervised access for the general public is not permitted.

Advertising sale/lease of commercial lots

43. For commercial strata lots facing onto Bellevue Avenue, only one 'for sale/lease' sign per lot will be permitted for placement in the planter on Bellevue Avenue.
44. For commercial strata lots facing onto Dundarave Lane, only one 'for sale/lease' sign per lot will be permitted for placement in the planter on Dundarave Lane.

Time restriction on sold/leased signage

45. Sold/leased signs may remain on display for a maximum of seven (7) days.

Restriction and removal of all other signage

46. No political signs of any kind may be displayed for any reason.
47. Council may remove any sign in contravention of the bylaws

Division 11 - Miscellaneous

Garbage Removal

48. Ordinary refuse and garbage shall be removed from each strata lot and deposited in containers provided by the strata corporation for that purpose. Cardboard cartons must be flattened before deposited in the containers.

Responsibility to remove other materials

49. Any material, wood, etc., other than ordinary household refuse and garbage, shall be removed from the strata property by the owner or tenant responsible. Council may request materials to be removed and, following a reasonable period, may have materials removed at the cost to the owner or tenant responsible.

Storage lockers

50. Storage lockers are for the exclusive use of the owners and may not be rented other than to other owners or tenants.

Use of common areas

51. An owner shall not obstruct, encumber or use for any purpose other than ingress to or egress from the strata lot, the sidewalks, entrances, loading space, stairways, lobbies, halls, or car entrance to parking spaces unless specifically permitted in writing by Council.

Control of pests

52. With the exception of carpenter ants and rodents, pest control is the responsibility of the individual strata lot owner.

Antennas

53. No television antenna or similar structure or appurtenances thereto shall be erected on or fastened to any unit, except in connection with a common television antenna or cable system as authorized by council.

Plants

54. No owner, occupant, or guest shall do anything on common property likely to damage the trees, plants, bushes, or flowers.

Exterior appearance of the building

55. No laundry, clothing, bedding or other articles visible from outside the building shall be hung or displayed from windows, balconies, patios or other parts of the building. Patios shall not be used for storage purposes.
56. No mops or dusters of any kind shall be shaken from any patio, window, door, stairway passage, or other parts of the strata lot or common property.
57. Drapes or blinds visible from the outside of the building shall conform to uniform colour and quality and any deviation must be approved in advance in writing by the council.

Barbecues

58. Barbecuing is permitted on residential patios providing it does not interfere with the enjoyment of other strata lot owners. No barbecues, other than those fuelled by propane, gas or electricity may be used on the patios.

Fire hazards

59. Fire hazards are to be minimized. Nothing should be brought or stored on a strata lot or the common property which will in any way increase or tend to increase the risk of fire or the cost of fire insurance or other insurance held by the strata corporation, or which will invalidate any insurance policy.

Responsibility for persons admitted entry

60. Owners/tenants are responsible for anyone they admit to the building.
61. An owner/tenant shall not admit into the building by way of intercom or otherwise, any salesperson, canvasser, delivery man or other person not personally known to that owner/tenant and for whom the owner/tenant accepts full responsibility.

Noise

62. No noise shall be made in or about a strata lot which, in the opinion of council, interferes with the enjoyment of owners of other strata lots.

Carpentry and renovations

63. Carpentry or other similar alterations shall be limited to the hours of 8:00 AM and 6:00 PM Monday through Saturday, and never on Sunday.

Assigned residential parking

64. Two (2) underground parking stalls for each residential unit are assigned to a particular strata lot. The use of these assigned spaces will pass directly to a new owner upon sale of the strata unit.

Use of parking stalls

65. Only private passenger vehicles shall be parked on the property. The owner(s) of any unlicensed vehicle must provide council with proof of sufficient third party liability insurance. Without the approval in writing of council, no motor vehicle, trailer or boat or equipment of any kind shall be parked or stored on any common property.

Removal of non-compliant equipment

66. Any vehicle, trailer, boat, or equipment parked or stored in contravention of the bylaws will be removed, after appropriate notice to the owner, at the owner's sole risk and expense.

Repairs to vehicles

67. No repairs or adjustments to motor vehicles shall be carried out on common property other than in the case of emergencies, such as BCAA, etc.

Gas Spillage

68. Five days after giving an owner or tenant written notice to clean up excessive gas/oil spills, council shall levy a fine of \$50.00 (FIFTY DOLLARS) and have the spill cleaned at the owner's cost.

Move-in charges

69. To assist in repairing any damage, wear and tear that may be caused to the common property by movers, a fee of \$200 (TWO HUNDRED DOLLARS) will be assessed to a residential strata lot for each move in. To minimize wear and tear, all residential deliveries of large items and moves in or out shall use the East fire door, not through the lobby. An additional fee of \$200 (TWO HUNDRED DOLLARS) will be assessed if the second floor hallways and the stairwell, if used, is not covered with corrugated paper, drop cloths or similar coverings.

Replacement of Glass

- 70.
- i) Effective Nov 25, 1997, the Strata Corporation assumed responsibility for the replacement, in kind, of failed glass units, which formed part of the building's original exterior surface.
Therefore, the strata is responsible for:
 - (a) all skylights
 - (b) all exterior glass surfaces excepting the following which are the responsibility of the individual owners:

- i) The atrium glass ceiling enclosures in 203, 205, 207, and 209
 - ii) The lane porch glass ceiling and exterior walls in 201, 203, 205, 207, and 209
- ii) Council is responsible to maintain the structural integrity and appearance of the building and will determine the standards of glass quality and workmanship for all glass units, a schedule for maintaining the glass units for which it is responsible, and will budget for glass replacements.
 - iii) Once a failure is noticed, owners should advise council immediately.
 - iv) Owners will consult with council prior to making any alteration to, or replacement of, glass units and will conform with the standards set by council and, if advised by council, employ a contractor named by council to undertake the work. Owners who replace glass units without consulting council are responsible for any subsequent costs to comply with the bylaws.
 - v) The Strata is not responsible for replacement any glass unit when a current or previous owner has caused, or contributed to, its failure. For example, when the owner has broken the glass, applied film sheeting or other sun/cold retardant onto the glass or has not properly vented heat away from the glass resulting in excessive temperatures.
 - vi) When advised that council has scheduled the replacement of a glass unit 'in kind', an owner may request an upgrade in quality of glass or the use of a specific contractor. The owner is responsible for any additional costs. An owner will co-operate with council in arranging suitable times for inspection, measurement and replacement of glass units.
 - vii) An owner may request glass replacement in advance of the scheduled date set by council. Council may specify the contractor to be used, the standards of quality and workmanship and will advise the owner of the amount and future date that the strata intends to reimburse the owner. No financing costs will be reimbursed.
 - viii) When breakage occurs to glass that is the responsibility of the strata, an owner will inform the property manager who will arrange replacement and when applicable, prepare and file insurance claims. If the cost is covered by the owner's insurance, the owner will assist the property manager to make a claim. If the owner is responsible for, or has contributed to, the cause of the breakage, the owner is responsible for any amount not recovered by the strata from insurance. If the owner undertakes repairs without using the property manager, the owner is responsible for any costs not covered by insurance.
 - ix) The Strata shall only be responsible for the cost of a standard window should the current opening window on the east side of unit 201 & 202 require replacing. The Strata Corporation will not be responsible for any damage resulting from water ingress due to those windows being left open.

Responsibility for insurance deductible charges and to clean deck drains

71. Insurance claims and deductible charges:

- i) Where the cause of loss or damage to common property, limited common property, or common facilities, or the interior or exterior of any other strata lot, originated within the interior confines of an individual strata lot, AND such loss or damage is covered by the strata corporation's insurance policy, the individual owner in whose Strata Lot the cause of the loss or damage originated shall pay the full applicable deductible under the Corporation's insurance policy relating to the claim.

- ii) Individual residential strata lot owners are solely responsible to ensure the drain covers on their limited common property decks permit all water to flow freely down drains. This includes removing all leaves, debris, dirt or other matter which in any way impedes the drainage. Where the careless, negligent or inattentive act of an individual owner or any member of his/her family, guests, servants or agents results in loss or damage to common property, limited common property, or common facilities, or the interior or exterior of any other strata lot, AND such loss or damage is covered by the strata corporation's insurance policy, the individual strata lot owner shall pay the full applicable deductible under the strata corporation's insurance policy relating to the loss or damage.
- iii) Where the act or omission of an individual strata lot owner or any member of his/her family, guests, servants or agents is in violation of the strata corporation's bylaws, rules or regulations, and results in loss or damage to common property, limited common property or common facilities, or the interior or exterior of any strata lot, AND such loss or damages covered by the strata corporation's insurance policy, the individual strata lot owner shall pay the full applicable deductible under the strata corporation's insurance policy relating to the loss or damage.

No Smoking

- 72.** 1) Smoking is strictly prohibited everywhere on the premises and property;
- (a) all common areas, including but not limited to; walkways, stairways, hallways, pool and lounge areas, amenity rooms, gardens, parking areas, electrical and mechanical rooms, storage and locker areas; and
 - (b) in a strata lot; and on patios and balconies; and
 - (c) within six (6) meters of a door, window or air intake
- (2) Owners are responsible for the activities, actions and behavior of their family, guests and invitees in all aspects including smoking. All persons, including but not limited to owners, tenants, occupants and visitors must comply with the bylaw.

Awnings

- 73.** 1) Repair, replacement, and maintenance of the awnings located in units 201, 203, 205, 207, 209 shall be the responsibility of the respective Strata Lot Owner(s).

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 12:01 PM
To: correspondence
Subject: Re: Stop

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.

Stop opening the store at 1437 Clyde average, my name is [REDACTED] s. 22(1) WV. Thanks.
>>
>> Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 12:32 PM
To: correspondence
Subject: OBJECTION

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.

Attention Madame Mayor & Council:

Since the new allowance to allow the sale of marijuana in West Vancouver, and, subsequently, a dispensary in my neighbourhood of Horseshoe Bay, I **MUST OBJECT** to having such a dispensary on Royal Ave. After consulting with my concerned neighbours on my local social media, who have discussed this matter at great length, I would much prefer the location on Bay St. You are awarding trial periods for this business, so use your chance to test the trial. Let's ease into this and make sure we are doing the right thing in the right place. I understand that, for many, there is a desire to have such an establishment but I strongly urge you to use the Bay St location, which does not scream, "Come to Horseshoe Bay and buy marijuana!!!" There is no need to flaunt drugs or the use of drugs in our small village. We are unlike the rest of West Vancouver. And I don't think this group of business men from Bowen Island could possibly be deeply interested in the best interests of this small community beyond their own financial gain.

[REDACTED] s. 22(1)

[REDACTED]
West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 1:53 PM
To: correspondence
Subject: Ask for consider

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.

Hi,

My family and I don't want to open a marijuana store in West van, It's risky for kids. We want a safe neighborhood. Please consider the opinions of local residents.

Thank you!

Warm regards

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 2:42 PM
To: correspondence
Subject: Council Meeting Dec 12 / 14, 2021

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 am a long time resident of West Vancouver, I am an [REDACTED] s. 22(1)
I strongly support Constance Shaw's application for a non medical cannabis store in Horseshoe Bay community. I think the discreet upstairs location somewhat safer and would provide a service to the growing area that does not presently exist.

Regards,
[REDACTED] s. 22(1)

West Van. [REDACTED] s. 22(1)

From: Bert Hick <bert@risingtideconsultants.ca>
Sent: Monday, December 13, 2021 3:32 PM
To: correspondence
Cc: Megan A. Roberts; [REDACTED] s. 22(1)
Subject: Support for Envy Cannabis retail store in Dundarave (103-2433 Bellevue Avenue)
Attachments: Support letter for Envy Cannabis Inc. re a New Cannabis Retail Store in Dundarave, West Vancouver.pdf

Importance: High

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

Good afternoon,

Please find attached a letter of support from Rising Tide Consultants on behalf of Envy Cannabis Inc. who have applied for a new cannabis retail store to be located at the above address in the Dundarave neighbourhood of West Vancouver.

This letter is intended to be submitted in advance of the upcoming Regular Council meeting on Dec 15th at 6pm at which representatives of Envy Cannabis Inc. are presenting to Mayor and Council in consideration of their application.

Please feel free to contact me or my office if you require any further information or would like to discuss anything further.

Warm regards,



Bert Hick

President & Founder
Rising Tide Consultants | risingtideconsultants.ca

Office: 604-669-2928 | [REDACTED] s. 22(1) | **Email:** bert@risingtideconsultants.ca

1620-1130 West Pender Street, Vancouver, BC V6E 4A4



****Proud Sponsor of the BC Hospitality Foundation****

****Associate Member – of NGCOA, BCRFA, ABLE BC, DVBIA and Tourism Vancouver****

This message is directed in confidence solely to the person(s) named above. The information in this message, and any attachment, may be proprietary, confidential, privileged and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any use, distribution, copying or disclosure is prohibited. If you have received this message in error, please notify us immediately by telephone (at our expense) or by e-mail and delete this message, without making a copy. Thank you for your cooperation.



RISINGTIDE
CONSULTANTS — EST. 1988

December 13, 2021

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

Dear Mayor and Council

Re: Application for a Cannabis Retail Store Licence
Licensee: Envy Cannabis Inc.
Address: Suite 103 – 2433 Bellevue Avenue (Proposed)
Application no.: 020602

Rising Tide Consultants has been providing consulting services to the Liquor Hospitality Industry for the past 33 years. Prior to that, I was the General Manager of the Liquor Control and Licensing Branch for the Province of BC. When the retail sale of cannabis was legalized by the Federal Government in October 2018, we decided to expand our consulting services to include very selected, upstanding cannabis applicants with strong community values.

We have been very pleased to work with the team at Envy Cannabis Inc. on this application for the Dundarave community as well as their North Vancouver application, which is currently pending review by the city.

The applicant originally filed their application to the Liquor and Cannabis Regulation Branch on April 19th, 2021, and have been paying rent for a lease at the proposed location at 103-2433 Bellevue Avenue in West Vancouver for many months prior to this date. The applicant is ready to move forward with the build out of the proposed store, pending approval from the District of West Vancouver Council.

As their Mission statement states, Envy will strive to provide a warm, welcoming, and inclusive first in class cannabis experience for both the new or curious customer, as well as the savvy or seasoned customer. When approved, they will offer a living-wage and company benefits to their employees. Each shareholder of the applicant company for the proposed Cannabis Retail Store are long-time North Shore residents who genuinely care about their community and are

invested in providing a safe environment for cannabis consumers. Shareholder [s.22(1)], specifically, is someone whom we have known and worked with for many years. We assisted his team with the provincial application process for 1st Cannabis store (Licence no. 450206) located at 223 1st Street, in North Vancouver's trendy Lower Lonsdale area, and of which was the first licensed retail cannabis store in North Vancouver following legalization.

As part of the provincial application process for this licence, shareholders must undergo a "fit and proper" review as required by the Branch for the Retail Cannabis application to proceed to the local government for recommendation. Shareholders [s.22(1)], Jeremy Atkins, [s.22(1)] [s.22(1)] and silent partner [s.22(1)] have received their approval for the Fit and Proper assessment from the Branch. The Envy team are invested in their community and will do the same in West Vancouver.

It is our understanding that the ownership of Envy Cannabis Inc. maintains other businesses within the North Shore and continue to have a very positive relationship with the City of North Vancouver and the North Vancouver RCMP.

It is with consideration of the above noted criteria that we recommend Envy Cannabis Inc. be approved by the District of West Vancouver, to move forward with a Cannabis Retail Store Licence at the proposed location of 103-2433 Bellevue Avenue. Their application is the only one submitted to the District for Dundarave Village and therefore will be the only source of safe, regulated cannabis within this neighbourhood.

If you need any further information, please do not hesitate to contact me directly.

Kindest Regards,

[s. 22(1)]

Bert Hick

President and Founder

[s. 22(1)] | bert@risingtideconsultants.ca

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 6:00 PM
To: correspondence
Subject: Support for Weather Cannabis
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Dear Mayor and Council,

I'm writing in support of Weather Cannabis to operate in Horseshoe Bay. These Temporary Use Permits for non-medical cannabis are highly coveted business opportunities and I feel strongly that qualified local applicants should be given priority, especially with this type of product.

This applicant is experienced in the cannabis industry and has lived in Horseshoe Bay for over five years. Her business plan includes exhibiting and selling the work of local visual artists, adding a bonus amenity to the local network.

I also think that the second-floor location, off the street and above the Spirit Gallery, is much more discreet than being right on street level.

This is appropriate for this area. It means that the shop will be a planned destination rather than an advertised temptation.

And clients with accessibility needs can continue to enjoy delivery or curbside options.

When we support local entrepreneurs, we activate our business communities.

Please award this permit to Weather Cannabis, as a young person living in West Vancouver I really believe that it is important to support a bigger variety of new, small businesses to keep this community fresh and interesting.

Sincerely,

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

From: Paul Tutsch [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 6:08 PM
To: Mary-Ann Booth <mbooth@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>
Cc: [REDACTED] s. 22(1)
Subject: Proposed Dunderave Cannabis Store

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

Mayor Booth and Council Members,
I am writing to you on behalf of Strata Council of Strata VR1378 regarding the proposal to open a cannabis store at 2433 Bellevue Avenue.

Below you will find a letter regarding the above retail store as well as a number of signatures. The signatures on the second page, apartments [REDACTED] s. 22(1) represent 83% of possible residential votes, all voting against the location of the proposed shop.

The remaining 6 signatures are those of business owners on the main floor of our building representing 33%. This % is low, not because the other 67% are in favour, but simply because we didn't leave enough time to collect more signatures!
In addition, all 4 members of our Strata Council are opposed to the proposed location.

We suggest that you, our elected officials, seriously consider the wishes of the immediate neighbours of the proposed store, and turn down the application.
Respectfully,
Paul Tutsch
Strata Council VR1378

Mayor and Council,

We, the undersigned, are members of Strata1378, with municipal addresses of 225 24th Street for residences and 2419 Bellevue Avenue for commercial businesses.

We recently received a Notice of Consideration for permitting a retail Cannabis store at 103-2433 Bellevue Avenue.

While we recognize that the use of Cannabis is now legal, we also believe that this proposed location is inappropriate for a number of reasons.

Both our building on the north-west corner of 24th Street and Bellevue Avenue and our immediate neighbouring building, 2433 Bellevue, are strata buildings that have specific by-laws by which all strata owners must abide. These by-laws are designed to create a homogeneous environment in which residents and professionals can live and work side by side, respecting each other's interests.

In our building, that means that there can be no retail activity on the commercial ground floor and no rentals on the 2 residential floors.

It means that the amount of activity and traffic is controlled to provide for a more peaceful environment for owners and clients.

Our building has, on the north side, a large sunken garden area that is used by residents and clients of professionals on the ground floor. This peaceful, restful area is part of our property and thus, is private property.

The access to this "oasis" is just meters away from the proposed cannabis store and we believe that our environment will be negatively impacted by the users of the proposed retail store.

We would be very upset if we had to install fencing at the entrances to keep out uninvited users to this space.

Below are signatures of strata owners and commercial lease holders/tenants who are against the proposed issuance of the Proposed Temporary Use Permit for 103-2433 Bellevue Avenue.

Thank-you for your consideration,

s. 22(1)



Unit # Signature

Unit # Signature

s. 22(1)



Unit # [Redacted] s. 22(1)

Signature [Redacted] s. 22(1)

Unit # [Redacted] s. 22(1)

Signature [Redacted] s. 22(1)

Unit # [Redacted] s. 22(1)

[Redacted] s. 22(1)
Signature

Unit # [Redacted] s. 22(1)

[Redacted] s. 22(1)
Si

s.22(1)

West Vancouver, BC

s.22(1)

December 13, 2021

Mayor and Council
Municipal Hall
750 17th Street
West Vancouver

Dear Mayor and Council

Re: Proposed Temporary Use Permit (Cannabis Retail) 21-071 for 103 – 2433 Bellevue Avenue

The accompanying petition opposing the application is signed by s.22(1)

s.22(1) owners, one who is the owner of s.22(1)

Yours truly,

s. 22(1)

Karen Kinsey

s. 22(1)

PETITION TO THE DISTRICT OF WEST VANCOUVER MAYOR AND COUNCIL

We, the undersigned owners at 2433 Bellevue, are opposed to the approval of Temporary Use Permit (Cannabis Retail) 21-071 for 103 – 2433 Bellevue Avenue. The area is not suited to the needs of a retail operation of any kind and is not wanted.

This is the only proposed Temporary Use Permit location being considered that is not already zoned for retail use. The existing C4 zoning for 2433 Bellevue has 12 categories of permitted use. None allow retail. Most of the area is residential strata lots, occupied mainly by seniors, and commercial offices.

We have significant concerns about traffic congestion, parking availability, and pedestrian safety, interference with the owners use and enjoyment of their property, and decreased property value.

The proposed location of the retail operation occupies 3.13% of the space in our building and would be located directly under the bedroom area of one unit and close to four others.

Approval of this proposed Temporary Use Permit benefits one property owner to the detriment of other owners. We urge you to VOTE NO!

s. 22(1)

19 names redacted

PETITION TO THE DISTRICT OF WEST VANCOUVER MAYOR AND COUNCIL

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NAME/SIGNATURE

s. 22(1)



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The proposed location of the retail operation occupies 3.13% of the space in our building and would be located directly under the bedroom area of one unit and close to four others.

Approval of this proposed Temporary Use Permit benefits one property owner to the detriment of other owners. We urge you to VOTE NO!

NAME/SIGNATURE

s. 22(1)


From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 1:15 AM
To: correspondence
Subject: [SUSPECTED SPAM] Re: say NO to Nimbus Cannabis Ambleside!

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

To whom it may concerned,

Dear Sir/ Madam,

Please do NOT allow the Nimbus Cannabis Ambleside to operate a non-medical cannabis retail store in our community!

Sincerely yours,

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

December 13, 2021

VIA EMAIL: correspondence@westvancouver.ca

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

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

Dear Mayor and Council:

Re: Proposed Temporary Use Permit (Cannabis Retail) 21-071 for 103-2433 Bellevue Avenue

We wish to express our vehement opposition to the proposed temporary use permit for a cannabis retail outlet which would operate out of Unit 103- 2433 Bellevue Avenue. s. 22(1)

s. 22(1) We already have enough problems with people sitting s. 22(1) smoking tobacco. In our view, having a cannabis retail outlet s. 22(1) will exacerbate that problem.

Ironically, a few months ago, we went to Sailor Hagar's pub in North Vancouver for dinner. We hadn't been there for many years and thought that it would be a nice night out. Instead it was a nightmare as the pub wreaked of the smell of cannabis due to it being located next door to the cannabis retail outlet owned by the same proponent as the one seeking a permit for our building. In addition, patrons of the pub were permitted to smoke cannabis on the deck. Needless to say, our stay at the pub was very short.

s. 22(1)
I have s. 22(1) clients, a number of which have cannabis retail outlets s. 22(1), and all of them that I have visited have problems with odour and the conduct of some of the patrons. This is something that should not be foisted on a building where all of the residents are seniors seeking peace and contentment in their later years.

We are certain that if this permit is granted and the cannabis outlet commences operation in breach of the bylaws of our Strata Corporation there likely will be litigation which the District may be drawn into. In addition, it will diminish the value s. 22(1) which would result in our seeking compensation from the District.

We trust that the Council will do the right thing and not grant this temporary use permit being sought.

Yours very truly

s. 22(1)

From: s. 22(1)
Sent: Tuesday, December 14, 2021 10:50 AM
To: correspondence
Subject: Nimbus Cannabis Ambleside

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

Dear City Hall Officer
Hope you are doing well, and really hope you can spend some time to read my email.

I live in West Vancouver with my family. My kids are s. 22(1).
To hope they have a good life and good education, we decide to move to West Vancouver s. 22(1) ago.
I believe West Vancouver have the best community and best school, and also I believe West Vancouver city hall is the best city hall and always could to the right decision.

However, I drove by to my office and found this application notice stand on the inside of the street which not very clear notice to the public.

I am very worried about this application.

This will damage the community and to let the kids to could have the bad choice.

I know most of the city hall staff live into the West Vancouver as well. I think you do not want to your kids and your family member to smoke marijuana, right? That is the same thing for us.

WE DO NOT WANT ANY OF MY FAMILY MEMBER TO SMOKE MARIJUANA, and I DO NOT WANT ANY OF MY FAMILY MEMBER TO TOUCH CANNABIS. WE DO NOT WANT ANY OF THE CANNABIS STORE COULD OPEN INTO OUR COMMUNITY AND NEIGHBOURHOOD.

It is very serious.

Trudeau government makes a big mistake to let the cannabis to legally use, and open a lot of the non-medical cannabis retail stores into the different community. It has the big income and get huge margin to the special group's pocket, but the issue will delay opened to our heirs. Trudeau and his family do not smoke and touch cannabis but he trusts the non-medical cannabis does not affect other people's health and life, how ridiculous he is.

And please look at the number's of the local people death, how it is serious for the overdoses. One of s.22(1) was dead in one of the West Vancouver apartment since the overdoses couple years ago. It is a true story, but nobody care for that. I am so upset for that.

s. 22(1) and even that he dead since the overdoses. I could imaging how the kids could control themselves and they are immature.

I really suggest West Vancouver Officers could reject the application. I am begging you to thing our kids and our future.

Thank you.

Yours Truly,

s.22(1)

s. 22(1)

West Vancouver Canada s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 11:24 AM
To: correspondence
Subject: Objections to running a marijuana store in West Vancouver

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

To whom it will concern,

I was very angry and upset to heard that West Vancouver was going to open a marijuana store. I have been living in West Vancouver for almost ten years, in my mind, west Van is a beautiful and peaceful city. Residents in here are highly qualified and responsible people, we are enjoying our pure and lovely environment in there. We don't need this kind of store in West Van! I realized that there are many senior schools around the coming marijuana store, especially close to the West Vancouver Secondary school and Sentinel secondary school! Even two bus lines can go directly connect with the school and marijuana store, which is unacceptable! Has our city ever considered the potential negative impact of our underage teens? Which is more important? Our next generation or marijuana industry?

Also, there were a lot of marijuana stores in downtown Vancouver, people in need can easily go there to get it! If we looking around the marijuana store you were see the used needles and dirty cans all around the street, did you guys wanted to see the same mess pictures in our beautiful West Van?! Please! Give our next generation and all the West Vancouver residence a pure learning and living environment! We really need a beautiful city, a positive social values! We paid expensive property tax every year, we're not deserved to get this ugly marijuana store in our living area! I am strongly disagree to open a marijuana store at 1437 Clyde Ave, West Vancouver!

I don't know if my opposition will be effective in stopping the marijuana store, but as a West Vancouver resident, I will let license department to heard the dissenting voices. Thanks!

Best regards!

[REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 11:46 AM
To: correspondence

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.

Adamantly opposed to a pot shop in West Vancouver ,To protect our beautiful environment. Thank you very much!

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 3:21 PM
To: correspondence
Subject: Objections to running a marijuana store in West Vancouver

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

To whom it will concern,

I was very angry and upset to heard that West Vancouver is going to open a marijuana store, I have been living in West Vancouver for almost ten years. In my mind, West Van is a beautiful and peaceful city, residents in here are highly qualified and responsible people, we are enjoying our pure and lovely environment in there. We don't need this kind of store in West Van! I realized that there are many Junior and senior schools around the coming marijuana store area, especially close to the West Vancouver Secondary school and Sentinel secondary school. Even two bus lines can go directly connect with the school and marijuana store, which is unacceptable! Has our city ever considered the potential negative impact of our underage teens? Which is more important resources for Canada? Next generation or marijuana industry? It's shamed to hear that marijuana store is legal right now. If that is the case, please! Get them away from our city our community! To be a parent I can't accept to open a marijuana store in this area!

Also, there were so many marijuana stores in downtown Vancouver, people in need can easily go there to get it! If we looking around the marijuana store, you were see the used needles and dirty cans all around the street, did you guys wanted to see the same mess pictures in our beautiful West Van?! Please! Give our next generation and all the West Vancouver residence a pure learning and living environment! We really need a beautiful city, a positive social values! We paid expensive property tax every year, we're not deserved to get this ugly marijuana store in our living area! I am strongly disagree to open a marijuana store at 1437 Clyde Ave, West Vancouver!

I don't know if my opposition will be effective in stopping the marijuana store, but as a West Vancouver resident, I will let license department to heard the dissenting voices. Thanks!

Best regards!

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

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 3:34 PM
To: correspondence
Subject: 636 Clyde Ave Cannabis Retail application decline letter

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

To whom it may concern,

I am here to add my opinion to the record for the temporary use permit for a Cannabis retailer at 636 Clyde Ave in West Vancouver. My name is [REDACTED] s. 22(1) and my address is [REDACTED] s. 22(1) from the proposed site.

I DO NOT want to see the application approved for a Cannabis retailer in my neighbourhood. There are far better areas that are in West Vancouver/ North Vancouver along Marine Drive that could be used for this type of business. The proposal is right beside Amica Retirement Community for whom I'm sure will be horrified to know that drugs are being sold right outside their door. I have nothing against marijuana medicinal or recreational but this is a horrible choice of for a location. Also just steps away from a secluded trail that weaves along the Capilano river. I'm sure this will be the new spot to hang out and smoke up making enjoying the beautiful nature in the area a little more difficult and possibly even dangerous as people will start to loiter around the area.

Schools in the neighborhood:

St. Anthony's School, [595 Keith Rd](#), West Vancouver, BC V7T 1L8 450 Meters away

Cedardale Elementary School, [595 Burley Dr, West Vancouver, BC V7T 1Z3](#) 800 Meters away

Thank you for letting me express my opinions and please find another location on one of the main streets like most of all the other marijuana locations out there.

Regards,
[REDACTED] s. 22(1)

From: Pro Dance <info@prodance.ca>
Sent: Tuesday, December 14, 2021 6:11 PM
To: correspondence
Subject: Concerns regarding Nimbus Cannabis Ambleside

CAUTION: This email originated from outside the organization from email address info@prodance.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 evening,

I am the owner and the artistic director of Pro Dance.

I have been running my business at 1559 Marine Drive for more than a year, and I am very happy with the environment I have here. It is very safe for my little students.

It came as a shock to me the new that in my very close vicinity might be opened a Cannabis (non medical purpose) store.

I find this proposal very dangerous for the whole vicinity due to the safety and due to the kind of people who will come around to buy Cannabis.

I totally reject this store opening just a few metres from my studio.

I will forward 2 emails from s.22(1) who are very concerned as well.

I know there are already some parents who wrote directly to you.

Thank you for taking into consideration my objections.

Best regards,

Pro Dance



Artistic Director

Ciprian Stanulescu

Address: 1559 Marine Drive, West Vancouver

Phone: 778 279 5576

Web: www.prodance.ca

[Instagram](#) (Please follow)

From: Pro Dance <info@prodance.ca>
Sent: Tuesday, December 14, 2021 6:12 PM
To: correspondence
Subject: Fwd: Concern

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

Best regards,

Pro Dance



Artistic Director
Ciprian Stanulescu
Address: 1559 Marine Drive, West Vancouver
Phone: 778 279 5576
Web: www.prodance.ca
[Instagram](#) (Please follow)

----- Forwarded message -----

From: [REDACTED] s. 22(1)
Date: Tue, 14 Dec 2021 at 17:23
Subject: Concern
To: Pro Dance <info@prodance.ca>

Dear Mr. Ciprian Stanulescu,

I am writing to express my concern as a parent [REDACTED] s. 22(1) As you are aware, the city is presently considering a permit request for a cannabis store to be opened in the vicinity of your school. Such move in permitting opening of store within close vicinity of Dance schools, tutoring and education centers is a huge concern.

The prospect of a cannabis store creates a safety concern regarding the types of patrons who frequent the store. [REDACTED] s. 22(1)
[REDACTED] Currently, the neighborhood is safe enough such that [REDACTED] s. 22(1)
[REDACTED] The plan is eventually for [REDACTED] s.22(1)
[REDACTED] If a cannabis store were to open within your close vicinity, it will attract people who, inevitably, will be under the influence of different substances. That cannot be safe for children to be walking independently.

There are also studies regarding the impact of any given neighborhood when a cannabis store is introduced. One example is a study performed by Dr. Christina Mair and Dr. Freisthler in California. It concludes that any one additional Marijuana dispensary per mile in a zip code is associated with a 6.8% increase in Marijuana hospitalizations due to overuse. This is simply not an issue that West and North Vancouverites can handle. We only have 1 hospital in all of North Shore which is already over-capacitated.

In addition to parental and societal concerns- what about the impact on other small businesses in the neighborhood such as yours?

I implore you to reflect our concerns as parents to the city of West Vancouver. This is not a trend that the city should start, and certainly not in the vicinity of public parks, dance studio and education centers.

Thank you.

Warm regards,

s. 22(1)

From: Pro Dance <info@prodance.ca>
Sent: Tuesday, December 14, 2021 6:13 PM
To: correspondence
Subject: [SUSPECTED SPAM] Fwd: Oppose the Opening of a Cannabis Store at 1519 Clyde Ave

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

Best regards,

Pro Dance



Artistic Director
Ciprian Stanulescu
Address: 1559 Marine Drive, West Vancouver
Phone: 778 279 5576
Web: www.prodance.ca
[Instagram](#) (Please follow)

----- Forwarded message -----

From: [REDACTED] s. 22(1)
Date: Tue, 14 Dec 2021 at 13:38
Subject: Oppose the Opening of a Cannabis Store at 1519 Clyde Ave
To: Pro Dance <info@prodance.ca>

To Whom It May Concern,

Good afternoon.

This is [REDACTED] s. 22(1) I write the letter to you because I oppose the opening of a cannabis store at 1519 Clyde Ave in West Vancouver. That area has a dancing school and a dog salon. Couple months ago, [REDACTED] s.22(1) [REDACTED] outside walking. Every child in Canada is the Queen's child. Children's health is the most important thing for a family, for a country and for our Queen. Please, if anyone wants to open a cannabis shop, he/she can be away from the children's study area. Have he/she ever thought about our children, the Queen's children, not only the economy?

Hope you can hear about a mother's worry.

Thank you.
Warm Regards,

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Tuesday, December 14, 2021 8:38 PM
To: correspondence
Subject: RE: 6412 Bay ST Weather Cannabis

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

Dear Mayor and Council,

I'm writing in support of Weather Cannabis to operate in Horseshoe Bay.

These Temporary Use Permits for non-medical cannabis are highly coveted business opportunities and I feel strongly that qualified local applicants should be given priority, especially with this type of product.

Cannabis stores opening in West Vancouver is inevitable. Let's at least give the opportunity to a local resident who not only has experience opening 19 stores across Canada, she is a female entrepreneur and a s.22(1) who has a drive for this business.

This applicant is experienced in the cannabis industry and has lived in Horseshoe Bay for s.22(1) years.

Her business plan includes exhibiting and selling the work of local visual artists, adding a bonus amenity to the local network.

I also think that the second-floor location, off the street and above the Spirit Gallery, is much more discreet than being right on street level. This is appropriate for this area. It means that the shop will be a planned destination rather than an advertised temptation. Furthermore, clients with accessibility needs can continue to enjoy delivery or curbside options.

When we support local entrepreneurs, we activate our business communities.
When we support local, we stay connected.

Please award this permit to Weather Cannabis. I think they are the best choice for our community.

Sincerely,

s. 22(1)
West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 9:41 PM
To: correspondence
Subject: Support for Weather Cannabis

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,
>
> Your vote for non-medical cannabis shops will add either a positive or a negative element to our business areas. I am writing in support for Weather Cannabis in Horseshoe Bay because I feel that having a local, independent, woman entrepreneur at the helm is the best way for our communities to retain sensitive vibrancy. Weather Cannabis is the best choice and I hope you will vote in their favour.
> This is a chance to support women with substantial experience in the cannabis industry, in an otherwise supremely male-dominated industry.
> Let's help women thrive in this exciting new opportunity.
>
> Yours truly,
>
> [REDACTED] s. 22(1)
> [REDACTED]
> West Van

From: Capilano Learning Centre <capilano.tutors@gmail.com>
Sent: Tuesday, December 14, 2021 9:43 PM
To: correspondence
Subject: Cannabis permit

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

To Legislative Services,

I am sending this email regarding a cannabis retail application on 2433 Bellevue Avenue. I am definitely against having a cannabis store close to my business which is an educational service for K-12 students.

Dundarave is a family neighborhood where many kids come to the beach and park everyday.

I hope the applicant starts his/her business in a different location.

Thank you in advance for your consideration,
Pari Kamkar

--

Capilano Learning Centre
www.captutors.com

(604) 281-0244
2419 Bellevue Avenue,
West Vancouver, B.C.

V7P- 3B5

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 10:45 PM
To: correspondence
Subject: Objection about the application of Nimbus Cannabis retail store

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

To whom this may concern,

This is [REDACTED] s. 22(1) a West Vancouver resident and a mom of [REDACTED] s. 22(1) I am here to leave comments about the application of the permit of the Nimbus Cannabis retail store at Ambleside. I totally object the idea of opening a cannabis store in West Vancouver as Cannabis use causes harmful impact on children. The location is on the path for many of students from Sentinel secondary and West Vancouver secondary to Marine Drive. Making access to underage kids to cannabis. Second hand smoking will be unavoidable. Please kindly consider our thoughts and really carefully determine whether it is really necessary to have a cannabis store open in this area. Thank you for your consideration.

Regards,
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 9:25 PM
To: correspondence
Subject: Re application for happy isle cannabis. Corporation

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

Hello,

My family and I are not in favour of the subject application for the following reasons.

1. This makes an easy access for addicted who coming from the islands. We don't want East Hastings hear 2. The location is in front of family gathering (park) and kids playground 3. The smell is bothersome for some people that like to use park as family environment 4. The residents of the new apartment development, over 200 units are forgotten in this enquire. The hearing should postponed until after they take position in next few months. These residents are the one that get the most impact.

Regards,
[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Tuesday, December 14, 2021 9:28 PM
To: correspondence
Subject: Re application for Weather Cannabis

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

Hello,

My family and I are not in favour of the subject application for the following reasons.

1. This makes an easy access for addicted who coming from the islands. We don't want East Hastings hear 2. The location is in front of family gathering (park) and kids playground 3. The smell is bothersome for some people that like to use park as family environment 4. The residents of the new apartment development, over 200 units are forgotten in this enquire. The hearing should postponed until after they take position in next few months. These residents are the one that get the most impact.

Regards,
[REDACTED] s. 22(1)

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Thursday, December 9, 2021 11:14 AM
To: correspondence
Subject: Proposed development at 1552 Esquimalt Avenue
Importance: High

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

Building two seven- story buildings on land that is adjacent to an already 20 story Amble tower building?

I believe that the proposed rental infill development at 1552 Esquimalt Avenue is the worst possible news for this area. Why?

- if approved, the area between Esquimalt and Duchess, from 15 – 16th will be the **HIGHEST DENSITY AREA IN ALL OF WEST VANCOUVER**, containing 1000 plus tenants. There are both Police and Fire Departments on 16 Street and it is already challenging for these critical individuals to make their way to designated emergencies with the existing number of residents!
- Street parking in this area which is already sparse will become non existent.
- There is a safety issue (fire/smoke) with 3 buildings on one site. The 4 level underground parking area would have only one access from the narrow lane which also serves as access to the parking facilities for the multi-story building at 650 16 Street.
- This will not be affordable housing which is of paramount concern with proposed new developments.
- Construction is expected to last 2 years or longer! This will cause major disruption to our lives – noise, dirt, construction vehicles, traffic blockages, chaos, etc. Wow as is was WV removed over 50 trees to built a parking lot! Many trees on the block were removed/privacy when the Police Dept. was built. Then seismic upgrading was done on this block. Then, darn it all, a ‘work site’ was placed on the parking lot area so there is constant noise Monday – Saturday, let alone so many lights. Also city hall decided to expand their building – more noise and constant light on day and night. **GIVE THIS AREA A BREAK FROM NON STOP CONTINUING ACTIVITY PLEASE AND DO NOT ADD MORE CONGESTION.**

- We need to retain the existing trees in this area. I have live here for [REDACTED] s. 22(1) years. Flooding has started both on the sea wall and around this area over the last few years. Trees retain an incredible amount of water and keep soil in place. Example: Did you know that 100 years ago, that 94 – 96% of the rainfall never hit the ground? It was recycled up into the air in the tree canopy.
- Having such an incredible increase in residents will cause traffic issues – number of people always pressing the walk light, losing patience and then just running across the street. There will be huge line ups everywhere for businesses of every type, especially grocery stores and gas stations.

Use common sense, be practical and do not allow further densification to occur in this area.

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

[REDACTED] s. 22(1), WV, B.C. [REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, December 12, 2021 8:35 AM
To: correspondence
Cc: Bill Soprovich; Mary-Ann Booth; Marcus Wong; Nora Gambioli; Peter Lambur; Sharon Thompson
Subject: Proposed Rental In-fill 1552 Esquimalt Ave

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Letter to Mayor and Council

The proposal is to build two 7 storey buildings (139 suites) adjacent to the existing 21 storey Ambleside Towers (185 suites) for a total of 324 suites. They also plan to build a 4 level underground parking structure to provide 324 parking spaces.

First and foremost is **SAFETY**. In order to build this 4 level underground parking structure, they will have to excavate 40+ feet. Have tests been undertaken to guarantee that the **structure and safety** of the existing 21 storey building will be not be compromised during construction? Also, we believe that this 4 storey underground parking structure is unprecedented in west Vancouver and would be unsafe if a car fire was to occur.

There will be 2 entrances/exits for this underground parking structure. One from Esquimalt Ave and the second from the lane. This lane (which runs north/south and is at the far west of the site) is very narrow and steep. Traffic congestion and safety in the lane is a major concern. It is already dangerous when people drive out of the current parking structure if there are vehicles coming up or down the lane from Duchess or Esquimalt. Moreover, garbage and recycling trucks currently block the lane and have trouble maneuvering. How are Emergency vehicles going to access this lane when the need arises?

The Developer has recently confirmed that there are **no plans** to widen this lane. This is despite the fact that this lane is also shared with the 17 storey building at 650 16th Street. That's a total of 324 vehicles from the proposed site, plus 65 vehicles from the adjacent Condo tower, plus garbage/recycling trucks servicing approx. 1000 people, plus residents/visitors looking for parking, plus any emergency vehicles - **ALL FROM ONE NARROW LANE !**

The noise from the lane traffic (vehicles, garbage trucks) will be horrendous and will seriously affect the quality of the lives of those residents living on the east side of the westshore Place building. The east side of this 17 storey building is directly across from this narrow lane and it's incredulous that this Developer proposes the following separations: westshore Place and new building 1 = **90 feet** and westshore Place and new building 2 = **61 feet**.

Density

This proposal is for a rezoning and development permit. The applicant is required to apply for a rezoning because the proposal to add two more buildings does not comply with the RM2 zone. This is because the RM2 zone limits the density on the property to a **MAXIMUM** Floor Area Ratio (FAR) of 1.75. FAR is the ratio of the building to the amount of land available.

This development proposal is for a total combined **FAR of 3.15** (including the existing apartment building and the two new buildings). **Almost double the maximum allowable FAR.** Should this development be allowed to proceed, this area will have the highest density of anywhere in West Vancouver. Compare this to the 2195 Gordon Ave project which has a FAR of 2.8.

Try and imagine the quality of life for those residents who live in the existing Ambleside Towers or in any other of the multi-storey apartment buildings which surround this small green space. This Developer also plans to cut down **55 trees**. Many of which have grown over decades to be majestic specimens, but we are told "not to worry, we plan to plant double that number". Do they really think that we are that pea-brained as to believe their hype? We are all aware that these "replacement" trees will be very small specimens and will not, in our lifetime, grow to the height of the existing trees. So much for being environmentally friendly.

The crux of the matter is that the proposed area is **TOO SMALL** to jam in 2 seven storey buildings, a 324 parking structure and everything else in their plans.

Breaking news... the Developer confirmed at their recent Information Meeting that there will be **NO BELOW-MARKET RENTALS** in the 2 new buildings. So apologies if I sound like a broken record but once again it begs the question "why is this hugely densified development being considered when the people that desperately need affordable housing in West Vancouver will not be able to afford the rents ? "

Please - when the time comes, reconsider this proposal.

Thank you

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 2:27 PM
To: correspondence
Subject: FW: Proposed rental infill development at 1552 Esquimalt Avenue: building two additional seven story buildings making it a total of three on this block. VERY LAST REVISED EMAIL FROM THIS INDIVIDUAL: i ADDED ONE CC. Sorry.

Importance: High

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

To Mayor Mary-Ann Booth:

RE: Proposed rental infill development at 1552 Esquimalt Avenue: additional two seven story buildings

I believe that the proposed rental infill development at 1552 Esquimalt Avenue is the worst possible news for this area. Why?

- if approved, the area between Esquimalt and Duchess, from 15 – 16th will be the HIGHEST DENSITY AREA IN ALL OF WEST VANCOUVER, containing 1000 plus tenants. There is already an existing 20 story building on this site. There are both Police and Fire Departments on 16 Street and it will be more challenging for them to make their way to designated emergencies with such a high level of people/children walking about.
- Street parking in this area which is already sparse will become non- existent.
- There is a safety issue (fire/smoke) with 3 buildings on one site. The level 4 underground parking area would have only one access from the narrow lane which also serves as access to the parking facilities for the multi-story building at 650 16 Street.
- This will not be affordable housing which is of paramount concern with proposed new developments.
- Construction is expected to last 2 years or longer! This will cause major disruption to our lives – noise, dirt, construction vehicles, traffic blockages, more invasion of privacy, chaos, etc. Activity has been non- stop in this area for many years: a parking lot was built on 16 St., removing many large trees. The Police Dept. moved/built from 14 St. to the WV city hall block. Then seismic upgrading was done on this block/is still in progress. Then, a mobile work site trailer was moved into the parking lot area. Due to this mobile work site, there is constant noise/activity/lights Monday – Saturday. Please do not add more congestion to this area.
- We need to retain the existing trees in this area. Water build ups and even flooding can now be seen not only in this immediate area, but also on the sea walk over the last few years. Trees retain an incredible amount of water and keep soil in place. Example: Did you know that 100 years ago, that 94 – 96% of the rainfall never hit the ground? It was recycled up into the air in the tree canopy.
- Having such an incredible increase in residents will cause traffic issues – an increased number of people pressing the walk light, losing patience and then just running across the street. The small businesses in this area are not set up for 1000+ tenants.

Please be practical and please do not allow further densification to occur in this area.

Thank you.

[REDACTED] s. 22(1)

cc: Councilors C. Cameron, N. Gambioli, P. Lambur, B. Soprovich, S. Thompson, M. Wong, Lisa Berg (Senior Community Planner), M. McGuire, (Senior Mgr. Current Planning & Urban Design), E. Villeneuve, (Mgr. Land Development), David

Hawkins, (Senior Mgr. Community Planning and Sustainability), K. Spooner, (Senior Mgr. Permits, Inspections & Land Development), C. Mills, (Mgr., of Permits & Inspections), H. Keith, (Mgr., Environmental Protection), J. Bailey, (Director of Planning and Development)

s. 22(1)

West Vancouver, B.C.

s. 22(1)

From: Sara Dubois <sdubois@spca.bc.ca>
Sent: Friday, December 10, 2021 10:31 AM
To: correspondence
Subject: Thank you for helping reduce rodenticide use in B.C. – let's make this change permanent!

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

Dear Mayor Booth and Council,

I am writing to thank you for your leadership in reassessing the use of anticoagulant rodenticides in your community and the commitment to educating your residents about the many harms to wildlife and pets that can occur from using such poisons. Municipalities have already made a significant difference at a local level through motions and operational practices, and this leadership was no doubt a contributing factor to the Province's July 21st decision this year to temporarily ban the sale and use of three second-generation anticoagulant rodenticides (SGARs) for non-essential locations.

The SGAR restrictions are a major milestone for our province, however, there are a number of **exemptions and gaps** that still leave a high risk of exposure for non-target animals like owls and other raptors, and even domestic cats and dogs. As such, I would like to take this opportunity to request that your council write to the Minister of Environment and Climate Change Strategy - to thank them for the temporary ban of SGARs **and to ask them to make the change permanent.**

[The Minister's Order](#), in effect until January 2023 includes:

- Restricting who can buy and use SGARs (allowed for essential services only)
- Requiring sellers to prevent unauthorized buyers
- Requiring that SGARs are only used as part of an Integrated Pest Management (IPM) program. This involves identifying the species, determining their population level, identifying and sealing entry points, removing attractants and shelter, incorporating alternatives to rodenticides, and evaluating if the control measures are effective.
- Requiring proper disposal of SGARs
- Requiring record keeping for the sale and use of SGARs (for 3 years)

Unfortunately, **only three specific SGAR products are covered by this Order.** First-generation anticoagulant rodenticides (FGARs) like warfarin, chlorophacinone, and diphacinone are still legal for personal and professional use. These products are an older, slower-acting, and less potent product compared to SGARs – but rodents still suffer the same effects and can develop resistance to these products, making them ineffective for long-term use. Certain non-anticoagulant rodenticides such as bromethalin, which are generally neurotoxins, are also still legal for personal and professional use. There is no antidote for bromethalin if it is accidentally ingested by cats or dogs. Their only hope is to make it to a veterinarian in time to induce vomiting. Once a pet is showing signs of bromethalin poisoning – seizures, muscle tremors, or inability to walk – it's generally too late to treat them, and death is inevitable.

Additionally, designated essential services with a certified pesticide applicator on staff may still buy and use SGARs. While it is important that these essential services control rodent populations for health, safety, and critical societal functioning, the exemption means rodent control operators are unlikely to change their service model. **Integrated Pest Management (IPM) – using prevention and attractant management first** – is often skipped to the default use of rodenticide baiting programs that do not aim to solve the initial pest problem. Further, compliance with IPM regulations for such programs is low. In 2019, a total of 311 inspections were conducted by provincial IPM Officers. Of these, only

39% were in compliance. Although many of these non-compliances were administrative or minor in nature, it highlights an existing problem with enforcement and user understanding.

The BC SPCA recognizes that unfortunately, there are currently no fast-acting or pain-free rodenticides and therefore recommends that rodenticides only be used in limited cases of infestation when human health and safety are at immediate risk. If they must be used in essential service locations, precautions to minimize exposure to non-target wildlife and pets must be taken, such as limiting the length of time used and retrieving leftover bait. Alternatively, using snap or captive-bolt traps can provide humane lethal control. We are also optimistic that a new rodent contraception being used in the U.S., and a new multi-capture kill trap under development locally, will be available here in the near future, providing additional effective alternatives to rodenticides.

The BC SPCA is committed to reducing harms to animals and keeping our communities safe from poisons – we have publicly listed all municipalities that have made this humane change that goes beyond the Minister’s Order so far: <https://spca.bc.ca/safe-from-poison>. Further, over the past year, the BC SPCA worked with the District of North Vancouver to develop and operationalize a **rodent risk assessment checklist** for municipalities. The risk assessment and other helpful resources for municipalities are available online at: <https://animalkind.ca/wildlife/resources-for-municipalities/>

The temporary provincial ban of three second-generation anticoagulants for certain properties is a great start, but we need to protect our community’s animals more broadly and indefinitely. **We’re asking you to write to the Minister to thank them for making this change – and ask for a permanent and expanded ban that reflects current science and compliance risks.** Please consider writing a letter of support to:

Hon. George Heyman
ENV.Minister@gov.bc.ca

Thank you for your continued protection of animals and communities in B.C.,

s. 22(1)

Dr. Sara Dubois, RPBio

(she/her/elle)

Director, Science & Policy Division

BC SPCA Chief Scientific Officer

778.772.9762

sdubois@spca.bc.ca • spca.bc.ca

Animal Cruelty and Wildlife Hotline: 1.855.622.7722

Respectfully acknowledging that I work on, and this email was sent from, the unceded traditional territory of the downriver hən̓qəmin̓əm̓ speaking peoples - ,xʷməθkʷəy̓əm (Musqueam), and səɪlɪwətəʔt̚ (Tsleil-Waututh) Nations, and the Skwxwú7mesh-ulh Sníchim speaking peoples - Skwxwú7mesh Uxwumixw (Squamish) Nation whose historical relationships with the land continue to this day.

OUR MISSION: To protect and enhance the quality of life for domestic, farm and wild animals in British Columbia.

The BC SPCA is a not-for-profit organization reliant on donations from the public. Charitable Tax # BN 11881 9036 RR0001

This message and any attachments or links are for the sole use of the intended recipient(s) and may contain privileged and confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please notify us immediately and destroy the original message. Thank you.

From: judy c [REDACTED] s. 22(1)
Sent: Sunday, December 12, 2021 8:07 AM
To: correspondence
Subject: Ambleside Town Centre Local Area Plan

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 welcome that Council are finally initiating the Local Area Plan for the Ambleside Town Centre.

This Local Area Plan for the Ambleside Town Centre is an important document as it will define the vision of what this community wants for the future of this area. It is a process that has been promised to this community for a very long time, and it is a part of this Council's Strategic Goals. It goes without saying that it needs to be a community driven process.

Under Engagement in the report to Council by Courtney Miller, Senior Urban Design Planner, it states : " The engagement process will be open to all.....This includes homeowners and tenants, business owners and employees, and visitors and customers who frequent Ambleside. "

Why should those who are visitors and customers who come to West Vancouver, and do not live here, have any say in the vision for OUR community? This is wrong and should NOT be part of the engagement process!

I am quite bewildered and disappointed by a very recent post on the social media platform NextDoor made by Councillor Cameron regarding LAP's, as it would appear that he does not think they are necessary.

" In fact, West Vancouver had its first local area plan in 2018, (incidentally a process I initiated,) And we have thrived for 109 years without local area plans so they aren't necessary in any way. "

It can certainly give the impression that Councillor Cameron is not committed to the process of the LAP , or the outcomes of it for the future planning and vision of the Ambleside Town Centre . Therefore I question not only his commitment to this Council's Strategic Goals as LAP's are one part under Housing, but also his commitment to the residents of this community as we go forward with the engagement for this LAP.

I do not wish to be disrespectful to Councillor Cameron, and so I do hope he will explain to the residents of this community, who have been waiting a long time for this LAP to begin, why he would say that " they aren't necessary in any way. "

Many in West Vancouver have been labeled as NIMBY'S, and I for one guess I must fall into this category. But I'd like to clarify that I , as a so called NIMBY, am not against change, I am opposed to the ad-hoc spot-zoning that takes place. There are many that feel the same way.

It is hoped this type of spot-zoning , (along with NIMBYism ,) will disappear once the policies of the LAP are in place for this and/or future Councils.

This LAP will set the details for the vision of this part of OUR community. And I truly hope it will be the voices of OUR community that drive this, OUR residents, OUR small business owners, that will be listened to. It should NOT include outside lobby groups, other stakeholders who do not live here, people who visit, and not customers who shop here that do not live here.

I sincerely hope that all of you, as Mayor and Council of the District of West Vancouver, will put the wishes of this community, YOUR community that you represent, as the number one priority in the process for this very important LAP.

Respectfully submitted,

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

s. 22(1)

West Vancouver B.C.

s. 22(1)

Sent from my iPhone

From: Ambleside Dundarave BIA <info@ADBIA.ca>
Sent: Monday, December 13, 2021 11:03 AM
To: correspondence; Mary-Ann Booth; Bill Soprovich; Marcus Wong; Craig Cameron; Sharon Thompson; Peter Lambur; Nora Gambioli
Subject: Ambleside Local Area Plan
Attachments: LAP Letter.pdf

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

Please see letter attached.

Thank you,

Maureen

Maureen O'Brien
Executive Director, ADBIA

604-210-3500
info@adbia.ca

www.shopthevillages.ca

"It Takes a Village to Make a Village"





December 13, 2021

Dear Mayor & Council;

I am writing on behalf of the Ambleside Dundarave Business Improvement Association regarding the Ambleside Local Area Plan.

The ADBIA supports the redevelopment of the Ambleside business centre but is concerned with the recommended length of time for the first two phases of the proposal. As we represent more than 600 businesses and commercial property owners in Ambleside and Dundarave, we have a direct stake in the success of the Ambleside Local Area Plan.

There have been several studies conducted by the District and the ADBIA* over the past 15 years, including:

- Ambleside Village Centre Strategy (2007)
- Ambleside Commercial Market & Revitalization Implementation Study (2013)
- Economic Development Plan (2018)
- Ambleside Revitalization Strategy* (Wozny Report) (2018)
- Business Impact Analysis Colliers Report* (2019)

In addition to the above-mentioned studies, the ADBIA also conducted our Imagine Ambleside survey, completed in late 2020. During our four-month public engagement of Imagine Ambleside, we collected over 1000 survey responses. We met with key stakeholders to share these insights and we continue to work with the community, staff, and council to keep dialogue open and engaged.

Each of these studies, particularly Imagine Ambleside, provided feedback to help guide the District of West Vancouver as it invests in the revitalization of Ambleside. In 2017, the first two phases of the LAP process began with the planning process and community engagement. There were stakeholder groups and studies completed yet it seems that with this current recommendation from staff, those steps are to be repeated once again.

While the ADBIA appreciates the opportunity to participate and provide comment in stakeholder sessions, it is our hope that the District uses our Imagine Ambleside findings and community feedback as a launching pad to expedite the LAP.

It is imperative to our business community that we streamline and expedite the Local Area Plan process in order to create a sustainable and viable business centre and hope that you will consider this request from the ADBIA as we work together on a successful Ambleside Local Area Plan.

s.22(1)

Maureen O'Brien
Executive Director, ADBIA

200 – 1497 Marine Drive, West Vancouver, BC, V7T 1B8
www.shopthevillages.ca

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 10:36 PM
To: correspondence
Subject: Ambleside Local Area Plan

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Your Worship, Members of Council

[REDACTED] s.22(1) this evening with regard to a need for an Ambleside Local Area Plan , sooner-than-later, is attached. Thank you for your attention to [REDACTED] s.22(1) .

Regards,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

Regards,

[REDACTED] s. 22(1)

Your Worship, Members of Council

13 December 2021

My name is [s. 22(1)] I reside at [s. 22(1)] in West Vancouver, [s. 22(1)]

I wish to speak today with regard to the suggestion that Council initiate the Ambleside Local Area Plan prior to approving any major residential/mixed use developments within our community.

I am wearing two hats today with regard to my observation. The first is that of [s. 22(1)] with decades of [s.22(1)] under my belt, many of them in the USA and beyond. For the most part [s.22(1)], in addition to fostering urban placemaking, favor more development density, less parking and reduced traffic.

That said, my second hat is that of president of [s.22(1)]. For the most part our owners seek as little density as possible (equating density, actually, with building height); more off-street parking, and with regard to traffic, the ability to drive wherever they want, whenever they want!

What I'm suggesting is that I see the issues from both sides!

The rationale for the Local Area Plan 'up front' is that the rules of the game would be predetermined by the Council, the community and developers alike, taking the guess work out of the equation.

Let's take the Wall Financial Corporation development at 1552 Esquimalt, which held a (virtual) open house last Tuesday evening, as an example. Admittedly the proposal is vastly improved from its previous iteration and while, to its credit, the project proposes new parking at a 1:1 ratio, its Achilles Heel is that to accommodate construction it will need to demolish the single storey parking structure that currently houses 191 vehicles for its current tower. The local street grid simply cannot absorb this interim parking during the term of construction.

A construction management plan, including interim parking solutions, should be part-and-parcel of this – and every – project, spelled out prior to, not after, rezoning approval.

Beyond the technical specifics of the Local Area Plan, it is imperative that a rigorous public outreach program be carried out by the District. In my experience, the best community plans are a combination of professional best practices provided by external consultants, combined with committed local knowledge provided through user engagement. Ambleside, to my mind, is no exception!

In closing, I stress the need for Council to initiate the Ambleside Local Area Plan in front of approving any major developments –1552 Esquimalt included – to firmly lay out the rules of community building moving forward.

Thank you.

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 5:34 PM
To: correspondence
Subject: Comment re December 13 Agenda item: Update on Pickleball Sport in West Vancouver: Information report.
Attachments: Joint_Recommendation_v8.1_.pdf

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.

I write as a West Vancouver taxpayer and resident, and Vice President of the North Shore Tennis Society - <https://northshoretennis.ca/>

I and the Society support the development of suitable dedicated Pickleball facilities in West Vancouver.

We applaud the District for belatedly changing its prior policy of “multilining” tennis courts for additional pickleball use, a development which is contrary to best practice, not in the interests of either Tennis or Pickleball and which is opposed by both Tennis BC and Pickleball BC. It is therefore appropriate to request that existing multilined courts in the District which were originally designed as tennis courts are restored to being tennis courts as soon as is practicable by the removal of the “multilines”.

We draw the District’s attention to the Joint Recommendation of Tennis BC and Pickleball BC dated 14 November 2021 (copy attached).

In particular we highlight the following:

“More pickleball courts are needed while minimizing the impact on tennis courts.” and “When contemplating making a significant change to any municipal sport facility, municipalities should consult with local representatives from all the affected sports.”

Accordingly, and in light of growing demand for tennis in West Vancouver and the declining number of available public tennis courts in the District, we urge the District:

- 1) not to take any measures in relation to Pickleball which would have a negative impact on the availability of, including funding for the construction and maintenance of, new and existing tennis courts; and
- 2) to consult with North Shore Tennis Society in relation to any contemplated change affecting public tennis facilities in the District.

Marcus Shapiro

Marcus Shapiro

s. 22(1)
[REDACTED]



PICKLEBALL AND TENNIS



A SOLUTION THAT MEETS THE NEEDS OF BOTH SPORTS

November 14, 2021

Tennis and Pickleball are different sports that have very different needs. A common response to the problem of inadequate pickleball facilities is to add pickleball lines to tennis courts. However, this attempted solution hasn't worked out well for either sport and has often led to on-going frustration and conflict. Tennis BC and Pickleball BC have worked collaboratively over the past year to analyze the issues, research best practices, and produce a recommendation for municipalities across the province.

Our joint recommendation is to build dedicated pickleball courts.

BACKGROUND

Pickleball has been around since 1965, but has exploded in popularity in recent years. Tennis in Canada is also experiencing tremendous growth, led by Canadian tennis players' continuing success on the world stage. The two sports have some minor similarities, but are fundamentally very different, having different court sizes, net heights, net widths, and using different balls, racquets/paddles, and scoring systems.

A *dedicated pickleball court* is a court lined exclusively for pickleball with permanent pickleball posts and a regulation pickleball net. Municipalities' recreational plans typically have a tennis court-to-population ratio. However, many BC municipalities have few, or no, dedicated pickleball courts. In communities lacking dedicated pickleball courts, pickleball is played on public tennis courts. Either the municipality has added pickleball lines to some of their public tennis courts, or the pickleball players themselves, chalk or tape their lines on public tennis courts. This has led to extreme pressure on these tennis courts, and on local governments to provide pickleball courts to meet the growing needs of the pickleball community.

WHY PICKLEBALL HUBS WORK

A *pickleball hub* is a group of dedicated pickleball courts. Pickleball is a highly social activity. Its players enjoy gathering in groups and playing lots of games with different partners and opponents. Pickleball hubs are easy to build because 8 pickleball courts have a footprint similar to that of 2 tennis courts.



Countless research findings espouse the exceptional physical and mental health benefits of racquet sports. Many BC municipalities recognize the value that a pickleball hub brings to their community. Purpose built pickleball courts with permanent nets and proper playing surfaces make playing pickleball in these communities very attractive to local and out of town players. A hub provides the opportunity for tournaments and the economic benefits they bring. Many BC communities have popular

pickleball hubs. These include (# of courts): Chemainus (6), Penticton (6), West Kelowna (12), Kelowna (12,4), Vernon (12 indoor), Cranbrook (8), Prince George (6) North Saanich (4), North Vancouver (5), Delta (8,4,3), Terrace (4), and Christina Lake (6). The critical message here is that a single hub can have a positive impact on a community.

ISSUES WITH DUAL-PURPOSE COURTS

Different Courts

Some BC municipalities have added pickleball court lines to a number of their tennis courts, expecting pickleball players to simply use the tennis net. Because a tennis net is higher than a pickleball net, pickleball players will sometimes hang heavy objects on the nets to lower them. Other players bring tools to lower the net. Tennis nets are not designed to be repeatedly lowered and raised. This practice damages the nets, significantly increasing the capital costs for municipalities to maintain these courts. A tennis net is also wider than a pickleball net. Having to play with nets that are too high and too wide would be unsatisfactory for anyone playing any sport that involves a net.

Different Sports

Tennis players usually play multiple sets, each lasting about half an hour. If others are waiting, players must limit their time on public courts to 30 minutes or one set and then wait their turn to return to the court. Pickleball games are played to 11 points, which usually takes much less time than a set of tennis. Players typically rotate on and off the court over a couple of hours. When courts are being shared by the two sports, this difference in usage has led to heated conflict, and animosity between the tennis and pickleball participants.

Municipal tennis courts have been purpose built for tennis. They are often located in urban parks in residential areas. The sound of

pickleball play is “sharper”, and travels farther, than the sound of tennis play. Also, pickleball players tend to organize games for larger groups of players than tennis players do. Thus, the proximity of tennis courts to surrounding residences, and the amount of parking provided at tennis courts, may both be inappropriate for pickleball play.



Painting pickleball lines on tennis courts creates two dissatisfied sports groups, and the resulting conflict inevitably ends up at City Hall. If the dual-purpose courts are poorly located then neighbourhood complaints also ensue. Building pickleball hubs in suitable locations, and then removing pickleball lines from tennis courts, allows both sports to be enjoyed without complaints from either group or from neighbours.

Under no circumstance are we advocating for the loss of pickleball courts. Where pickleball courts have already been added to a tennis court(s), this situation should remain until dedicated pickleball courts have been built.

ADVANTAGES OF PICKLEBALL HUBS

Pickleball BC and Tennis BC are both advocating for pickleball hubs as the best long-term solution for municipalities with large or avid pickleball communities.

- Provides a multi-court facility without requiring a large parcel of land
- Eliminates conflict with tennis players on shared courts
- Provides pickleball players with proper courts and nets
- Provides a centralized location for recreational and tournament play

- Enhances a community's appeal as a potential home or vacation destination
- Relieves the pressure on tennis courts
- Reduces or eliminates ongoing costs to repair damaged nets



Sport facilities such as tennis courts, lacrosse boxes, basketball courts, etc. are sometimes underutilized because of their condition or location. We realize that some communities may opt to build a pickleball hub by repurposing such facilities because this is easier and less expensive than building new courts from scratch. Municipalities considering this option should consult with local representatives from all the affected sports. Consultation with tennis users ensures that the municipality is aware of the demand and value of various courts for neighbourhood, league, and tournament play. As is the case for determining an appropriate location for any pickleball court or hub, neighbourhood proximity and parking concerns must be taken into consideration when repurposing another facility.

COMMUNITY CONSIDERATIONS

We recognize that different communities have different circumstances, needs, and means, and that not all communities will be able to build a pickleball hub. Adding pickleball lines to tennis courts is obviously better for pickleball players than having no pickleball courts at all. However, there are right and wrong ways to create and to manage dual-purpose courts. Municipalities should consult with local representatives from both sports.

SUMMARY

- Both tennis and pickleball are growing in popularity and participation.
- Pickleball is underserved, particularly with respect to dedicated courts.
- Tennis and pickleball are different sports with different needs.
- More pickleball courts are needed while minimizing the impact on tennis courts.
- Pickleball court location must account for sound and parking issues.
- When contemplating making a significant change to any municipal sport facility, municipalities should consult with local representatives from all the affected sports.

Tennis BC and Pickleball BC's joint recommendation is to:

Build Pickleball Hub(s)



For more information, or to discuss this issue, please contact:

Walter Knecht, President-Pickleball BC
walter@pickleballbc.ca

or

Mark Roberts, CEO-Tennis BC
mroberts@tennisbc.org

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 9:34 AM
To: correspondence
Cc: 'mailto:jmoller@westvancouver.ca'
Subject: Regards Priorities in the 2021/2022 Strategic Plan
Attachments: WVMD Mayor and CouncilDec.docx

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To WVMD Mayor and Council

Please see our submission regarding transportation items.

Thanks

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

 Virus-free. www.avast.com

Regards Priorities in the 2021'22 Strategic Plan

We have read with interest the article in the North Shore News of November 17 regards the 2021-2022 Strategic Plan and priorities of the council for their final term. Of particular interest to us were all three items mentioned as “top transportation priorities.” [REDACTED] s.22(1) we have long lobbied for changes in these areas;

Regarding bus service, we have lobbied for changes to the existing commuter bus service from Caulfield Village Shopping Centre to Lions Bay to include Westport Road. This bus currently travels only on the Upper Levels, serving no one in our area, whereas changes could serve pedestrians on the very steep Westport Road, two schools, two shopping areas, a community centre, parks and restaurants. We, especially, in the western area of West Vancouver, pay the highest transit taxes in Metro Vancouver yet receive very little benefit from those transit taxes. Before we address any bus service to Squamish on the Sea to Sky highway we should incorporate this changed commuter service.

Regarding cycling infrastructure changes, the lower part of Westport Road has no bicycle lane. Many cyclists use this road for transportation while many more use this uphill area as a training facility. With the proliferation of electric bikes, we can expect to see even more cyclists on the road. We also see many cyclists riding on the sidewalk. Unless it is your intention to ban bikes from this area of lower Westport Road, then we would suggest you must incorporate a bicycle lane into the roadway by reducing the width now allocated to cars and trucks.

We have long lobbied for a change to the speed limit on the lower area of Westport from Marine Drive to where Westport goes under the Upper levels Highway. We feel that this section should more rightly be classified as a residential road as all roads to the West [REDACTED] s.22(1) . You have consistently claimed that as you have delegated this road to be a collector road the speed limit shall be 50 Km/H. Yet you have also delegated other roads in the municipality as collector roads and signed them at 30 Km/H. One of the closest collector roads to the West of us is Eagleridge Drive which is signed at 30 Km/H.

We feel for the safety of all users of this section of Westport Road. From pedestrians to cyclist to motorists;

Motorists: From excessive speed on a hilly, winding road with no effective way of controlling speeding vehicles like speed bumps.

Cyclists: From lack of a dedicated bicycle lane.

Pedestrians: From completely inadequate sidewalks and curbs. The existing sidewalks are, in many areas, to narrow, slope towards the road and often nearly overgrown with vegetation. The existing “Mountable” types of curbs offer no protection from traffic. “Barrier” type curbs, as are installed on many other streets must be installed. And as mentioned above, an almost complete lack of public transport.

Thanks you for the opportunity to offer our views on these very important subjects.

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, December 13, 2021 9:53 PM
To: correspondence
Subject: Problems at Five Creeks Near Westmount
Attachments: Five Creeks Westmount.pdf

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This photo shows where the pipe is pushed to cross under the Upper Levels highway. A sinkhole is forming in the road surface along the line of the pipe, in the right west bound lane. We find the sinkhole is noticeably increasing week by week.

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



**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
AWARDS COMMITTEE MEETING MINUTES
MUSIC BOX
WEDNESDAY, JULY 7, 2021**

(8)(a)

Committee Members: J. Saba (Chair), L. Brown, W. Hansen, M. Hess, T. Hodgins, S. Mani; and Councillor S. Thompson attended the meeting via electronic communication facilities. Absent: A. Badawy, S. Hennessy, and M. Knez.

Staff: C. Rosta, Cultural Services Manager; and D. Godfrey, Committee Clerk, attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. APPROVAL OF AGENDA

J. Saba reviewed the agenda and asked for additions or changes.

It was Moved and Seconded:

THAT the July 7, 2021 Awards Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

J. Saba asked if there are any changes or updates to the minutes as circulated.

It was Moved and Seconded:

THAT the June 3, 2021 Awards Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Review and Debrief of 2021 Awards Process

J. Saba asked committee members for comments and discussion regarding the 2021 awards process and ceremony. Committee members agreed that given the unusual circumstances the review process went very smoothly and the ceremony also went very smoothly. Other items noted for discussion included:

- Evaluating and reviewing the categories and specifications.
- Encouraging in-person deliberations so that full, engaging conversations can be held (this was hard to accomplish in the videoconference environment).
- Application deadlines.
- Soliciting nominations.
- Awards ceremony timing.

Councillor S. Thompson joined the meeting at 7:19 p.m.

Extensive discussion was held regarding the above items. Councillor S. Thompson shared that she felt the conversation and dialogue she saw tonight was an engaging and worthwhile component of the awards process. She noted that it provides a valuable check-in aspect to the whole process.

ACTION: Staff should redistribute the terms of reference including the roles and mandates of committee members to the committee.

It was Moved and Seconded:

THAT the review and debrief discussions from this meeting be reviewed at the first meeting of the next awards cycle.

CARRIED

Discussion was held regarding the timing of the awards ceremony with all committee members in general agreement that a spring ceremony was preferred. Councillor S. Thompson noted that in her experience the awards ceremony focusses on the award recipients and she wondered if some recognition of the work of the committee members would be desirable.

It was Moved and Seconded:

THAT the awards ceremony will be kept in the spring and that involvement of the committee members in a more public manner be reviewed at a future meeting.

CARRIED

PUBLIC QUESTIONS

5. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

6. SCHEDULED MEETINGS FOR 2021

Discussion was held regarding the dates for the next Awards Committee meetings.

It was Moved and Seconded:

THAT Awards Committee meetings for the remainder of 2021 will be scheduled for: Wednesday, October 6, 2021 at 7 p.m.; Wednesday, November 3, 2021 at 7 p.m.; and Wednesday, December 1, 2021 at 7 p.m.

CARRIED

7. **ADJOURNMENT**

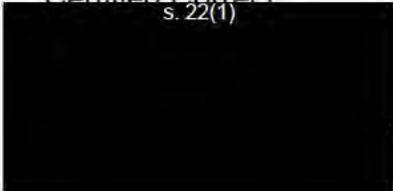
It was Moved and Seconded:

THAT the July 7, 2021 Awards Committee meeting be adjourned.

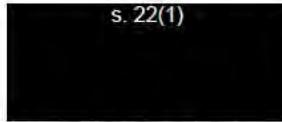
CARRIED

The meeting adjourned at 7:52 p.m.

Certified Correct:
s. 22(1)



s. 22(1)



Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
AWARDS COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, NOVEMBER 3, 2021**

Committee Members: J. Saba (Chair), L. Brown, S. Hennessy, T. Hodgins, and S. Mani attended the meeting via electronic communication facilities.

Staff: C. Rosta, Cultural Services Manager; R. McCormack, Cultural Services Supervisor; and F. Costa, Committee Clerk, attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

It was Moved and Seconded:

THAT

1. all remaining Awards Committee meetings for 2021 be held via electronic communication facilities only;
2. the Cedar Room in the West Vancouver Community Centre be designated as the place where the public may attend to hear, or watch and hear, the Awards Committee meeting proceedings; and
3. a staff member be in attendance at the Cedar Room in the West Vancouver Community Centre for each of the scheduled meetings.

CARRIED

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the November 3, 2021 Awards Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the July 7, 2021 Awards Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Committee Member Terms and Application Process

Staff informed the committee that a resume is required for the application process in addition to the application form.

It was Moved and Seconded:

THAT the discussion regarding Committee Member Terms and Application Process be received for information.

CARRIED

5. Review of Terms of Reference, Roles & Mandates, and Previous Minutes

C. Rosta reviewed the terms of reference, including the roles and mandates of committee members to the committee. She referred to the discussion held at the meeting on July 7th about the major role of the committee being to inform the community about the program. The committee members agreed that the role of the committee is to approach individuals and organizations to spread information about the program and encourage applications. The committee also discussed the applications deadline. The committee agreed that the program's deadlines should be enforced with exceptions being discussed on a case-by-case basis.

It was Moved and Seconded:

THAT

1. the current Terms of Reference remain unchanged; and
2. the discussion regarding Roles & Mandates and Previous Minutes be received for information.

CARRIED

6. 2022 Awards Process

C. Rosta proposed a discussion about an in-person ceremony for next year's program. Also, whether the committee would like to proceed within the Spring time frame for the program, keeping the same timeline as last year, or it be moved to the Fall as in previous years. The committee agreed that the program should keep the Spring time frame and that the committee should plan for an in-person ceremony, with a plan b for an online presentation. Staff will provide options of venues and dates for the ceremony for the committee to discuss and confirm.

It was Moved and Seconded:

THAT the 2022 Awards Ceremony be kept in the Spring and that options of venues and dates be reviewed at a future meeting.

CARRIED

PUBLIC QUESTIONS

7. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

8. NEXT MEETING

Staff confirmed that the next Awards Committee meeting is scheduled for December 1, 2021 at 7 p.m.

9. ADJOURNMENT

It was Moved and Seconded:

THAT the November 3, 2021 Awards Committee meeting be adjourned.

CARRIED

The meeting adjourned at 7:40 p.m.

§. 22(1)
[Redacted Signature]

s. 22(1)
[Redacted Signature]

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
GLENEAGLES COMMUNITY CENTRE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, NOVEMBER 18, 2021**

Committee Members: J. Berg (Chair), J. Adshead, B. Dame, G. Jopson, J. Rae; and Councillor B. Soprovich attended the meeting via electronic communication facilities. Absent: C. Campbell-Leveck, M. Davis, S. Patel, and S. Whittall.

Staff: A. Beckett, Community Services & Community Development Manager; J. Ray, Recreation Supervisor, Gleneagles Community Centre; and D. Godfrey, Committee Clerk, attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

A. Beckett spoke regarding the appointment of Sue Ketler to the position of Director of Community Services and noted that she will be attending a future meeting to introduce herself.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the November 18, 2021 Gleneagles Community Centre Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

J. Berg asked for clarification of the status of the fundraising issue posed by Councillor Soprovich in Item 6 of the October 14, 2021 meeting minutes. A. Beckett spoke to the issue of the fundraising capacity of the Gleneagles Community Centre Advisory Committee noting that fundraising is not one of the core responsibilities of the committee.

B. Dame noted an inconsistency in the numbering format of the October 14, 2021 meeting minutes.

It was Moved and Seconded:

THAT the October 14, 2021 Gleneagles Community Centre Advisory Committee meeting minutes be amended to correct the numbering inconsistency and that the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. Members Roundtable

J. Adshead spoke regarding the activities happening in Horseshoe Bay noting that the Western Residents Association is fundraising for families in need but that they will not be holding a Christmas event this year because of COVID-19 restrictions.

B. Dame spoke regarding her experience in the area of indoor and outdoor fitness programs that are opening up at the Gleneagles Community Centre. She noted that the process is going smoothly.

G. Jopson noted that the golf season wrapped up with a luncheon for the men's and women's clubs that was well attended with 82 attendees. He noted the Gleneagles Golf Club Society AGM is happening on November 25, 2021. He spoke regarding C. Campbell-Leveck's efforts in procuring an indoor golf simulator for the clubhouse. He also noted the ongoing successful operations of The Orchard.

J. Rae had technical issues and shared her report with the assistance of G. Jopson. She noted a concern with the distribution of a health & fitness survey. She felt that a better way to roll out the survey to the community would be to contact the fitness centre users directly via email or in-person. A. Beckett indicated that she or J. Ray can contact J. Lawlor, the Health & Fitness Manager, and relay J. Rae's concerns.

ACTION: Staff to connect with the Gleneagles Health & Fitness Coordinator or Manager regarding the concerns raised by J. Rae and report back to J. Rae before the next Gleneagles Community Centre Advisory Committee meeting.

J. Berg spoke regarding the pharmacy providing vaccine shots in Horseshoe Bay.

Councillor Soprovich spoke regarding a number of local issues: the recent extreme weather events and their impact on West Vancouver communities; the success of The Orchard at the Gleneagles Clubhouse; the appointment of Sue Ketter as the Director of Parks, Culture, and Community Services; and the ongoing Sewell's Marina work.

Councillor Soprovich responded to questions from the committee regarding the location of public washrooms in Horseshoe Bay, and the status of the bike lane. Discussion was held regarding the effects of exposure notifications on program and facility attendance, and the general desire of this committee to go back to meeting in-person. A. Beckett noted no correlation between exposure notifications and attendance has been noted by staff, and there was some agreement from most, though not all, committee members that they would not hesitate to meet again in-person. It was noted however that when committees return to in-person meetings is contingent upon Council's direction.

It was Moved and Seconded:

THAT the verbal reports from members regarding Members Roundtable be received for information.

CARRIED

5. Membership Update

A. Beckett spoke regarding committee members whose terms on the committee are expiring. She noted several new members who will be joining the committee in 2022.

J. Berg thanked staff for their work with the committee. Councillor Soprovich invited comments from the committee members regarding items they felt should be a priority for 2022.

It was Moved and Seconded:

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

CARRIED

6. Managers and Supervisors Update

A. Beckett spoke regarding new COVID-19 Provincial Health Orders that were announced November 16, 2021 and which have been put in place at all District Facilities. She noted the major change that "no spectating will be permitted in District recreation facilities, with the exception of the West Vancouver Ice Arena. Parents and guardians may enter the facility to assist their children to and from activities". She noted that this is consistent with all other local municipalities.

A. Beckett spoke regarding the following items:

- Staff's proposal to install an indoor golf simulator in the Gleneagles Clubhouse noting that there are some concerns with the project but that a trial will be implemented
- The YWCA has been selected as the childcare operator at the new Park Royal location
- Responding to questions from the previous meeting, she confirmed that staff are working to raise the sides of the community garden beds, and that there are no plans to put additional garden beds into Horseshoe Bay or Larson Bay though staff are continuing to look for new possible sites. Staff will connect with 2021 plot holders to let them know that the registration process will go through the Parks Department from this point forward.

Responding to a question from Councillor Soprovich, A. Beckett noted that there have been no discussions regarding opening Pickleball courts in the Gleneagles or Horseshoe Bay area.

J. Ray noted the changes to the provincial health orders and confirmed that staff are now checking for proof of vaccination as per the orders. He noted that staff are increasing the number of youth programs and workshops that are offered and that class sizes are increasing for some adult programs. He spoke regarding the continued adjustments in response to the changing Provincial Health Orders.

J. Ray spoke regarding upcoming holiday events which include:

- Bonfire on the Beach on December 15, 2021 from 6 to 8 p.m. in Horseshoe Bay. Gleneagles Community Centre is supporting the event as a sponsor and staff will bring games to entertain the kids.

- Holiday Mingle on December 6, 2021. Organized by the fitness groups, the classes are by donation of a non-perishable food item.
- Recent pottery sales which have been well attended. He noted staff are planning to offer more of these in the weeks leading up to the holidays.

J. Ray spoke regarding filming that is happening in Horseshoe Bay and around Gleneagles Community Centre. He noted that staff are developing a process to ensure there are no conflicts with events at The Orchard.

J. Ray responded to questions from the committee.

It was Moved and Seconded:

THAT the verbal report regarding Managers & Supervisors Update be received for information.

CARRIED

PUBLIC QUESTIONS

7. PUBLIC QUESTIONS

C. Shaw noted that she will be joining the Gleneagles Community Centre Advisory Committee in 2022 as the Horseshoe Bay Business Association representative. She spoke regarding the activities of the Western Residents Association and the Horseshoe Bay Business Association.

NEXT MEETING

8. NEXT MEETING

Staff confirmed that the next Gleneagles Community Centre Advisory Committee meeting is scheduled for December 9, 2021 at 7 p.m.

9. ADJOURNMENT

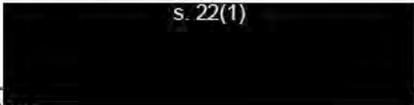
It was Moved and Seconded:

THAT the November 18, 2021 Gleneagles Community Centre Advisory Committee meeting be adjourned.

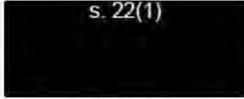
CARRIED

The meeting adjourned at 8:08 p.m.

Certified Correct:



Chair



Committee Clerk

From: Corinne Ambor
Sent: Wednesday, December 8, 2021 3:39 PM
To: s. 22(1)
Cc: correspondence; Ian Haras; Andrew Banks; Natalie Roizman; Mary-Ann Booth; Nora Gambioli; Craig Cameron; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong; s. 22(1) Sue Ketler; Andrew Banks; Ian Haras
Subject: RE: Concerns Regarding New Pickleball Court Planned at Parc Verdun

Dear s. 22(1)

Thank you for your email regarding shared court lines in Parc Verdun. It has been referred to me for response.

An information report about pickleball in West Vancouver will be considered by Council at the Monday, December 13 Council meeting. In that report, shared court lines are discussed and the document from Tennis BC and Pickleball BC is referenced.

You can view the council report [here](#).

When there is new information regarding pickleball in West Vancouver, an update will be sent to pickleball email subscribers, and posted to the [Sports Courts page](#).

Regards,
Corinne

Corinne Ambor
Parks Stewardship Manager | District of West Vancouver
T: 604.925.7138 | westvancouver.ca

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətaʔt (Tseil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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From: [REDACTED] s. 22(1)
Sent: Monday, December 6, 2021 12:38 PM
To: Mary-Ann Booth; ngamboli@westvancouver.ca; Craig Cameron; Peter Lambur; bsoprovic@westvancouver.ca; Sharon Thompson; Marcus Wong
Cc: correspondence; Ian Haras; [REDACTED] s. 22(1)
Subject: Fwd: Concerns Regarding New Pickleball Court Planned at Parc Verdun

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

Good afternoon Mayor and Council,

Further to our correspondence of November 8th, I wanted to bring to your attention a recent November 14, 2021, joint Pickleball BC and Tennis BC Report [Pickleball and Tennis: A Solution That Meets The Needs of Both Sports](#).

Coincidentally to our concerns regarding the proposed pickleball court at Parc Verdun, "*Pickleball BC and Tennis BC have worked collaboratively over the past year to analyze the issues, research best practices, and produce a recommendation for municipalities across the Province.*" Their joint recommendation is to **build dedicated pickleball courts**.

The joint report from the two provincial sport organizations also notes: "*Painting pickleball lines on tennis courts creates two dissatisfied sports groups, and **the resulting conflict inevitably ends up at City Hall**. If the dual-purpose courts are poorly located then neighbourhood complaints also ensue.*" This is exactly what we are trying to proactively avoid.

As we suggested before, we hope the District will work with the community and pickleballers to conduct a site selection process for new pickleball facilities to address the growing demand for this sport, and not simply default to painting pickleball lines on existing tennis courts, which often leads to on-going frustration and unnecessary community conflict as the report affirms.

Thank you again for your consideration.

Warm regards,

[REDACTED] s. 22(1)

----- Forwarded message -----

From: [REDACTED] s. 22(1)
Date: Mon, Nov 8, 2021 at 8:27 AM
Subject: Concerns Regarding New Pickleball Court Planned at Parc Verdun
To: mbooth@westvancouver.ca <mbooth@westvancouver.ca>, ngamboli@westvancouver.ca <ngamboli@westvancouver.ca>, ccameron@westvancouver.ca <ccameron@westvancouver.ca>, plambur@westvancouver.ca <plambur@westvancouver.ca>, bsoprovic@westvancouver.ca <bsoprovic@westvancouver.ca>, sthompson@westvancouver.ca <sthompson@westvancouver.ca>, mwong@westvancouver.ca <mwong@westvancouver.ca>
Cc: correspondence@westvancouver.ca <correspondence@westvancouver.ca>, [REDACTED] s. 22(1)

Dear Mayor and Council,

I hope this note finds you and your families well.

We are writing to respectfully request that the District reconsider the plans to include a pickleball court as part of the work currently underway at Parc Verdun.

We love Parc Verdun and the vibrant and diverse range of activities and users the park attracts. However, we hope that our neighbourhood can avoid the [headaches and extended conflict](#) experienced in other communities where pickleball courts have been introduced in close proximity to residences without appropriate (or any) consultation and sound mitigation.

The [Vancouver Pickleball Association](#) acknowledges themselves, “*when a municipality paints pickleball lines on available tennis courts believing they have provided pickleball courts, conflict inevitably ensues, not just with the displaced tennis players, but also with nearby residents.*”

We are disappointed that Parc Verdun neighbours were not engaged directly about the inclusion of a pickleball court during the community consultation and there does not appear to be any sound mitigation measures (sound walls or acoustic curtains) included in the scope of the park refurbishment.

Based on the experience of acoustical engineers working with pickleball facilities, courts located within 350 feet of residential structures often require abatement and courts located within 150 feet require careful abatement design to avoid conflict with surrounding residences. The proposed pickleball court at Parc Verdun will have residences within those distances on 3 of the 4 sides of the court. No doubt after an already lengthy, disruptive and delayed construction, the inclusion of the pickleball court will be a big surprise for most of our neighbours.

With the hillside above Parc Verdun already acting as a natural amphitheatre and no measures to attenuate the sound included in the design of the project, we ask that it be removed from the current scope before it causes unnecessary conflict.

We fully support the District investing in new sports facilities, including purpose-built pickleball courts. However, we suggest that the District work with the community and pickleballers to conduct a site selection process for new pickleball facilities to address the growing demand for this sport. For example, the underutilized parking lot to the north of the Gleneagles Community Centre is an existing flat location buffered from local residences by the golf course and could be a suitable location for multiple courts.

A transparent site identification process accompanied by thoughtful measures to buffer the noise from the community, would be a much preferred approach to the apparent current practice of quietly installing a new court in a neighbourhood and juggling the potential noise headaches and fallout after the fact.

Thank you for your public service to our community.

Sincerely,

s. 22(1)

s.22(1)

From: Jenn Moller
Sent: Thursday, December 9, 2021 10:15 AM
To: s.22(1)
Cc: Shelley Weal; Natalie Roizman; Jasmin Jhaj; correspondence
Subject: s.22(1) 20211207: "Trouble near Five Creeks Westmount" _ ENGINEERING RESPONSE 20211209

Hello s.22(1)

By way of this email I am confirming receipt of your enclosed correspondence to Mayor and Council.

I have passed this on to the project contract administrator, also the qualified professional of record, for consideration and follow up as necessary.

Kind regards,

Jenn Moller, P.Eng
Director, Engineering & Transportation | District of West Vancouver
604-925-7171 | westvancouver.ca

From: [Redacted] s. 22(1)
Sent: Tuesday, December 7, 2021 4:25 PM
To: correspondence
Cc: [Redacted] s.22(1)
Subject: Trouble near Five Creeks Westmount

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Hello Members of Council:

We frequently travel the Upper Levels Highway to Horseshoe Bay and noticed when the Five Creeks work to jack the storm water pipe under the highway at Cave Creek near Westmount stopped in about August 2020.

We noticed a dip in the highway surface parallel to the pipe was gradually increasing like a long sinkhole forming alongside the pipe where it runs under the right lane.

We would suggest West Van Council give this their immediate attention.

Sincerely,

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

