

## **COUNCIL CORRESPONDENCE UPDATE TO JUNE 23, 2021 (8:30 a.m.)**

### **Referred for Action**

- (1) Grosvenor Ambleside Strata Council, June 16, 2021, regarding “Earls and Ancora, Temporary Outdoor Business Areas” (Referred for consideration and response)**
- (2) C. Reynolds, June 18, 2021, regarding “Ccl Mtg Policy re Public Questions & Comments” (Referred for consideration and response)**
- (3) June 22, 2021, regarding “Fwd: Mayor’s Update: Special Edition - Arts and Culture Centre Site Selection” (Referred for consideration and response)**
- (4) June 22, 2021, regarding “WV Municipal Hall Earthquake Mitigation Re-construction Project” (Referred for consideration and response)**

### **Referred for Action from Other Governments and Government Agencies**

No items.

### **Received for Information**

- (5) Committee and Board Meeting Minutes – Heritage Advisory Committee meetings January 27, February 24, March 31 and April 28, 2021; Art Museum Advisory Committee meeting May 11, 2021; and Public Art Advisory Committee meeting May 19, 2021**
- (6) June 12, 2021, regarding “Dundarave” (Kiosk Enquiry)**
- (7) 9 submissions, June 16-21, 2021, regarding Proposed Arts & Culture Facility**
- (8) 5 submissions, June 16-21, 2021, regarding Non-Medical Cannabis Retail**
- (9) June 16, 2021, regarding Boulevard Complaint**
- (10) June 17, 2021, regarding “Noise abatement or control.” (Leaf Blowers)**
- (11) June 20, 2021, regarding “Implementation of the Neighbourhood Character Working Group’s Recommendations”**
- (12) 2 submissions, June 20 and 21, 2021, regarding Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5106, 2021; and Development Variance Permit 19-109 (6779 Dufferin Avenue) (Referred to the July 13, 2021 public hearing)**
- (13) June 20, 2021, regarding “Two Happy Women Having the Time of Their Lives During a Pandemic”**
- (14) June 21, 2021, regarding “Review of Lighting Bylaw For New LED Installs; Staff Communications”**
- (15) June 22, 2021, regarding “Re: Collingwood's illegal garbage shack”**
- (16) June 22, 2021, regarding “Fwd: Subdivision at 5826” (Eagle Island)**
- (17) West Vancouver Chamber of Commerce, June 22, 2021, regarding Small and Medium Sized Business Recovery Grant**

**Received for Information from Other Governments and Government Agencies**

- (18) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country)  
(3 submissions), June 17, 2021, regarding Federal Programs and Initiatives**

**Responses to Correspondence**

- (19) Cultural Services Manager, June 16, 2021, response to J. Chalmers regarding  
“Mayor’s Update: Special Edition - Arts and Culture Centre Site Selection |  
District of West Vancouver”**
- (20) Manager of Bylaw & Licensing Services, June 17, 2021, response to  
Music Gallery regarding “Going to North Shore News soon: illegal signage  
posted by the city of West Vancouver - a disgrace”**
- (21) Cultural Services Manager, June 17, 2021, response regarding “Ambleside Art  
Center” (Proposed Arts & Culture Facility)**
- (22) Senior Manager of Permits, Inspections & Land Development, June 22, 2021,  
response regarding “Re: Collingwood's illegal garbage shack”**

---

**From:** Linda Millar [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 16, 2021 12:31 PM  
**To:** MayorandCouncil  
**Subject:** Earls and Ancora, Temporary Outdoor Business Areas

**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.

June 16, 2021

Mayor and Council

District of West Vancouver

750 17th Street

West Vancouver BC V7V 3T3

Mayor and Council,

I write on behalf of the owners and residents of the Grosvenor Ambleside building at 1327-1355 Bellevue Avenue, who together total over two hundred people. Just days before the resumption of indoor dining in British Columbia, the City of West Vancouver authorized temporary expansions of the patios at the Earl's and Ancora restaurants—without any consultation with the strata council or building residents. These expanded patios have now become a nuisance, in addition to being non-compliant with City by-laws and standards. Authorization for the expanded patios expires October, 31 2021. Please confirm these expanded patios are temporary and the City will not renew their permits after October as we move out of the COVID-19 pandemic.

As you know, many of the units in the Grosvenor Ambleside building have decks or balconies overlooking the Earl's and Ancora restaurants. The expanded patios for

these restaurants have become popular with the arrival of warmer weather, resulting in loud noise that disturbs the peace and quiet of residents who seek to enjoy their decks or balconies. This loud noise has continued in some cases until late in the evening as inebriated patrons leave the premises. Some patrons also enjoy revving the engines of their sports cars and motorcycles when leaving the restaurants.

The expanded patios have created an additional problem, as they also obstruct their adjacent sidewalks. City by-laws require the restaurants to maintain a minimum sidewalk width of 1.8 meters at all times. Even when the restaurants are not busy, the patios impinge on the sidewalks to the extent that at their pinch points they are less than 1 meter wide. This renders the sidewalks impassable to residents with wheelchairs or strollers. When the restaurants are busy, their patrons block the sidewalks completely and render them impassable to pedestrians. As a result, any residents walking to or from the building entrance are forced out into the roadway. This creates an obvious hazard. The City should be aware of this unnecessary and avoidable risk created by the expanded patios. These patios are also in violation of other City by-laws, including by being within 5 meters of an intersection and by using electrical plugs on street lamps. Furthermore, the expanded patios are contrary to the Guidelines established for Temporary Outdoor Business Areas as well as the Ambleside Streetscapes Standards Report. In particular, they are directly adjacent to multiple residences. This makes them an anomaly, as the City has authorized no other expanded patio so close to where people live. In short, these patios comply with neither the City's by-laws nor its standards.

Finally, we are disappointed that the City decided to authorize these expanded patios without first consulting with the Grosvenor Ambleside building's strata council. Indeed, it appears the permits were fast-tracked, allowing the Earl's and Ancora restaurants to substantially increase their capacities only days before the province lifted restrictions on indoor dining. The restaurants now have over 100 additional outdoor seats on our sidewalks and roads, while many indoor seats remain empty. We want to support the City's small businesses, but allowing these large restaurant chains to greatly increase their outdoor capacity just as we move out of the COVID-19 pandemic is unnecessary and unwarranted.

Many owners in the Grosvenor Ambleside building purchased their units to enjoy a peaceful beachside community. While we understand that the City and its residents benefit from allowing small businesses and local restaurants to grow, there is no reason to allow these expanded patios to continue once their permits expire in October. Please confirm the City will not authorize any expanded patios at the Earl's and Ancora restaurants after October or next summer.

Yours sincerely,

Linda Millar

President, Grosvenor Ambleside Strata Council

s. 22(1)

West Vancouver BC

s. 22(1)

**From:** Carolanne Reynolds <EditorWVM@westvan.org>  
**Sent:** Friday, June 18, 2021 12:08 AM  
**To:** MayorandCouncil; Donna Powers  
**Cc:** Carolanne Reynolds  
**Subject:** Ccl Mtg Policy re Public Questions & Comments

**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 & Council and Ms Powers,

Respectfully request clarification wrt the PQ item at the end of ccl mtgs

For years, there's been a Public Question Period at the end of ccl mtgs for decades and in the early 2000s, Mayor Wood added "Comments".

There was some confusion wrt provision (when/where) of answers to residents who wrote letters to Mayor and Ccl as well so a few weeks ago I requested information on the policy. None was given but was told wd be answered (but cd not pose a follow-up question for clarification since the mic was turned off). At a following mtg, I asked about the 'answer policy', and the Mayor said an answer (wch presumably she'd asked be done) had been sent. Unf, it hadn't; it was received some days later, but that is not the subject of this letter.

On Monday night, I spoke at PQC making comments and suggestions as well as asking a couple of questions. The transcript is below, fyi. You will see -- or may remember -- that Mayor Booth simply thanked me and told me to put my questions in writing and submit them to Ms Powers in Communications.

Given that answer, pls forgive me for requesting clarification as to this new policy for PQC. In the past, questions wd be answered during the item, and sometimes if not a quick or simple answer, mayors hv referred them to staff or they were "taken under advisement".

It wd be v much appreciated to clarify and confirm if there is a different process now. Is this for all questions asked at PQC, or just mine? For questions asked at a public mtg, wd the answers be made public? when and how?

Grateful for your attention to this matter.

Best regards,  
 Carolanne Reynolds  
 604 922 4400

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

## DRAFT TRANSCRIPT

### ☆ CCL MTG June 10 PQC

#### Item 11:

{tech fussing; best efforts}

Thank you very much, Carolanne Reynolds, Editor of West Van Matters. I'll be v fast to try to ... you've had a long day, I know you started at 1 o'clock so I'm impressed with your dedication.

[As] Editor of WVM, I've put in the Correspondence List for ppl to know [see]. I'd like to put in the msg to the Queen, [but] haven't seen it yet.

I'm so glad about the awards, great ppl. Will they be put on the website so I can report them and ppl can see them, that they're great ppl?

And of course when it comes to Navy Jack, I was the first cclr for heritage and we [w/ staff] inspected the Navy Jack House in 1989 to ascertain its value and significance, and we all agreed\* then.

\* as to its heritage value and that heritage elements remained; so it was not a surprise to me to hear Don Luxton at the HAC mtg refer to many heritage parts still there.

So I'm happy to support; the support has continued and the positive steps Ccl, staff, grps, and citizens have taken.

I hope to hv Mark Chan's Update that he kindly sent me (as chair) on the Heritage West Van website.

We'll put that on the website for ppl to see  
*{staff: whoops, can still hear you}*

The Arts [Ctr survey] deadline is Wed as Cclr Gambioli said.

The Mayor's update was helpful.

I appreciate all the work done, however some hv complaints over \$30M; the mayor's update was helpful.

One concern I have is that some indicating opposed to the two sites might be interpreted as not being in favour. While I'm **in favour of the arts centre**, I feel strongly it **ought to be deferred**, perhaps just for a year or so until pandemic restrictions hv lessened and budget organized so more possible then, not so much pressure closer to usual.

Thank you again for all your work, know you've been [in mtgs since] 1 o'clock.

Two other things.

Interesting presentations with slides -- v v great -- but in case ppl want to find and refer to one in particular, wd it be possible to have slides numbered?

So, if I tell someone, great, go look at such and such, it was really great; go look at number such and such for that.

So that's just a suggestion.

I'm hurrying cuz I know you've had a long day and must go.

Thank you v much for all your efforts and thoughts and positive comments.

Mayor: Thank you, Ms Reynolds.

Pls submit your questions in writing to Ms Powers.

=====

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 22, 2021 9:20 AM  
**To:** MayorandCouncil  
**Subject:** Fwd: Mayor's Update: Special Edition - Arts and Culture Centre Site Selection

**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 Booth,

Thank you for your June 9, 2021 Mayor's Update on the Arts and Culture Centre Site Selection. In your Update you stated that you 'would like to address some of the misinformation that's been circulating in the community since the survey was launched. Could you please be more specific?

I have some questions concerning the Silk Purse, Music Box, and the Art Museum as there is minimal cost information provided on westvancouverite website. The lack of information leads people to make assumptions that could be wrong.

1). **Current Costs:** Westvancouverite states 'that the operating costs for a new facility would be partially offset by the discontinued operation of three existing residential buildings being used for arts programming, ' It goes on to state that the Operating and Annualized Capital Maintenance Costs for the Arts Facility would be \$1.2M. **What were the individual annual revenue, operating (including staff) and maintenance costs for each of the 3 buildings, the Silk Purse, Music Box, and Art Museum, prior to Covid?**

2). **A new home for the Silk Purse:** On Westvancouverite it is stated that these three buildings 'are old buildings that were built for residential purposes. They were never designed to be used as public spaces. They are past the end of their useful lives and it would be very expensive to renovate or rebuild them. In the Q&A it states "'they (the Silk Purse and Music Box ) will not be demolished until the programs they host are relocated, perhaps to a new Arts and Culture Centre."

However... in your Mayor's Update you stated ' In fact , there will be more green space than ever when a **new home is found for the Silk Purse to protect it from flooding**; and the Music Box is permanently removed from the waterfront.' This is new information and is contrary to the Westvancouverite information. I am confused and wonder if your statement is misinformation?

Has a decision now been made to move the Silk Purse to protect it from flooding such that DWV will still be responsible for the maintenance costs? Has that decision been agreed to by Council and when would that have been? And if so, what are the costs associated with the move? Will the Music Box , 'being permanently removed' , mean it will be demolished?

3). **Plans for other Arts Facilities?** What are the plans for the Gertrude Lawson house, housing the WV Art Museum when it is no longer being used as an Art Museum? What are the plans for the Navy Jack building if it is renovated? What will be the individual annual revenue, operating (including staff) and maintenance costs for the Ferry Building (under renovation) to be used for Community Arts?

There is no information for the proposed Arts Centre, for operating revenues, operating costs, number of users etc. And will users be allowed to use the facility for commercial purposes such as crafting, painting and displaying for sale? The lack of information leads people to make assumptions that could be wrong.

**4) In summary**, many residents are upset that they have not been asked if they want a second Arts Centre at a cost of \$50 million that the District does not have capital or operating funds for. Normally individuals or businesses wanting a new facility, will first determine if they can afford the capital and operating costs, before deciding on the location and the type of facility.

I look forward to answers to my questions, but in the meantime, I am against this project continuing.

s. 22(1)

<https://westvancouver.ca/news/mayors-update-special-edition-arts-and-culture-centre-site-selection>



Hi everyone,

I am writing to you today to remind you that there is [one week left to share your input](#) on a preferred site for the proposed consolidated arts and culture facility.

I [wrote to you in April](#), when Council unanimously advanced this project to public consultation; and I am reaching out to encourage you to make sure your voice is heard on this important matter before the June 16 deadline.

I would also like to address some of the misinformation that's been circulating in the community since the survey was launched.

You can find information on this project in my April newsletter, or, better yet, [on the website](#), which is user-friendly, concise, and contains many helpful FAQs. This project has a long history that includes years of studies, and pleas from the community to resolve the issue of our crumbling and unsuitable arts facilities. So we are pro-actively seeking to address the needs of our community with fact-based decision making, and we are still in the early stages of the process. The only question before us at this stage is “which site do you prefer”; which we need to determine before our staff can put together a proposal for consideration by Council.

Some members of the community are rightly questioning the need for this facility; and some other common themes are emerging:

It appears that some residents don't realize that we already have an Art Museum with a substantial permanent collection. But Gertrude Lawson's house is not fit for the purpose of properly exhibiting and storing these valuable works, including those of Gordon Smith and Emily Carr.

Residents also have valid concerns about park space and parking, which is why the proposals very explicitly avoid the loss of parking and green space. In fact, there will be more green space than ever when a new home is found for the Silk Purse, to protect it from flooding; and the Music Box is permanently removed from the waterfront.

There's no question that a new facility will cost money to build, maintain and operate; but some of the numbers that I've seen out there are not accurate. Current estimates can be found at [westvancouverite.ca/artsplanning](http://westvancouverite.ca/artsplanning). However, the answer to the cost question is also more nuanced.

First, we are currently spending money on the maintenance and repair of aging and unsuitable buildings as well as on the operations for arts and culture activities. We are also generating revenue from these activities. These expenses and revenues would transfer to any new facility, and while the costs will be higher, so will the revenues. This is analogous to the situation we faced before replacing our former community centre.

Secondly, it's important to understand that it is too early to determine many of the costs for this project. That work cannot begin until we have selected a site and prepared a business case. Nevertheless, we have every expectation that we can raise the money through private donations, corporate partnerships, user fees, and other creative approaches.

Council's vision, one that I am passionate about, is “... to make West Vancouver a complete community; and one that is liveable, vibrant and inclusive...to attract and inspire a full spectrum of people to live, play and work here. A vibrant economy, diverse housing choices and exciting amenities...are also part of Council's vision.” And I very much subscribe to our community strategic plan mission statement: **Lead by example and inspire excellence!**

The vision developed by the community is not a new art gallery, or a museum. The vision is for a welcoming, gathering space for everyone. It will be a place to experience the diverse and rich cultures on the North Shore; nurture our up-and-coming artists,

young and old; celebrate important occasions and events in a beautiful new venue; take pleasure in finding unique and meaningful gifts; and savour a glass of wine while basking in the local ambiance, animation, and amazing ocean outlooks.

As recently stated by Jennifer Webb, Chair of the Arts Facilities Advisory Committee, in an article in the North Shore Post:

*“In a District as rich in talent and opportunity as this, and with such a legacy of accomplishment already in the areas of art, creative mentorship and education, architecture, design, performance and innovation, it’s time for us to create an Arts & Culture Centre truly worthy of this amazing place we live in.”*

To that I would add – “Imagine all of this on what is currently just a parking lot...and, it will also have plenty of parking for everyone!”

Please take the survey at [westvancouverite.ca/artsplanning](http://westvancouverite.ca/artsplanning) before it closes at 4 p.m. on June 16. Be sure to also [watch the video](#) posted on the project webpage.

Warm regards,

Mayor Mary-Ann Booth



[westvancouver.ca](http://westvancouver.ca)

*westvancouver*

[View online](#)

This message was sent to you by [District of West Vancouver](#)

750 17th Street  
West Vancouver BC V7V 3T3

You can [change your communication preferences or unsubscribe](#) from future mailings

Sent by

**envoke**

---

**From:** s. 22(1)  
**Sent:** Tuesday, June 22, 2021 1:26 PM  
**To:** Craig Cameron; MayorandCouncil  
**Subject:** WV Municipal Hall Earthquake Mitigation Re-construction Project

**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.

Mayor and Craig Cameron/other West Vancouver Councilors,

As a resident of West Vancouver, per my request below, I would appreciate the courtesy of an update on the status of the ongoing West Vancouver Municipal Hall 're-construction' project with regards to completion date outlook vis a vis the original contract schedule as well as the now projected completion cost vis a vis the original contract budget for this project.

Respectfully,

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

---

**From:** s. 22(1)  
**Sent:** Wednesday, June 16, 2021 11:42 AM  
**To:** 'Craig Cameron' <[ccameron@westvancouver.ca](mailto:ccameron@westvancouver.ca)>  
**Cc:** 'MayorandCouncil' <[MayorandCouncil@westvancouver.ca](mailto:MayorandCouncil@westvancouver.ca)>  
**Subject:** WV Municipal Hall Earthquake Mitigation Re-construction Project

Attention: Craig Cameron  
District of West Vancouver Councilor

Ref: Request for update re: West Vancouver Municipal Hall Reconstruction Project

Craig,

Further to earlier correspondence from you in March 2020 (attached above), as a West Vancouver taxpaying resident could you please provide me with an update on the now seemingly never ending ongoing construction at West Vancouver's Municipal Hall. In earlier correspondence, you indicated that this project 'was on schedule to complete before the end of this year' and that that it was 'on budget'. In fact in a phone conversation a short time later you indicated that this project was expected to actually complete below budget.

As I had mentioned to you, in a previous business life I had been involved in a number of commercial construction projects while a member of the small senior management team at both [REDACTED] s. 22(1) and [REDACTED] s. 22(1) [REDACTED] s. 22(1). From my past experience, I remain baffled by the appearance of lack of timely progress with what appears to be a minimum number of actively engaged construction workers. I have now also heard that this project will definitely not be finished on schedule (i.e. prior to yearend) and will definitely not be completed on budget. Stunning to hear this more 2 years after starting on a relatively small project with an approximately 3000 +/- sq ft footprint. Unbelievable.

I would appreciate an honest and open update on the now expected completion date of this project vs the original contracted completion date in addition to the now expected final cost vs the original contracted budget. People are talking.

Your initial response to my questions regarding the WV Municipal Hall completion timeline and costs are highlighted below (in addition to my ongoing concerns about the proposed budget and the homeless situation in John Lawson Park is in the body of your overall response is below:

On Mar 8, 2021, at 5:36 PM, Craig Cameron <[ccameron@westvancouver.ca](mailto:ccameron@westvancouver.ca)> wrote:

Hi [REDACTED] s. 22(1)

I will raise the homeless issue, if not tonight then soon. The matter is quite complicated, legally. We can't force him into a home. And we can't keep him in jail. We have tried many different approaches. It is very very frustrating.

Regarding the municipal hall project, it is a very extensive renovation and seismic and energy efficiency upgrade for an old building. Renovations like this are always more complicated than expected. I was in favour of demolition and construction of an entirely new building but the community (and the majority of council) thought it important to keep the heritage building. **In general, the work will be finished by the end of the year and appears to be on budget.**

I don't have time to address your other points in red. One thing that I do want to note though is that the District is not a business and cannot be operated as such. We have over 100 business lines and the vast majority of them do not return a profit. The Senior's Centre, for example, makes no sense from a business perspective. But it makes eminent sense as a public service, and is much valued. Also, we are constrained by our legislation in what we can do. For example, we do not have freedom to independently set the wages or the staff levels of our fire department. It is simply a different context, although we must still strive for efficiency in our operations.

Thank you again for writing.

Craig

[REDACTED] s. 22(1)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
ELECTRONIC MEETING VIA COUNCIL CHAMBER, MUNICIPAL HALL  
WEDNESDAY JANUARY 27, 2021**

---

Committee Members: P. Grossman; P. Hundal; A. Van Hoek; J. Mawson; M. Geller; and, B. Clark; Absent: L. Anderson; D. Parr

Council Liaison: N. Gambioli

Staff: M. McGuire, Staff Liaison; C. Mayne, Committee Clerk

**1. CALL TO ORDER**

The meeting was called to order at 4:55 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the January 27, 2021 Heritage Advisory Committee meeting agenda be approved with the following amendment:

We will be moving item 4 to after HRA Updates / Projects.

CARRIED

**3. ADOPTION OF MEETING MINUTES**

It was Moved and Seconded:

THAT the October 28, 2020 minutes be adopted.

CARRIED

**4. COMMITTEE MEMBERSHIP TERMS**

Terms of the committee members at appointment time was for 3 years with the term coming to a close in July 2021. Members can apply for a second term of another 2 years. The recent terms of reference updates approved by Council changed the membership terms from 3 to 2 year terms with a maximum of 6 years in total. The call for applications will go out in the next few months. Michelle will send out the call for applicants when it is available. Two of the Committee's members are appointed from the DRC. As Liane McKenna and Annerieke Van Hoek's terms are up for DRC, their terms are now complete and the Committee will get new appointees from the DRC in the next 2 months.

With the recent updates to the terms of reference questions and comments were raised as follows:

- Origin of work – States that Committees work is directed by Council and staff. How can the Committee raise workplan items to bring to Council attention or to make recommendations? Can the Committee seek approval via Staff and/or Council Representatives or should we have a specific line item speaking to this?
- Membership terms - Membership terms were changed from 3 year terms with a maximum of 6 years to 2 year terms with a maximum of 6 years.
- Educational/workshop sessions – Can the Committee have these types of meetings outside of regular Committee meetings?
- Workplan – It was noted that the Committee has missed this requirement to submit/create an annual workplan. If items on the workplan required funding is there the ability to make a budget request through the CAO or Council?

One member noted that the terms of reference specifically states only residents of West Vancouver can apply for committees and that this provision was reinforced with the recent amendments. Staff pointed out that the provision is qualified by its terms where it states "except as otherwise determined by Council". This requirement will discourage residents outside of West Vancouver to apply. Future revisions to the terms of reference should clarify this so that residents outside West Vancouver are not discouraged from applying

#### **ACTION ITEMS:**

- Staff will distribute the Terms of Reference.
- Staff to speak to Legislative Services regarding questions and comments raised regarding the revised terms of reference.
- Add committee Terms of Reference to February agenda.

#### **5. HRA PROJECTS / UPDATES**

M. McGuire - The Ferry Building Heritage Alteration Permit report will be considered on February 22, 2021. The scope of the permit encompasses the proposed restoration, seismic upgrading and raising of the building to the flood construction level. The permit also includes the washroom addition.

One member reported on the Navy Jack House that a tour with some of the team from the citizen group is being held tomorrow with Don Luxton. This is the first opportunity to be guided through the house after the drywall was removed. The intent is to see what has been revealed through that process and the conservation opportunities and reuse going forward. A grant application was submitted which requested a significant grant to begin restoration. Our understanding is that this fund has been oversubscribed and it may not result in significant funding for the Navy Jack project. The notice period for the grant has been pushed back to early March to hear if we receive anything. Currently the intent is to be on track for the site to be free of all encumbrances by early May so Streamkeepers can begin their work on the creek project.

One member comments that they had a call from someone inquiring about the Piccadilly project so there may still be interest in a heritage proposal for the site.

One member reported on the Klee Wyck project that the house is scheduled to be torn down in March. There is a heritage landscape component to the overall site with Evelyn Trapp having collected specimens from all over the world. The parks department has indicated they are willing to restore the original heritage landscape aspects of the garden for the resultant park design.

Councillor Gambioli raised the issue of funding for the Navy Jack House project. If we want to see the Navy Jack House saved then fundraising will be key. The District does not have enough funding to save it. The draft 2021 budget is out for public engagement including the heritage planner position to support the work of the Committee. There is a survey available and 2 virtual meetings to provide feedback to Council on the budget.

One member enquired about the Squamish Nation and if they might be a logical funding donor. *Councillor Gambioli indicated that representatives of SFN have said they are not interested in contributing financially but are interested in being involved with the park.*

One member commented that the Committee's input into recent projects including the Ferry Building, Klee Wyck and Navy Jack have come at a late stage in the project. At that point providing meaningful input is challenging. A suggestion to address this would be to have a running list of early projects so that the Committee could provide constructive early direction on projects.

Good points raised regarding the Committee providing commentary at too late a stage in the process. In the City of Vancouver you can't demolish until you have a development proposal approved. This could be considered for West Vancouver. *M. McGuire clarified that West Vancouver's building bylaw specifically identifies heritage register sites. For site on the register a building permit needs to be issued before a demolition permit can be issued.*

The Ferry Building design has changed as a result of comments provided by the Committee and by DRC.

Agree with the comments for the Committee to have earlier input into projects and policy development.

M. McGuire noted that the three projects referenced with respect to the Committee being involved at too late a stage in the process were District-owned projects. Staff can reach out to the other relevant departments that lead these types of projects to better coordinate when projects are being initially considered. For private sites staff are happy to provide information as soon as it is publically available.

## **6. COUNCILLOR GAMBOLI FAREWELL & WELCOME TO COUNCILLOR THOMPSON**

The Committee thanked Councillor Gamboli for her guidance and commitment. The time has gone so quickly and it has been a pleasure to have you working with us on the Committee. Your passion, commitment and your guidance was so appreciated.

## **7. WORKPLAN UPDATE**

There were four items related to the workplan:

- M. Geller reiterated his offer to develop case studies.
- P. Grossman has previously offered to work on an information letter to the real estate community.
- L. Anderson volunteered liaise with local heritage groups to start discussions regarding unidentified heritage resources.
- Councillor Gamboli indicated she would send out information about the District of North Vancouver's Heritage Strategy.

M. McGuire provided information about the proposed planning position that is included in the draft 2021 budget. The full time planner position would be dedicated to heritage initiatives for 0.5 of the position with the remaining 0.5 of the position working on current planning projects (i.e. development projects). The budget is scheduled to be considered by Council on March 8, 2021.

It was Moved and Seconded:

THAT the Heritage Advisory Committee fully supports hiring a heritage planner that is shown in the current budget and the background for which is outlined in the council report titled "Preventing Heritage Demolitions", dated June 18, 2019.

**CARRIED**

## **8. PUBLIC QUESTIONS**

One member of the public spoke and let the Committee know that Heritage week starts in February and provided a few updates and information.

ACTION ITEM: Staff will send out email from Carolanne on BC Heritage week and webinar information.

## **9. NEXT MEETING**

It was Moved and Seconded:

2021 Meeting Schedule is approved with following amendment:  
Change June 29, 2021 to June 30, 2021.

**CARRIED**

**10. ADJOURNMENT**

Adjourned at 6:17pm.

s. 22(1)

Paula Grossman, CHAIR

s. 22(1)

Michelle McGuire, STAFF LIAISON

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
ELECTRONIC MEETING VIA COUNCIL CHAMBER, MUNICIPAL HALL  
WEDNESDAY FEBRUARY 24, 2021**

---

Committee Members: P. Grossman; P. Hundal; J. Mawson; M. Geller; B. Clark; L. Anderson; D. Parr

Council Liaison: S. Thompson

Staff: M. McGuire, Staff Liaison; C. Mayne, Committee Clerk

**1. CALL TO ORDER**

The meeting was called to order at 4:31p.m.

**RECOMMENDATION**

WHEREAS the February 5, 2021 Order of the Provincial Health Officer on Gatherings and Events ("order") prohibits members of the public from attending committee meetings in-person until the order is rescinded or replaced;

WHEREAS the District of West Vancouver is required to prohibit in-person attendance at committee meetings pursuant to the order; and

WHEREAS the District of West Vancouver has enabled public participation at committee meetings via electronic means to ensure openness, transparency, accessibility and accountability, including via the use of live streaming (video and audio) for public viewing, and electronic communication facilities (video-conferencing software) for public participation;

THEREFORE BE IT RESOLVED THAT the February 24, 2021 Heritage Advisory Committee meeting be held without in-person public attendance.

**CARRIED**

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the February 22, 2021 Heritage Advisory Committee meeting agenda be approved with the following amendments:

Rename #5 Committee Terms of Reference Update.

Include an update on Navy Jack House to 6.

**CARRIED**

### **3. ADOPTION OF MEETING MINUTES**

It was Moved and Seconded:

THAT the January 27, 2021 minutes be adopted with the following amendment:

Amendment to the Minutes (page 2 before Action Item):

One member noted that the terms of reference specifically states only residents of West Vancouver can apply for committees and that this provision was reinforced with the recent amendments. Staff pointed out that the provision is qualified where it states "except as otherwise determined by Council". This requirement will ~~therefore confusing and will definitely~~ discourage residents outside of West Vancouver to apply. Future revisions to the terms of reference should clarify this so that residents outside West Vancouver are not discouraged from applying.

CARRIED

### **4. WELCOME TO COUNCILLOR THOMPSON AND THANK YOU TO A. VAN HOEK & L. MCKENNA**

On behalf of the committee we would like to welcome Councillor Thompson to the committee. Staff and the Chair met with Councillor Thompson ahead of time to brief her on the committee terms of reference and previous work.

C. Thompson – I appreciated the opportunity for the pre-meeting to get background information and discuss the Council Liaison role. I am thrilled to be a part of this committee. I am aware of the struggles we have in the District and hope to provide some insight.

There was a roundtable and introduction of each member.

On behalf of the committee we would like to thank Annerieke Van Hoek and Liane McKenna for their contribution to the committee; their terms are now up and we wish them all the best. Their insights were very helpful and it was great to have them on the committee.

### **5. COMMITTEE TERMS OF REFERENCE UPDATE**

At our last meeting we deferred some further discussion on the updates to the terms of reference with the following points raised for clarification:

- origin of work provisions
- changes to membership terms
- opportunity for informal educational/workshop sessions
- annual workplan

A member wanted to introduce for discussion an amendment to the terms of reference to include cultural and “intangible” heritage in the definition of heritage. Looking at the West Vancouver Heritage Strategic Plan it was noted that there is a broader definition of heritage included (pg 3 of the plan). Our focus has been on buildings and the member commented that they would like to see us expand that as a committee.

A member wanted clarification that appendix L to the staff report replaced appendix K. *Staff confirmed that the current approved terms of reference was included in the report as Appendix L which replaced Appendix K (included for reference). Staff clarified that if the committee is requesting amendments to the terms of reference it could be recommended by the Committee but would then require a council report and approval by Council.*

Staff provided responses to the questions regarding the terms of reference updates following discussion with Legislative Services:

- Origin of work and annual workplans - The origin of work was replaced in all the updated terms of reference across the District. Council and staff provide the origin of work. That is how the committees are set up. Going forward annual workplans will be approved by Council for each Committee including the Heritage Advisory Committee. The committee will work on that together with staff noting that the mandate and role of the Committee is quite broad giving flexibility for introducing proposed action items on the workplan.
- Membership terms - The memberships were revised from a 3 year term to a 2 year term consistent with most other Committees to allow for efficiency in the volunteer application process. The maximum number of years an individual member can serve remains at 6 years. Current memberships for the committee are coming up in July. There will be an upcoming advertisement put out to invite potential members to apply. Current members, if interested, would need to re-apply and would be eligible for another 2 year term with a maximum of 6 years. One of the benefits of this will be at the end of the memberships this will allow for staggering for memberships, so we aren't losing all members at once.
- Informal workshops and education sessions - can be hosted if members follow some general parameters to ensure that the meeting would not be considered an official committee meeting:
  - No decisions or resolutions to be made;
  - No minutes to be taken (i.e. generally staff would not be in attendance); and
  - No advertisement of the session(s).

It was Moved and Seconded:

THAT the Committee recommend the following changes to the Heritage Advisory Committee Terms of Reference:

- In section 1.1 (Mandate) that a footnote be added after the words “significant heritage value” Referencing the description of heritage value from the Heritage

Strategic Plan Heritage: “Natural, built and cultural heritage resources that which we have inherited, value, believe in and wish to keep.”

- In section 4.6 remove the word of “all” and replace with “majority of”.

CARRIED

## **6. HRA PROJECTS UPDATES**

4170 Rose Crescent - Staff noted that the report on 4170 Rose Crescent was not publicly available at the time of our last meeting. The request from the owner to have the site removed from the Community Heritage Register based on the existing temporary use permit was a unique circumstance. Staff have had discussions with the homeowner following from the Council decision to remove the house from the Community Heritage Register and they have indicated that they are still interested in seeking a buyer to save the house. They have agreed to provide heritage information regarding potential incentive opportunities to the potential buyers.

466 Hillcrest Street - Staff have received a demolition application for 466 Hillcrest Street. The existing house is listed as a support building. Staff are continuing to reach out to the homeowner representatives to initiate discussion regarding potential HRA opportunities.

Staff provided an update to respond to concerns raised at the previous meeting about the Committee’s review of projects not occurring early enough in the process to provide effective and constructive feedback (e.g. potential demolition of the Navy Jack House, Klee Wyck and the Ferry Building). A suggestion was made to generate a list of ongoing heritage proposals and sites to allow for a better opportunity for earlier input. Staff clarified that the types of heritage projects that the Committee has reviewed include both district-owned and private sites. Staff reached out to Parks, Culture and Community Services and Facilities staff for them to provide a list of potential projects on District owned heritage sites that are anticipated in the coming year. Other than the projects that the Committee is already aware of there aren’t any further upcoming projects. Staff will generate a list of District owned heritage listed sites for reference to provide to the Committee. For the private sites, when staff are in discussion with property owners at an early stage these communications are generally kept confidential until an applicant is ready to notify their neighbours and conduct early public consultation. At that point we provide information on our webpage and we could provide an update to the Committee.

Navy Jack House - A member gave a brief update on the Navy Jack House. There has been a fair amount of work done at the site. There is more of the building intact than the heritage consultant (Don Luxton) had originally thought would be present. The upstairs floor is intact as well as the ceiling on the main floor. You can still see original wallpaper. There will be an update report going to Council in March from Mark Chan, Deputy Chief Administrative Officer. The report will provide an update on progress that has been made and the potential vision and business opportunities that Council could consider. The report will also provide an update on the grant application process that was ultimately unsuccessful. A key role of the Citizen Group

going forward will be to focus on fundraising. Council has put up funding to support the project.

ACTION ITEM: Staff will check with Mark Chan to see if he can come to the next committee meeting to provide an update.

## **7. WORKPLAN UPDATE**

A member gave an update on outreach meetings that occurred with West Vancouver Historical Society and the Elder College. The historical society was invited to give a presentation to the elder college. We presented about the historical information that was uncovered about Navy Jack House.

ACTION ITEMS: Staff will distribute the draft workplan template once it is ready.

## **8. PUBLIC QUESTIONS**

One member of the public provided various updates.

## **9. NEXT MEETING**

It was Moved and Seconded:

THAT the 2021 Meeting Schedule is approved with following amendment:  
Change June 29, 2021 to June 30, 2021.

**CARRIED**

## **10. ADJOURNMENT**

Adjourned at 6:17pm.

s. 22(1)

---

Paula Grossman, CHAIR

s. 22(1)

---

Michelle McGuire, STAFF LIAISON

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
ELECTRONIC MEETING VIA COUNCIL CHAMBER, MUNICIPAL HALL  
WEDNESDAY MARCH 31, 2021**

---

Committee Members: P. Grossman; P. Hundal; M. Geller; D. Parr; B. Clark, H. Nesbitt, J. McDougall; Absent: J. Mawson, L. Anderson

Council Liaison: S. Thompson

Staff: M. McGuire, Staff Liaison; C. Mayne, Committee Clerk

**1. CALL TO ORDER**

The meeting was called to order at 4:34 p.m.

**RECOMMENDATION**

WHEREAS the March 24, 2021 Order of the Provincial Health Officer on Gatherings and Events ("order") prohibits members of the public from attending committee meetings in-person until the order is rescinded or replaced;

WHEREAS the District of West Vancouver is required to prohibit in-person attendance at committee meetings pursuant to the order; and

WHEREAS the District of West Vancouver has enabled public participation at committee meetings via electronic means to ensure openness, transparency, accessibility and accountability, including via the use of live streaming (video and audio) for public viewing, and electronic communication facilities (video-conferencing software) for public participation;

THEREFORE BE IT RESOLVED THAT the March 31, 2021 meeting be held without in-person public attendance.

**CARRIED**

Request to members: Please update your availability when Cindy sends out the invite for Committee meetings.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the March 31, 2021 Heritage Advisory Committee meeting agenda be approved.

**CARRIED**

### **3. ADOPTION OF MEETING MINUTES**

It was Moved and Seconded:

THAT the February 24, 2021 minutes be adopted.

CARRIED

### **4. WELCOME TO NEW MEMBERS**

Welcome Jason McDougal and Heidi Nesbitt. They are joining the committee as representative's from the Design Review Committee. We are looking forward to your input to the committee.

### **5. MODERN HOMES TOUR, HILARY LETWIN, ADMINISTRATOR/CURATOR, PARKS, CULTURE AND COMMUNITY SERVICES (30 MINS)**

Hilary introduced herself letting the Committee know she has worked for the District since 2018. Staff have grown the annual Modern Homes Tour event significantly since starting in 2006. Last year we had to cancel the tour due to the COVID 19 pandemic. This year we have started the planning work early to allow for a virtual tour. We have a volunteer committee that helps us organize the tour. Every year we work with homeowners in West Vancouver and sometimes North Vancouver to open up their homes the second Saturday of July. 200 or 300 ticket holders usually attend over the course of the afternoon. The tour is intended to demonstrate the important role that West Vancouver has played in the West Coast Modernism movement. The tour features a variety of homes including older "untouched" homes, older homes that have had successful (sympathetic) renovations and newer architecturally significant homes as well. We have a lot of people that come back every year including people that travel from afar to attend.

We will be presenting the tour differently this year as opening up homes to 200 to 300 visitors would not be allowed. The tour will be presented as a film featuring 5 different homes. We are using the virtual format as an opportunity to showcase homes that normally would not be open for large groups. As well, the virtual format allows us to sell to a much broader audience. We have found some tremendous homes although the specific homes will not be released publically yet. We will do a "big reveal" in May via a press release and to our newsletter recipients. I would encourage everyone to sign up on our West Vancouver Art Museum webpage. The tour will be a one hour long film that ticket holders can stream and will be available starting July 10 with one week to watch it. We are offering tickets per household, \$50.00 and a student ticket for \$25.00. This is the Museum's primary fundraiser and we use the proceeds to host our school programs, our exhibitions and publications. Until April 15 we will offer early bird pricing at \$40.00 available for purchase on West Vancouver Museum website.

The committee went on to question the presenter and staff, with the presenter and staffs comments in *italics*.

How long will the film be?

*We will be presenting 5 houses within the hour, 10 to 12 minutes per house. We have a really nice arrangement and will interview each of the owners. We will feature their take on the house and will also discuss architectural details of the homes.*

Have you thought about opening it up to a question and answer zoom? So you have an opportunity to speak to homeowners.

*Kay Meek will be hosting a screening and a Q & A session could be offered but will be dependent on the Public Health Orders.*

How are you getting the word out?

*Have a lot of people who have attended in the past and are repeat customers. Slowly we will be ramping up our social media to the press release in May and beyond. We are open to ideas if anybody has any suggestions please pass them along.*

This is an excellent opportunity for raising awareness about heritage preservation. We have seen so many houses that have been demolished in West Vancouver. By doing the filming you have a permanent record of the home and its significance even if it does get demolished. The virtual format is a really positive move recognizing that the film exists as a record for the future. The new format should be considered as a permanent move.

#### **6. MARK CHAN, DEPUTY CHIEF ADMINISTRATIVE OFFICER / DIRECTOR OF CORPORATE SERVICES**

Mark Chan presented a power point presentation describing the status of the work to consider heritage restoration of the Navy Jack House. Mark proposed to come back to the Committee at a future meeting to go over the 3 potential options for heritage restoration to receive comments.

#### **7. HERITAGE PROJECT UPDATES**

Staff updated that at Council on March 29, 2021 the temporary 60-day order of protection for 466 Hillcrest Street was approved.

#### **8. WORKPLAN UPDATE**

Michelle forwarded a template to the committee which included all the items from the "preventing heritage demolitions" Council report. The work program still needs work and is a first cut. We did receive written comments from John and Laura prior to today's meeting and those comment, changes and updates will be used to update the workplan prior to the next meeting.

The Committee went on to question staff, with staff comments in *italics*.

The Committee's role in identifying unknown heritage resources, would be to reach out to other heritage community groups and individuals. *That would be welcome and*

*then the Community Planner would be in a coordination role. The Planner would be expected to act as a coordinator of the workplan items and in some instances they would play a lead role. The planner is a 0.5 FTE commitment, it is not a full time position. It would be expected that some of the workplan items will take time to complete.*

Did you get many resumes for the position? *The posting has just closed and we will be reviewing shortly.*

B Clark offered to help Laura with reaching out to local community groups and representatives to come up with a list of unidentified heritage resources and offered to help with the case study development.

M. Gellar outlined what information he proposed to include in developing the case studies. The case study would include pictures of the finished project, an overview of the existing site and zoning compared to the approved development information, a summary of financial implications and a description of any lessons learned through the process. My interest is to share my experiences and encourage others to consider these types of projects.

## **9. PUBLIC QUESTIONS**

C. Reynolds thanked Mark Chan for his presentation and requested that members of the public be able to ask questions at the end of each item. Requested an update on the status of the Dawson House.

## **10. NEXT MEETING**

April 28, 2021

## **11. ADJOURNMENT**

Adjourned at 6:04pm.

s. 22(1)

---

Paula Grossman, CHAIR

s. 22(1)

---

Michelle McGuire, STAFF LIAISON

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
ELECTRONIC MEETING  
WEDNESDAY, APRIL 28, 2021**

---

Committee Members: P. Grossman; P. Hundal; M. Geller; H. Nesbitt,; J. Mawson, L. Anderson  
Absent: D. Parr; J. McDougall; B. Clark; Councillor S.Thompson

Council Liaison: S. Thompson

Staff: M. McGuire, Staff Liaison; C. Mayne, Committee Clerk

**1. CALL TO ORDER**

The meeting was called to order at 4:34 p.m.

**RECOMMENDATION**

WHEREAS the March 24, 2021 Order of the Provincial Health Officer on Gatherings and Events ("order") prohibits members of the public from attending committee meetings in-person until the order is rescinded or replaced;

WHEREAS the District of West Vancouver is required to prohibit in-person attendance at committee meetings pursuant to the order; and

WHEREAS the District of West Vancouver has enabled public participation at committee meetings via electronic means to ensure openness, transparency, accessibility and accountability, including via the use of live streaming (video and audio) for public viewing, and electronic communication facilities (video-conferencing software) for public participation;

THEREFORE BE IT RESOLVED THAT the APRIL 28, 2021 meeting be held without in-person public attendance.

**CARRIED**

Request to members: Please update your availability when Cindy sends out the invite for Committee meetings.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the April 28, 2021 Heritage Advisory Committee meeting agenda be approved with the following amendment:

Add Item #5: Appointing a HAC member to the Lower Caulfield Advisory Committee.

**CARRIED**

### **3. ADOPTION OF MEETING MINUTES**

It was Moved and Seconded:

THAT the March 31, 2021 minutes be adopted.

CARRIED

### **4. NAVY JACK HOUSE OPTIONS MARK CHAN, DEPUTY CHIEF ADMINISTRATIVE OFFICER / DIRECTOR OF CORPORATE SERVICES UPDATE & DON LUXTON, DONALD LUXTON & ASSOCIATES**

Mark Chan introduced Don Luxton and reviewed the three potential scenarios for the Navy Jack House.

As directed by Council the District is proceeding with feasibility analysis (considering factors such as size, siting, access, integration with John Lawson Park and the Spirit Trail, cost, funding sources, rent revenue and commercial interest) based on a full time commercial use (food and beverage establishment) for the House, for two scenarios:

1. a smaller ground floor footprint based generally on the original form (approx. 800 to 1,000 sq. ft.); and
2. a larger ground floor footprint based on the original form plus an approximate 1,400 sq. ft. addition;

and a third scenario suggested by the citizen group of a coffee shop and gift shop area (approx. 800 sq. ft.) that could also be used for multi-use purposes (including: heritage exhibit space, local art/craft sales, education, concerts, etc.), with a 1,000 sq. ft. annex building to the south connected by a breezeway of approx. 400 sq. ft.

Don Luxton reviewed his report from January 2021 and went on to summarize the key findings. It was pretty clear that what we expected of the house was buried inside the later additions. We didn't know exactly what we would find until the walls and wall coverings were removed. The demolition was done very carefully. Nothing got removed that should have been retained. We uncovered a very fragile building, which we would expect given its age (circa 1872). We found a large amount of original material in the upper floor and original siding. The roof framing was not altered as well as the shingles. This was fantastic evidence. We struggled in terms of recommendations with respect to the 2nd floor as it would be almost impossible to use the second floor if standard building code upgrades were applied. We don't want to destroy that evidence. Given that the ground level is not intact as all the original walls were taken out, there is opportunity for it to be rebuilt and made into a functional space. The ground floor can be rebuilt in a way that's functional and usable and even up to code. The intent would be for the front and side façades to be restored to original. We have physical and documentary evidence to achieve that. The opportunity for expansion of the interior space is at the rear of the building, it does not have historic value and can be rebuilt. My advice is for an addition to the rear of the building that would be contemporary in its design and distinguishable from the original. In terms of the specific preferred option consideration needs to be given for the long term preservation and maintenance. A commercial use will generate more

income for maintenance of the building than a public use, and allow the public to come into the building, be up close and see it. If the commercial use option is chosen an addition is needed to have enough space for a functional commercial use. This can be added to the back of the building. A food and beverage use will need a loading bay, commercial kitchen, but it's all doable like the Boothroyd House and is done regularly. You also see community uses done regularly but don't expect them to generate their keep because revenue potential is too loose.

The committee went on to question the presenter and staff, with the presenter and staffs comments in *italics*.

Appreciate the overview of the work, incredibly exciting. This is a building that has been cocooned and preserved. You mention the upper floor and how generally intact it is. In the scenario where we leave the upper floor intact and focus on main floor, are you suggesting the two front and back gable extensions be removed?

*One of the things that is quite apparent as you see in my report on page 12 - The original shingling, the front dormer was on top, 1872 building was a side gabled structure very similar to page 7 of my report. We anticipate the dormer was not original, we have documentary evidence that it was there. If we want to restore to the timeframe when the photos were taken (1910/1912) we would put dormer back. The rear gable we are not as clear on. Whether or not there was a dormer? On page 12 of report the original roof line is cut at the back, there was an 8 ft. addition that appears to be original, probably no dormer. The cooking part of the house would have been in the back. If we could see the house in 1872 we would see a side with no dormers, 2 windows, probably a stairway up, sleeping area finished with tongue and groove plank.*

Support the work to date and recommendations. Could we avoid the upgrade to the code if the 2nd floor was used as office space?

*The 2nd floor won't be usable if we preserve the building. You would need accessibility like an elevator. If you look at roof slope and amount of headroom, there's not much useable square footage. Anything you do to insulate it to bring it to a reasonable envelope will not allow us to preserve the top floor. Our envelope consultants won't let us do that. The value is really on the ground level, and we're not constrained there so it's a great opportunity. The 2nd floor preserved as is. The ground floor can bring the value, so you just slide in this layer of use and allow for the "heritage hat" to be maintained.*

If there will be a new roof, are you saying the 2nd storey would stay "as is", and how could that 2nd storey area not be upgraded?

*It can stay "as is" by not using the upper level floor space (for occupancy). You can rebuild and replicate the roof and stabilize the walls. The issue is if you try and upgrade the 2nd storey you would pull the siding off and you will lose 50% of the original heritage material. It will not be the same building.*

What is the difference between the 2 first options?

*With the first option the implication of not having an addition would limit the usability. You would only get 800 sq. ft. for a commercial use. That's a very small footprint for any kind of use. After installing accessible washrooms there is very little space left. The rear of the building is suited to have an addition and it then leaves the front of the house available for restoring. The rear was generally functional anyway. We often say go to the rear of the building for restorations, don't try to go to top or side. In this case, it could be either a breezeway or an extrusion but a breezeway is less functional. The addition could be contemporary, very simple, it could be wood frame, heavy timber coming off the back of the house. 1400 sf doesn't sound unreasonable if designed properly. The design to meet the Standards & Guidelines for the Conservation of Historic Places in Canada would require the addition to be subordinate, compatible and distinct to the heritage building which can be accommodated with a single storey addition at 1400 sq. ft. using timber construction.*

Did you have any requirements/recommendations for storytelling about the history and architecture of the site and building?

*Our report was a physical investigation, however, the story is awesome. The intersection of European and First Nation history. The work that the citizen's group did was very impressive to research the history of the building. The story is very important and should be considered when developing the project scope.*

The Navy Jack citizen group completed thorough research. West Vancouver Historic Society has continued to research the story of the house. As Don said the story of the people who lived at the house is significant in terms of the intersection with European and First Nations history. Other families lived in the house as well who made contributions to West Vancouver which is also important.

The architecture of the house Don spoke to in its earlier forms tells us about the house and history. The citizen group anticipated whatever the use would be that some exhibit space would be an opportunity to display the history of the house. The opportunity for public use is that it could be used for story telling. This house was in a local environment as part of the foreshore that had been a part of First Nations life. The Streamkeepers have an important adjacent project for the creek. The intersection of the built and natural environment are an important consideration for the overall site.

*There are other opportunities in the landscape for the overall potential restoration. The key is to rescue the building right now, however, the context is extraordinary. The landscaping will be critical.*

*This is a significant opportunity and we want to share and tell the story and engage with First Nations. Council is still investigating this now and doing a feasibility analysis. Once the feasibility study is completed Council will review and decide on the selected option to proceed with which would allow for further work and development of the project to be initiated.*

*One major issue is that it is generally for heritage projects it is easier to get capital money for restoration (and ribbon cutting ceremonies) than it is to have revenue for ongoing operating costs and maintenance. So we often see white elephants that people raise money for but then can't be sustained. You don't want to go through all this work, then have to shut down because you can't keep it open. Secondly, if the building isn't used, it won't be heated, lit and maintained. So you have to have an active use. A community museum would be very challenging for financial sustainability. A commercial use can generate a tenant, an interest, and keep the building sustained. With the significant effort and funding necessary to initially deliver these projects consideration for long term maintenance is critical to ensure that the facility is protected in perpetuity. Revenue to sustain the long term maintenance is important.*

Support the comments and advice provided. A gift shop will likely not generate significant revenue year round. Whereas a food and beverage facility would be very popular in this prime location. It would be an appropriate accessory use of the park. A gift shop would not work. Share the concerns about scenario 3. It was concerning that one of the Councillors said the capital costs/investment should be considered on the basis of generating a return. The building has significant value to the community beyond strict monetary value.

*For a potential operator it would likely not work to require them to pay for the restoration in exchange for use of the facility. There are other sources of funding for the initial capital work required for restoration.*

For comparison, will the proposed arts centre cover its own costs?

*The District will likely use CACs or a loan for that project although it is still very much a work in progress. The way I would interpret the comment from one of Council regarding funding is that if the District puts in 2 million (for example) would we be able to recoup this investment over the long term. This would be evaluated through the feasibility study. Right now as part of feasibility work, I am speaking to the restaurant industry. We have a phenomenal location with a great story. The ground floor is a blank canvas and with an addition you could have a great opportunity. An idea for how the business case could be structured would be to lease with a specific restaurant operator for a long period (e.g. 25 years) with the operator putting up all or most of the capital cost. The rent could be then set over the contract period to allow for revenue sharing for the District to offset the capital cost over time.*

*The costs for the overall project can be kept down with a simple addition. Wood frame construction without the need for elevators. If the costs are reasonable it is like building a shell building and getting the tenant to move in. It should not be an overly complex addition or restoration. The relative simplicity works in its favor.*

Members discussed the motion and agreed on the following:

THAT HAC fully support the direction that staff is taking on the work for the Navy Jack House under the continued guidance of Donald Luxton.

THAT HAC generally supports a full time food and beverage operation as an appropriate use for the site along with an addition of approximately 1400 sq.ft. to the rear as it represents the most viable long term option for restoration of the Navy Jack House.

CARRIED

#### **5. HERITAGE ADVISORY REPRESENTATIVE ON THE LOWER CAULFEILD ADVISORY COMMITTEE (LCAC)**

The Terms of Reference were updated for the LCAC to include a HAC member on the committee. There is not a large time commitment with this committee.

P. Hundal would be interested in joining the committee as the HAC representative.

The Committee discussed and requested that the call out be sent to the whole group and give everyone absent an opportunity to volunteer.

#### **6. HERITAGE PROJECT UPDATES**

Michelle provided two updates to the Committee:

- The Dawson House was subdivided and has been sold separately. The District has received a demolition permit for the house.
- Council approved the temporary 60 day protection of 466 Hillcrest and that is currently in place.

The Dawson House is such a fabulous house. Can they relocate it? Is there a similar lot somewhere?

*The owner had indicated that they have looked at options and that it would be extremely difficult if not impossible to relocate.*

#### **7. WORKPLAN UPDATE**

Staff are pleased to announce that we have hired Erika Syvokas into the Community Planner position that will be dedicated to heritage work for 50% of the position. Erika has significant planning experience in West Vancouver having worked on a variety of development, heritage and policy projects over her time with the department. We are working to backfill Erika's previous position so there will be a transition period before Erika can be 50% dedicated to the heritage portfolio. Erika will join us at our next meeting.

Staff have updated the last version of the workplan that everyone reviewed at the previous meeting to make changes based on the comments and emails received from members. The Committee discussed and it was agreed to hold off on a more fulsome discussion of the workplan until Erika can attend.

One member asked about how to add items to the workplan. One idea was related the creation of an inventory of cairns, plaques, signs, water fountains, pocket parks and gardens for adding to the landscape and cultural identified resources list. Recently at Point Atkinson there has been a rash of vandalism and there is a lot of concern from people in the area. Could consider having a discussion at a future Committee meeting about the long terms plans for Point Atkinson.

*The workplan item regarding an inventory of cairns, plaques, signs, etc. has been added. At some point we will present our workplan to Council who will then consider it for approval. Until that time the document is living and things can be added keeping in mind the Committee's mandate as set out in the Terms of Reference.*

## **8. PUBLIC QUESTIONS**

C. Reynolds discussed the wording of the motion for Navy Jack and wanted confirmation that the support for food and beverage operation was stated as "general". We shouldn't shut the door to being open on other suggestions.

## **9. NEXT MEETING**

Thursday, May 27, 2021

If all the members could please reply with availability when the meeting invite is sent so we can make sure we have quorum.

**10. ADJOURNMENT**

Adjourned at 6:20 pm.

s. 22(1)

---

Paula Grossman, CHAIR

s. 22(1)

---

Michelle McGuire, STAFF LIAISON

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
ART MUSEUM ADVISORY COMMITTEE (AMAC) MEETING MINUTES  
ELECTRONIC MEETING  
TUESDAY, MAY 11, 2021**

---

Committee Members: D. Becker; S. Donaher; K. Duffek; B. Helliwell; D. LaCas; F. Patterson; M. Price; and Councillor N. Gambioli. Absent: C. Gotay; M. Kemble; and H. Greenwood.

Staff: D. Niedermayer, Senior Manager, Cultural Services; T. Johnson, Gallery Assistant; and H. Letwin, Museum Administrator/Curator and Recording Clerk.

**1. CALL TO ORDER**

The meeting was called to order at 10:05 a.m.

It was Moved and Seconded:

WHEREAS the March 24, 2021 Order of the Provincial Health Officer on Gatherings and Events ("order") prohibits members of the public from attending committee meetings in-person until the order is rescinded or replaced; and

WHEREAS the District of West Vancouver is required to prohibit in-person attendance at committee meetings pursuant to the order; and

WHEREAS the District of West Vancouver has enabled public participation at committee meetings via electronic means to ensure openness, transparency, accessibility and accountability, including via the use of electronic communication facilities (video-conferencing software) for public participation;

THEREFORE BE IT RESOLVED THAT the May 11, 2021 Art Museum Advisory Committee (AMAC) meeting be held without in-person public attendance.

CARRIED

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the May 11, 2021, Art Museum Advisory Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the April 13, 2021, Art Museum Advisory Committee meeting minutes be adopted as circulated.

CARRIED

**REPORTS / ITEMS**

**4. Administrator/Curator's Report**

H. Letwin reported that:

- Work continues on the Virtual West Coast Modern Home Tour, presented by British Pacific Properties.

- A Young Canada Works Education Assistant has been hired and will be starting on June 1.
- The current exhibition *The Spaces Between Us: Jackie Wong* is open for one more week, closing on Saturday, May 15. The next exhibition, *A Modern Landscape: Takao Tanabe* will be opening on May 26.
- Work is continuing on the upcoming Douglas Coupland exhibition.
- Staff will be working to make the collections databases publicly accessible with the assistance of ITS staff. Museum staff have been working with Archives on this initiative.
- Staff met with M. Mollard from the North Shore Youth Forum and will host the group when possible for one of their meetings.

## 5. AFAC Update

D. Niedermayer updated the AMAC about the upcoming public consultation, scheduled to launch on May 17, 2021.

## 6. Outdoor Furniture

The WVAM would like to purchase outdoor furniture for the exterior of the Art Museum. D. Becker will conduct further research on the availability of furniture from various suppliers. AMAC will be approached to purchase the furniture. Staff will identify if more benches can be placed throughout the property, near to the street.

## 7. Marketing Baseline Report

T. Johnson presented a snapshot of the WVAM's social media engagement, with suggestions for future use and engagement. Staff will continue to review and present reports on other elements of marketing and engagement employed by the WVAM.

## 8. Other Business

Staff reminded the AMAC that the updated Mission Statement will be considered by Council on May 31, 2021.

## 9. Committee Introduction

This was tabled until the next meeting.

## 10. Next Meeting – June 8, 2021 at 10 a.m.

## PUBLIC QUESTIONS

### 11. PUBLIC QUESTIONS

There were no questions.

**12. ADJOURNMENT**

It was Moved and Seconded:

THAT the May 11, 2021, Art Museum Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 11:27 a.m.

Certified Correct:

s. 22(1)  
[Redacted Signature]

Chair

s. 22(1)  
[Redacted Signature]

Committee Clerk

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PUBLIC ART ADVISORY COMMITTEE MEETING MINUTES  
MUSIC BOX  
WEDNESDAY, MAY 19, 2021**

---

Committee Members: P. Azarm Motamedi, E. Fiss (Chair), B. Kaiser, P. Patkau, N. Von Meyenfeldt; and Councillor S. Thompson attended the meeting via electronic communication facilities.

Staff: D. Niedermayer, Senior Manager, Cultural Services; and D. Godfrey, Recording Clerk, attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

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

It was Moved and Seconded:

WHEREAS the March 24, 2021 Order of the Provincial Health Officer on Gatherings and Events ("order") prohibits members of the public from attending committee meetings in-person until the order is rescinded or replaced;

WHEREAS the District of West Vancouver is required to prohibit in-person attendance at committee meetings pursuant to the order; and

WHEREAS the District of West Vancouver has enabled public participation at committee meetings via electronic means to ensure openness, transparency, accessibility and accountability, including via the use of live streaming (video and audio) for public viewing, and electronic communication facilities (video-conferencing software) for public participation;

THEREFORE BE IT RESOLVED THAT the May 19, 2021 Public Art Advisory Committee meeting be held without in-person public attendance.

CARRIED

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the May 19, 2021 Public Art Advisory Committee meeting agenda be approved as circulated.

CARRIED

### **3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the April 21, 2021 Public Art Advisory Committee meeting minutes be adopted as circulated.

CARRIED

### **REPORTS / ITEMS**

#### **4. Guest Speaker on Public Art – Lori Phillips, Public Art Officer, City & District of North Vancouver**

L. Phillips was unable to attend. This item tabled to the June 16, 2021 meeting.

#### **5. Meetings with Stakeholder Groups – June 9 Meeting of Arts & Culture Advisory Committee (ACAC)**

The Public Art Advisory Committee (PAAC) has been invited to attend the June 9, 2021 meeting of the ACAC to discuss the area at Park Royal that has been created to host temporary pieces of public art and other strategies and initiatives in the Arts & Culture Strategy (2018–2023) related to public art and placemaking.

**ACTION:** D. Niedermayer to provide an exact location of the location in Park Royal.

Discussion ensued regarding other areas of collaboration or cooperation for the PAAC and ACAC. E. Fiss suggested members familiarize themselves with the ACAC terms of reference (on the ACAC website) and review the Arts & Culture Strategy (2018–2023).

**ACTION:** E. Fiss to confirm with the PAAC other items for discussion with the ACAC.

It was noted that P. Patkau left the meeting at 3:20 p.m. and did not return.

#### **6. Navy Jack Point Park & Weston Park Public Art Update**

Discussion was held regarding the “necklace of art” along the waterfront and Navy Jack and Weston parks. The Canadian National (CN) rail property runs between the Seawalk and these parks and District has no option for public art on CN property. There was agreement that the committee would wait for further clarification on the area owned by CN Rail and if there is any opportunity for public art that is visible from the Seawalk.

**ACTION:** Staff to follow up with Parks staff regarding area of CN Rail ownership.

## 7. Ambleside Site Walk Discussion

Discussion was held regarding the members insights from the walk between Dundarave and the Music Box along the Seawalk. It was noted that the issue of sea level rise would impact the placement of public art pieces.

N. Von Meyenfeldt identified the following questions that would form the foundation for future discussion:

- What is the public art necklace concept for the West Vancouver waterfront?
- What would be the extent of the necklace?
- Are there guiding principles for the necklace? (e.g. should public art along the necklace be visible from the Seawalk?)
- What would a feasibility study achieve?
  - Consultation required between Cultural Services and other District departments to assess feasibility of waterfront art projects.
  - Identify opportunities for public art in specific locations.
  - Suggest themes for the public art in the necklace.
  - Propose directions for implementation process and refinement of proposals, timelines.
  - Opportunities for publicising the necklace to raise awareness of this community endeavour.
- Resources in terms of budget and staff or consultant time required to carry out a feasibility study? Where is seed money to come from?
- How does a necklace feasibility study relate to a long-term public art plan for West Vancouver?

N. Von Meyenfeldt also shared a rough vision statement for art along the West Vancouver waterfront to be discussed at the next meeting.

**ACTION:** Staff to distribute the draft statement to the committee prior to the next meeting.

## 8. Public Art Long-Term Strategy Discussion

It was determined that further discussion of a long term strategy should wait until after the committee meets with L. Phillips at the June meeting.

**9. Other Business**

- E. Fiss expressed a desire for the PAAC to acknowledge the individuals who have recently left this committee.
- The District’s Facilities Manager will be meeting with artist Brent Comber at the West Vancouver Community Centre to review pre-installation logistics and needs for the “Small Worlds” piece.
- It was noted that future meetings will allow for time for an update from Council from the committee’s Council Liaison.

**10. Next Meeting**

The next meeting is scheduled for Wednesday, June 16, 2021 at 3 p.m.

**PUBLIC QUESTIONS**

**11. PUBLIC QUESTIONS**

There were no questions.

**12. ADJOURNMENT**

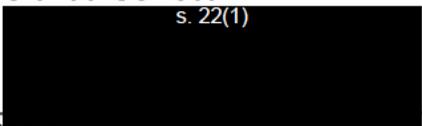
It was Moved and Seconded:

THAT the May 19, 2021 Public Art Advisory Committee meeting be adjourned.

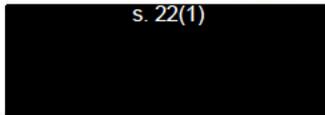
CARRIED

The meeting adjourned at 4:32 p.m.

Certified Correct:

s. 22(1)  


Chair

s. 22(1)  


Committee Clerk

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 12, 2021 9:45 AM  
**To:** MayorandCouncil  
**Subject:** Dundarave

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.

Greetings, as a resident of West Vancouver I've been contacting the parks board in regards to the kiosk in Dundarave. The current lease holder only has one year left on his lease and I would absolutely love to take it over and make it something special. With a few improvements I would bring in a huge amount of tax revenue for West Vancouver. The kiosk is in desperate need of a little gourmet touch. Please let me know if we can chat further.

Best,

[REDACTED] s. 22(1)

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

Sent from my iPhone

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 16, 2021 9:36 AM  
**To:** MayorandCouncil  
**Subject:** No to Arts Centre

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

I have not been asked if I want another Arts Centre and so I insist that Council ask taxpayers.  
Do not want an Arts centre at this time. Stop initiating projects at our expense!!

DWV requires your name & address

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 16, 2021 2:26 PM  
**To:** MayorandCouncil  
**Subject:** [SUSPECTED SPAM] No to Arts Center...

**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.

<https://www.nsnews.com/opinion/letter-a-new-arts-centre-in-west-vancouver-no-no-no-3880065>

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

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 16, 2021 6:52 PM  
**To:** MayorandCouncil  
**Cc:** publisher@nsnews.com; lchristensen@nsnews.com; editor@nsnews.com  
**Subject:** Fwd: West Vancouver does not need a new arts centre, this letter writer says - North Shore News

**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 sure hope you have the good sense not to pay any attention to [REDACTED] s.22(1) and his negative views.

Yours,

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1) Canada

[REDACTED] s. 22(1)

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Subject:** West Vancouver does not need a new arts centre, this letter writer says - North Shore News  
**Date:** June 16, 2021 at 6:44:16 PM PDT  
**To:** [REDACTED] s.22(1)  
**Cc:** [publisher@nsnews.com](mailto:publisher@nsnews.com), [christensen@nsnews.com](mailto:christensen@nsnews.com), [editor@nsnews.com](mailto:editor@nsnews.com)

Cher [REDACTED] s.22(1)

Am delighted to see you have remained true to negative form. Our last correspondence was disturbing to say the least, as I was worried you might be succumbing to humane and cultured impulses. Phew!

Am also delighted you consider the WVAM collection so uninspiring, which happens to include some of [REDACTED] s. 22(1). Tells me I'm on the right track. Along with Gordon Smith, Tak Tanabe and a host of others. ("And it has more than 11,000 paintings that are stored, and most of which have neither the quality nor the interest to ever be on public display.")

Keep up the good work! [REDACTED] s.22(1) you are a "healthy" reminder of how far we must travel to achieve anything of worth in West Van.

*Veillez agréer, monsieur, en mes sentiments les plus distinguées!*

Your old pal,

[https://www.nsnews.com/opinion/letter-a-new-arts-centre-in-west-vancouver-no-no-no-3880065?utm\\_source=Email&utm\\_medium=Email&utm\\_campaign=Email&utm\\_source=North+Shore+News+Headline+News&utm\\_campaign=be155aaa59-RSS\\_EMAIL\\_CAMPAIGN&utm\\_medium=email&utm\\_term=0\\_ba3660ab09-be155aaa59-96602793](https://www.nsnews.com/opinion/letter-a-new-arts-centre-in-west-vancouver-no-no-no-3880065?utm_source=Email&utm_medium=Email&utm_campaign=Email&utm_source=North+Shore+News+Headline+News&utm_campaign=be155aaa59-RSS_EMAIL_CAMPAIGN&utm_medium=email&utm_term=0_ba3660ab09-be155aaa59-96602793)

Letter: A new arts centre in West Vancouver? No. No. No.  
There is no need for an expensive art gallery in West Vancouver, this letter writer says

about 7 hours ago



West Vancouver is not in need of an expensive new arts centre, this letter writer says. North Shore News files  
There is no need for an expensive art gallery in West Vancouver, this letter writer says An open letter to mayor and council:  
Due to boring circumstances, including the frustration of having a password four characters too long to take the public survey regarding the proposed art gallery, which I therefore abandoned in mid-application:  
Proposed location destroying the tennis court, its intrusion on one of town hall's (all too few) excellent projects, Rutledge Field, and loss of 50 parking stalls: NO, NO, NO.

Proposed location south of the tracks, its intrusion on Ambleside Park's leafy ambience, and loss of 100 parking stalls: NO, NO (i.e., one NO fewer than the above).

On the need for an art gallery at all, with its grotesque cost of an estimated and almost invariably underestimated cost of \$34,000,000, mostly paid by expected contributions of senior governments, and in consideration that there is only one taxpayer for all, and further consideration that currently this could not be a worse time, other than a deeper depression than that of the 1930s, for such a bloated expenditure for such a small and vauntingly self-interested sector of the public: NO, NO, NO, NO.

This town, one of the richest in Canada and with the highest-cost real estate, doesn't even have a single used bookstore, two having closed. It doesn't have a movie theatre, the existing one closed decades ago, apart from the insanely up-scale, off-street one in Park Royal. It doesn't have a single hotel, its only accommodation for visitors being a small motel on its western side. Of all cultural amenities, an art gallery is the one most qualified to be a non-starter.

To have a wide enough appeal to a wider public, it can only be in a fairly high-population city and it can only bring in that sector of the citizens, once they've had a go-round of the permanent collection and perhaps another visit or two a year, by mounting special showings of particular genres, periods, single great-reputation painters etc. that essentially tour big cities. An art gallery in West Vancouver would have, apart from the above disqualifications, a far too narrow appeal, and far too great running costs, to be a magnet for far too few residents or visitors.

The Vancouver Art Gallery is such a city [amenity]. And it has more than 11,000 paintings that are stored, and most of which have neither the quality nor the interest to ever be on public display. I rest my case: Council should drown this idea – hatched and pushed years ago by a former participant in Ottawa's National Gallery, and run to ground then – many, many fathoms deep.

s.22(1)

West Vancouver

Editor's note: The survey referenced in this letters is open for public input until 4 p.m. June 16. Read about the proposals and take the survey here: [westvancouverite.ca/artsplanning](http://westvancouverite.ca/artsplanning).

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 17, 2021 9:59 AM  
**To:** MayorandCouncil  
**Subject:** Arts facility: Stay the course

**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 don't need to draw your attention to the opposition to the arts facility. But I do want to remind you of the objective of the survey that closed yesterday, which was simply this:

**To ascertain which site is preferred.**

This piece of information is foundational to further exploring how the building could be funded, governed and sustained. Without this information, no decision on the feasibility of a new facility can be made. The District has already invested in this process and it would be a prudent use of money already committed, to see this research through.

From what I hear, it seems some people turned the survey into a referendum on whether there should be a facility or not. That was NOT the question put to us residents. Those responses, in my opinion, are inconsequential to this particular survey.

Stay the course! You need more information before you can make a decision on whether or how to proceed.

Thanks again for listening. I'm sorry you have to deal with the level of negativity that you do on a daily basis, and I thank you for all you do for West Vancouver.

P.S. [REDACTED] s.22(1) but am not writing to you in this capacity. I'm writing to you as a WV resident and concerned citizen.

Best

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 17, 2021 10:17 AM  
**To:** MayorandCouncil  
**Subject:** Reject Lautens Letter and Continue Support for Arts Centre

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

Dear Mayor and Council.

On June 16, 2021, an open letter to you by Trevor Lautens was published in the North Shore News. I urge you to have the good sense to ignore every word of his vicious screed, which displayed nothing but willful ignorance and flagrant disregard—and disrespect—for the process of planning for a new Arts and Culture Centre in West Vancouver, and for you and the citizens of our community who work hard every day to make our community better. If Mr. Lautens hates West Vancouver so much, he should leave.

Thank you,

[REDACTED] s. 22(1)

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

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 17, 2021 3:00 PM  
**To:** MayorandCouncil

**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 thought I would just share with you a letter [REDACTED] s.22(1) to the NS News in rebuttal to Trevor Lautens' letter published June 16. The editor has informed [REDACTED] s.22(1) letter will be published:

In response to Mr. Lautens' vitriol against the proposed new arts facility in West Vancouver (June 16), [REDACTED] s.22(1) provide the actual facts:

Mr. Lautens confessed he had difficulty signing in to the survey. If he had persevered, he would have been able to access all the facts, which are on the District website anyway – no password required.

He says the tennis courts and the Rutledge field will be destroyed. WRONG. The tennis courts will be moved (and updated in the process) and the Rutledge fields will remain untouched.

He is also wrong about the loss of parking stalls if either the tennis court site or the site south of the railway are chosen. Every single parking stall will be replaced within the design of the facility. If the tennis court location is selected, these stalls will be under cover – even better in wet winters. So to his no, no, no it's actually YES, YES, YES.

He questions the need for an art gallery at all. He again has chosen not to acquaint himself with the facts or is simply unaware of them. The need for new and more art space in West Vancouver has been quantified in terms of amount of time needed in an arts space, square footage, and nature of space needed (e.g. rehearsal, storage, performance, exhibition, etc).

He assumes his tax dollars will be funding all of this whether the federal, provincial or municipal governments contribute. He has not accounted for legacy donations and other sources of funding – and this, precisely is what's wrong with Mr Lautens' and also the WV Stakeholders main gripe with the new facility (or anything new, for that matter): the District is currently studying how this facility will be funded, governed and sustained. Mr Lautens and the WV Stakeholders assume to already know this answer. They don't. So it's NO NO NO.

Mr. Lautens is clearly not an arts supporter – though he seems to like movies. Many others who live in West Vancouver are. The facts are, that this facility proposal is NOT only for the arts. It includes something for everyone. For those who value preserving history, it will house the museum and its collection. For those who want a new place to hang out or for the community to congregate, use in festivals, listen to live music, have a coffee – its plaza will be just that space. For those wanting a new bistro, welcome to the new arts facility.

There was tons of vitriolic opposition to the community centre many years ago. Where are those kvetchers now? Probably signed up for one or other program at the community centre.

[REDACTED] s. 22(1)

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

[REDACTED] s. 22(1)

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 18, 2021 7:16 AM  
**To:** MayorandCouncil  
**Subject:** The survey.

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 read this

I tried on three different occasions to do the survey about the Arts Centre. All three times I couldn't get to it, needing some sort of password that I didn't have or ever have had. I put it down to my incompetence with the computer.

Then one of my technology savvy friends said she had not been able to do it either.

Then Trevor Lautens said, in his letter the NSN that he couldn't figure it out.

So there was obviously something flawed in that survey which is very important indeed as it there are many people with the same prob, how on earth will you get an objective decision?

Regards

[REDACTED] s. 22(1)

Sent from my iPad

[REDACTED] s. 22(1)

West Van

[REDACTED] s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 18, 2021 4:39 PM  
**To:** MayorandCouncil  
**Subject:** Arts Facility

**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 the Mayor and members of council,

I wish to state my absolute support for an Arts Facility in West Vancouver.

I feel it is a vital part of any active vibrant community and I hope West Vancouver will at long last proceed with the project.

Sincerely

[REDACTED] s. 22(1)

---

**From:** s. 22(1)  
**Sent:** Monday, June 21, 2021 6:43 AM  
**To:** MayorandCouncil  
**Subject:** Another Arts Centre?

**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.

Why do we need another Arts Centre in addition to Kay Meek. It already receives substantial subsidies from the District which has some justification as it produces many nights of entertainment for the community.

However another Arts Centre is not needed as Vancouver and North Vancouver have underused facilities that are subsidized by the public.

**Where is the established need or a proper, accurate economic case for a facility in West Vancouver?** If there is "misinformation" it is because there is a lack of basic information provided.

Now is not the time for unnecessary projects built to satisfy the egos of a few.

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 16, 2021 12:20 PM  
**To:** MayorandCouncil  
**Attachments:** Avenue Support Letter June 14 copy 2.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.



\_\_\_\_\_  
Date\_\_\_\_\_

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

Attn: Mayor and Members of Council

**Re: Application for non-medical cannabis retail proposed 1453 Bellevue Avenue**

**Applicant: 1268807 BC Ltd DBA: Avenue Cannabis LCRB Job 009834**

This is my written confirmation that I support the proposed non-medical cannabis retail store at 1453 Bellevue Avenue.

The applicant for Avenue Cannabis is a long-standing member of the community.

I believe their history of community commitment combined with the family desire to grow West Vancouver will translate to a safe, secure, and high-end retail shopping experience.

The District of West Vancouver will not only benefit from this store addition, but Council and community can trust that the store operations will be unparalleled because of the applicants documented history within West Vancouver.

Please approve this retail store to be located at 1453 Bellevue Avenue.

Kind regards,

\_\_\_\_\_  
s. 22(1)  
Print/Sign Name

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

\_\_\_\_\_  
s. 22(1)  
Phone or Email

**AVENUE CANNABIS RETAIL | 604.220.0010 | 300-1455 BELLEVUE AVE . V7T 1C3**

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 16, 2021 6:28 PM  
**To:** MayorandCouncil  
**Subject:** Support Letter for AVENUE Cannabis on 1453 Bellevue

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

To Mayor and the Council of West Vancouver,

I am a resident of West Vancouver and I am writing this email to give my support to AVENUE (1453 Bellevue Avenue) in their application to open a retail store for non-medical cannabis in the Ambleside area.

Although I fully support the opening of a cannabis retail store in West Vancouver, I do have concerns about the quality and management of such an operation. I believe I am not alone in having such concerns. By having it run by The Walker/Webb family, in their own building, with their office upstairs and with their known history of business and community work in West Vancouver, these concerns will automatically be addressed.

There are older members in our community who are sensitive to opening such an operation. Having it run by a known and respected West Vancouver family, in their own building, will help to allay these concerns. Having it run by an entity less familiar with West Vancouver's unique qualities, who may not be on site at all times and, who may not be as sensitive to the concerns of the surrounding businesses, opens this endeavour to potential problems. It is for these reasons that I support the Ambleside license going to AVENUE

Let me take this opportunity to thank you for your ongoing work and commitment to our community.

Best Regards

[REDACTED] s. 22(1)

[REDACTED] West Vancouver

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 17, 2021 1:56 PM  
**To:** MayorandCouncil  
**Subject:** Re: Application for non-medical cannabis retail proposed 1453 Bellevue Avenue  
**Attachments:** Avenue Support Letter June 14 (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.

To whom it may concern,

Please accept my support of the application for a non-medical cannabis retail store at 1453 Bellevue Ave. Please see attached.

Sincerely,

[REDACTED] s. 22(1)



Date June 16, 2021

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

Attn: Mayor and Members of Council

**Re: Application for non-medical cannabis retail proposed 1453 Bellevue Avenue**

**Applicant: 1268807 BC Ltd DBA: Avenue Cannabis LCRB Job 009834**

This is my written confirmation that I support the proposed non-medical cannabis retail store at 1453 Bellevue Avenue.

The applicant for Avenue Cannabis is a long-standing member of the community.

I believe their history of community commitment combined with the family desire to grow West Vancouver will translate to a safe, secure, and high-end retail shopping experience.

The District of West Vancouver will not only benefit from this store addition, but Council and community can trust that the store operations will be unparalleled because of the applicants documented history within West Vancouver.

Please approve this retail store to be located at 1453 Bellevue Avenue.

Kind regards,

 s. 22(1)

Print/Sign Name

 North Vancouver, BC  s. 22(1)

Address

 s. 22(1)

Phone or Email

**AVENUE CANNABIS RETAIL | 604.220.0010 | 300-1455 BELLEVUE AVE . V7T 1C3**

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 21, 2021 2:26 PM  
**To:** MayorandCouncil  
**Subject:** Cannabis Store 6412 Bay Street

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 Mayor and Council

I am writing in support of the application for a non medical cannabis store at 6412 Bay Street and it's owners. I am a resident in the area and believe that a cannabis store will be a great addition to the neighbourhood.

I love the small community of West Vancouver that we live in. In order to maintain the style and culture that is fitting of the community, I think that it is important to choose a retail store that is not a chain of stores that is looking to come for the sake of profit but to allow for a unique concept and a group that gives back to the community in a meaningful way.

I have been introduced to the concept that is being proposed for this location and it is just what the village needs. Horseshoe Bay does not need another cannabis store that looks like a pharmacy.

Let's support our local residents!

Yours sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

# avenue.

CANNABIS RETAIL

07/16/21

Date (mm/dd/yyyy)

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

Attn: Mayor and Members of Council

**Re: Application for non-medical cannabis retail proposed 1453 Bellevue Avenue  
Applicant: 1268807 BC Ltd DBA: Avenue Cannabis LCRB Job 009834**

This is my written confirmation that I support the proposed non-medical cannabis retail store at 1453 Bellevue Avenue.

The applicant for Avenue Cannabis is a long-standing member of the community. I believe their history of community commitment combined with the family desire to grow West Vancouver will translate to a safe, secure, and high-end retail shopping experience.

The community of West Vancouver will not only benefit from this store addition, but council and community can trust that the store operations will be unparalleled because of the applicants documented history within West Vancouver.

Please approve this retail store to be located at 1453 Bellevue Avenue.

Kind regards,

[Redacted signature] s. 22(1)

[Redacted name] s. 22(1)

Print/Sign Name

[Redacted name] s. 22(1)

*W. Van*

Address

[Redacted address] s. 22(1)

Phone or Email

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 16, 2021 4:36 PM  
**To:** MayorandCouncil  
**Subject:** [REDACTED] s. 22(1)

**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 reside and own [REDACTED] s. 22(1).

Regarding [REDACTED] s. 22(1) - When this house was built, they placed [REDACTED] s.22(1) in front to prevent parking. These were fairly quickly removed. I drove past today, and now they have planted deep shrubbery from their fence line to the road. This is public land. Planting to prevent parking should be removed immediately. They are next to the [REDACTED] s.22(1), close to the corner. They are creating both a parking and driving hazard.

Regards,

[REDACTED] s. 22(1)

**From:** [Redacted] s. 22(1)  
**Sent:** Thursday, June 17, 2021 11:40 AM  
**To:** MayorandCouncil  
**Subject:** Noise abatement or control.

**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.

As yet another week of incessant noise from gas powered leaf blowers permeates our neighborhood, I beg to ask some questions!

Can the City of West Vancouver NOT make changes for this deplorable practice?

Do we all need to be at the mercy of this invasive, cacophony of racket and dirt?

Is it fair to especially those with work hours where this severely interrupts their sleep or rest? (I can attest to that!)

Or worse yet, this grating noise interrupts rest for someone who is ill...or elderly seniors and babies?

I live in [Redacted] s. 22(1) between [Redacted] s. 22(1) and [Redacted] s. 22(1) and often those numerous blowers make life pretty miserable, particularly when there are several of them operating at the same time. The noise reverberates as though in a canyon and bounces back and forth against the buildings and across our alleys and streets. It's truly an abominable practice, to boot the dirt typically gets moved into the street gutters and/or permeates the air while getting blown onto lawns or garden beds! There NEVER is any evidence of say, a container FULL of this debris that's actually been collected and is then taken away!!! It's a joke to watch these workers simply 'blowing' it around from one end of the driveway or garden to the other! And for this we citizens should suffer through their procedure?

Can the Council not come to some agreement by having a noise by-law in place abolishing that method of "sweeping"?????????

Yours truly

[Redacted] s. 22(1)

(At this particular moment there are TWO active blowers [Redacted] s.22(1) and a third coming)

PS - West Van employee (Neetu) also heard that blower racket loud and clear in the background during my voice message!

Sent from my iPad

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

**From:** [Redacted] s. 22(1)  
**Sent:** Sunday, June 20, 2021 4:41 PM  
**To:** MayorandCouncil  
**Subject:** Implementation of the Neighbourhood Character Working Group's Recommendations

**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.

Regarding the District staff's report and implementation proposals, I would like to thank the NCWG and staff's hard work over the last 24 months. I strongly support most of the recommendations, e.g. reducing FAR, encouraging coach houses, lowering cost of the landscaping bond and having the boulevards included in landscaping plans, etc.

I'm proposing that staff and you consider the implementation of an additional recommendation for implementation. In a nutshell, I'm suggesting that all development lots include a minimum number of trees.

**What is the problem?** Notwithstanding that the 2019 LIDAR study showed that we're not losing overall tree canopy, we have still not solved the key problem identified by the Interim Tree Bylaw Working Group (ITBWG) in 2018, i.e. that development lots are being clear cut of mature vegetation. In addition, sufficient landscaping is often not installed once a new home is built. We stroll by many new homes and observe that many have very little landscaping of note.

**What is proposed?** That the District's landscaping requirements are further bolstered in a way that will contribute to maintaining the neighbourhood character of our District.

**What more specifically is the implementation recommendation?** That after the lot is developed, the lot has a minimum number of trees that includes current trees and replacement trees. (*"Minimum number of trees" is based on lot size, e.g. a 8,074 – 9,688 ft<sup>2</sup> lot shall have 6 trees. "Current trees" are defined as trees that are > 15 cm at breast height. "Replacement trees" are defined as trees that are > 5 cm at breast height.*)

**Why consider an additional implementation recommendation?** The NCWG did not consider trees as they felt that this fell within the scope of the ITBWG. Trees and neighbourhood character have a strong overlap and this is an opportunity to achieve synthesis between some NCWG's and ITBWG's recommendations.

**What are the benefits?**

- It's a preventative approach to maintaining our tree canopy which decreases the probability that the future district-wide bylaws will be needed
- Helps maintain our tree canopy / natural assets / assists with dealing with our climate emergency
- Creates an incentive to maintain existing trees because if they are not, replacement trees will have to be planted

**What is the downside to the recommendation?**

Downside	Ways to mitigate the concerns
More resources needed to enforce bylaw	<ul style="list-style-type: none"> <li>• Adjust current processes (e.g. permitting application and the review of landscaping done before the landscaping deposit is refunded) to accommodate any extra enforcement steps.</li> <li>• Introduce tree cutting permit fees on development lots for trees that must be cut down and use this money to fund bylaw enforcement.</li> </ul>

I would greatly appreciate your consideration of the above as you discuss staff's report during your June 28 Council meeting. I'm happy to discuss if further details or context is needed.

s. 22(1)

s. 22(1) West Vancouver.

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 20, 2021 5:40 PM  
**To:** MayorandCouncil  
**Subject:** 6779 Dufferin Avenue -- Subdivision & Development Variance Permit 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.

Your Worship,

Having viewed the report from the planner pertaining to the above captioned subject, and having reviewed the architectural drawings, site plans and the Arborist's report, I am prepared to submit my opinion for Council's consideration as part of the upcoming public hearing in favour of the owner's application for a development variance permit and subdivision of 6779 Dufferin Avenue.

My residence is distant from the subject property and will in no way be affected by the proposed redevelopment of the lot. Nonetheless, my interest is the same interest that other property owners have in common together, that is the right, subject to reasonable constraints, to redevelop one's property to meet future needs and wants as circumstances warrant and means provide.

My reading of the planner's report indicates that the planning staff are in favour of this redevelopment proposal, and I give my qualified concurrence in support of the proposal. I say qualified for the following reasons:

- 1.) The site boundary between lots A and B should be adjusted so that the rear property line intersects the flanking property lines at right angles. Amending the application to achieve this realignment would not alter lot sizes of A or B lots, but would allow both houses to achieve a more regular shape and floor configuration thereby improving the amenities offered by the development;
- 2.) Excessive attendance to lot width, setbacks, etc., defeats the purpose and principle of adopting smaller scale housing units on smaller lots called for by the adopted WV OCP. In earlier times when lots were of a more generous size, setback standards and lot coverage constraints made considerable sense and rarely did they impede development of suitable family size housing and play areas for young family members; today, however, we must be open to changing those constraints and open to being more flexible in our thinking and willingness to accept new forms and concepts within a neighbourhood where housing is of mixed vintages. This proposal presents an opportunity to do just that, without creating objectionable change, under the develop variance permit aegis;
- 3.) The community amenity contribution is deemed to be a voluntary contribution made without coercion of or undue pressure on the proponents; but the manner in which the planner frames the section of his report dealing with the community amenity contribution, suggests to this reader that the proposed contribution is not a voluntary contribution at all but a forced payment in prescribed magnitude masquerading as a voluntary contribution; as such it is, and it should be seen as an objectionable implicit tax on development, in this case on desired redevelopment. The amount of the proposed community amenity contribution should be scaled back by two-thirds or three-fourths in light of the proposed development's contribution towards attaining the desired transition to smaller housing units on smaller lots within the established neighbourhoods as called for by the adopted WV OCP. Redevelopment of lots into smaller configurations with smaller housing units needs to be incentivized and not penalized by improper application of implicit taxation levied on such redevelopment activity;
- 4.) The cost of housing is a recurrent theme in discussions on housing affordability. One very important impediment to achieving affordable right-size housing for young families is identified to be the rigorous application of municipal zoning bylaws. We see this effect at work in the case of the application for redevelopment and subdivision of 6779 Dufferin Avenue. As noted above, flexibility and open-mindedness is required when repurposing existing lots for smaller right-sized appropriately designed housing. The planner is constrained by the bylaws that he has to work within; Council is only constrained by its political considerations and provincial legislation. Council therefore has as a prerogative the ability to modify, vary, and amend the bylaws that constrain both the planner and the developer. Where the developer is a large possibly international concern, the balance of power lies more with the developer than with the community, but where the developer is a small and at most regional player the power lies more with the community and Council in seeking more small scale redevelopment of quality housing well suited to our community Council should be prepared to be more flexible and open-minded in those applications that come from that sector of the property development industry. Council's attitude in this respect will translate into the planners' receptivity to innovative designs; judging from the planner's report, that receptivity is there now but for the strait-jacket of our current zoning bylaws;

5.) Rent-seeking activity is at the root of Council's insistence on receiving fees, development cost charges, and community amenity contributions under the current zoning bylaws; these levies on development are applied in a prescriptive non-negotiable rules-based framework with little if any discretion to vary or modify the terms and conditions bearing on the levied amount. In the case of deferred development cost charges, the levy is an outright development tax; in the case of fees, the levy bears some relation to the level of effort expended by the engineering and planning departments. In the case of the community amenity contribution charge, the levy is pure economic rent that is not justifiable except in circumstances where the proposed development presents considerable disruption to the lives and living spaces of the community in the vicinity of the development. But where the community has indicated that it seeks redevelopment, especially of right-sized, sensitive housing units that comport with the existing established neighbourhood, a community amenity contribution charge should be waived to both promote such development and to improve affordability of the development itself.

In sum, noting what I view as the planner's favourable support for this proposed redevelopment of 6779 Dufferin Avenue, I am in favour of granting the applicant's request for a development variance permit subject only to the qualifications and suggested amendments and modifications described in points (1) through (5) above.

Sincerely,

s. 22(1)

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 21, 2021 4:12 PM  
**To:** Erika Syvokas; [REDACTED] s.22(1)  
**Cc:** MayorandCouncil  
**Subject:** 6779 Marine Drive Rezoning  
**Attachments:** 6779 Dufferin rezoning letter short version.docx

**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.

Re: Proposed Rezoning of 6779 Dufferin Ave – Zoning Amendment 5106

The Whycliffe neighbourhood is made up of a variety of lot sizes, some not complying with the current zoning bylaw minimums, but is characterized overall as naturally forested with moderately sized homes. Based upon the information we have, we do not believe that the proposed subdivision is consistent with the Official Community Plan policy on infill or the neighbourhood character, and believe that it actually sets a precedent for future subdivisions in West Vancouver, suggesting that two homes is better than one regardless of context.

We recognize that a tremendous amount of work has been done on this application by the applicant and staff, and were unaware of the application until this week. There may well be issues or discussions that we are unaware of that would affect our conclusions, but we felt it important to respond quickly given the short notification period. We live in [REDACTED] s.22(1).

The proposed rezoning of 6779 Dufferin Ave is based upon four assumptions or claims that we consider to be debatable or misleading:

1. That the application complies with the Official Community Plan. The staff report notes that “Policy 2.1.1 allows consideration of site-specific applications to enable the development of smaller houses on smaller lots in existing detached residential areas.”

- The current lot is 1039 sq. m. (11,189 sq. ft), 38% less than that required for subdivision, a very significant reduction.
- In the recent Neighborhood Character Working Group Report, a recommendation to change the zoning to allow for more infill in existing neighbourhoods, suggested a reduction of 5% - 10% in required lot size to allow division of lots larger than typical on the street to increase the number of lots but to keep the resulting lots’ size to be reasonably close to those surrounding and encourage “compatibility with other homes”. Nowhere near a 38% relaxation.

2. That the lot could be developed under current zoning with one large house out of keeping with others in the area. Instead, two smaller houses would be more compatible with the streets.

- The misleading aspect of this is that it compares a new house with long existing homes, not new homes that would be built over time. And it implies that much smaller lots are the norm in this area.
- The report states that lots within a 100 metre range of the site vary in size from 416 sq. m. (4478 sq. ft.) to 1903 sq. m. (20,483 sq. ft.). In fact, almost all lots on that part of Marine Drive and Dufferin Ave over the 9,000 sq. ft. The smaller “lots” on the Rockwoods Estate are technically small because 67,000 sq. ft. of that mid-1980’s subdivision was dedicated as common green area. Their overall size is over 9,000 sq. ft. Short parts of Copper Cove and Hycroft north of Marine Drive are anomalies from a distant past, and their character is quite different from both Dufferin and Marine, or actually anywhere else in Whytecliffe.

- The argument of increased compatibility with existing lots and houses is also misleading. Future replacement homes are likely to conform to the zoning and be the same size as one new home on 6779 would be. And recently built nearby homes on that block of Dufferin on 9,000 sq. ft. + lots are not out of scale with the existing older homes.
- The current zoning allows a FAR of 0.35 ( a 3,916 sq. ft. home ) on the current 11,189 sq. ft. site. The application plans state that the allowed FAR is 2,550 sq. ft. on each of the two small lots (smaller lots are allowed more FAR than 0.35). So while the proposed buildings add up to about 3932 sq. ft shown on the plans, the proposed zoning to smaller lots would provide up to 5,100 sq. ft. We are not sure if a Development Permit could limit future applications for a larger house or additions.

3. That the lots and houses line up with others on the streets.

- The housing does not line up with existing homes in that the combined front and rear yards are 10 feet less than required. However, the very restricted building envelopes create buildings that are very shallow.
- The existing lot, with 30 foot setbacks from Marine Dr and from Dufferin Ave, allows 94 feet of remaining lot depth to accommodate the house. The proposed two lots, each with front and rear yards of 25 feet, allows 54 feet of depth to accommodate the same square footage of house. So without rezoning, the current lot size provides a greater opportunity for positioning a home that provides more open space, or more open space and height configurations, like the current one storey home. The result could be substantial greater setbacks from the streets.
- The reduced lot depth per site would actually have more impact on the streetscape because the building facades are forced to occupy the entire lot width, and 5 feet closer to each street.

4. That the homes would be more affordable.

- One would expect that the two proposed new homes would sell for less than one larger home, on a larger lot. However, a 9,000 sq. ft lot in the area already sells for less than new homes on the larger lot single family homes in the surrounding District, and Whytecliffe is a more affordable area currently.
- With an 11,189 sq. ft , double fronting lot, it would be equally beneficial for affordability to consider a new home with a secondary “coach house”. And there would be a greater difference in site scale with a main house and a deliberately smaller accessory home. It would be somewhat similar to the concept proposed, but would not require rezoning, would not establish a precedent of dramatically reducing required lot sizes on a street, and would provide a rental option.

Sincerely

s. 22(1)

Sent from [Mail](#) for Windows 10

## **Re: Proposed Rezoning of 6779 Dufferin Ave – Zoning Amendment 5106**

The Whycliffe neighbourhood is made up of a variety of lot sizes, some not complying with the current zoning bylaw minimums, but is characterized overall as naturally forested with moderately sized homes. Based upon the information we have, we do not believe that the proposed subdivision is consistent with the Official Community Plan policy on infill or the neighbourhood character, and believe that it actually sets a precedent for future subdivisions in West Vancouver, suggesting that two homes is better than one regardless of context.

We recognize that a tremendous amount of work has been done on this application by the applicant and staff, and were unaware of the application until this week. There may well be issues or discussions that we are unaware of that would affect our conclusions, but we felt it important to respond quickly given the short notification period. We live in [REDACTED] s.22(1).

The proposed rezoning of 6779 Dufferin Ave is based upon four assumptions or claims that we consider to be debatable or misleading:

**1. That the application complies with the Official Community Plan. The staff report notes that “Policy 2.1.1 allows consideration of site-specific applications to enable the development of smaller houses on smaller lots in existing detached residential areas.”**

- The current lot is 1039 sq. m. (11,189 sq. ft), 38% less than that required for subdivision, a very significant reduction.
- In the recent Neighborhood Character Working Group Report, a recommendation to change the zoning to allow for more infill in existing neighbourhoods, suggested a reduction of 5% - 10% in required lot size to allow division of lots larger than typical on the street to increase the number of lots but to keep the resulting lots' size to be reasonably close to those surrounding and encourage “compatibility with other homes”. Nowhere near a 38% relaxation.

**2. That the lot could be developed under current zoning with one large house out of keeping with others in the area. Instead, two smaller houses would be more compatible with the streets.**

- The misleading aspect of this is that it compares a new house with long existing homes, not new homes that would be built over time. And it implies that much smaller lots are the norm in this area.
- The report states that lots within a 100 metre range of the site vary in size from 416 sq. m. (4478 sq. ft.) to 1903 sq. m. (20,483 sq. ft.). In fact, almost all lots on that part of Marine Drive and Dufferin Ave over the 9,000 sq. ft. The smaller “lots” on the Rockwoods Estate are technically small because 67,000 sq. ft. of that mid-1980's subdivision was dedicated as common green area. Their overall size is over 9,000 sq. ft. Short parts of Copper Cove and Hycroft north of Marine Drive are anomalies from a distant past, and their character is quite different from both Dufferin and Marine, or actually anywhere else in Whytecliffe.

- The argument of increased compatibility with existing lots and houses is also misleading. Future replacement homes are likely to conform to the zoning and be the same size as one new home on 6779 would be. And recently built nearby homes on that block of Dufferin on 9,000 sq. ft. + lots are not out of scale with the existing older homes.
- The current zoning allows a FAR of 0.35 ( a 3,916 sq. ft. home ) on the current 11,189 sq. ft. site. The application plans state that the allowed FAR is 2,550 sq. ft. on each of the two small lots (smaller lots are allowed more FAR than 0.35). So while the proposed buildings add up to about 3932 sq. ft shown on the plans, the proposed zoning to smaller lots would provide up to 5,100 sq. ft. We are not sure if a Development Permit could limit future applications for a larger house or additions.

### **3. That the lots and houses line up with others on the streets.**

- The housing does not line up with existing homes in that the combined front and rear yards are 10 feet less than required. However, the very restricted building envelopes create buildings that are very shallow.
- The existing lot, with 30 foot setbacks from Marine Dr and from Dufferin Ave, allows 94 feet of remaining lot depth to accommodate the house. The proposed two lots, each with front and rear yards of 25 feet, allows 54 feet of depth to accommodate the same square footage of house. So without rezoning, the current lot size provides a greater opportunity for positioning a home that provides more open space, or more open space and height configurations, like the current one storey home. The result could be substantial greater setbacks from the streets.
- The reduced lot depth per site would actually have more impact on the streetscape because the building facades are forced to occupy the entire lot width, and 5 feet closer to each street.

### **4. That the homes would be more affordable.**

- One would expect that the two proposed new homes would sell for less than one larger home, on a larger lot. However, a 9,000 sq. ft lot in the area already sells for less than new homes on the larger lot single family homes in the surrounding District, and Whytecliffe is a more affordable area currently.
- With an 11,189 sq. ft , double fronting lot, it would be equally beneficial for affordability to consider a new home with a secondary “coach house”. And there would be a greater difference in site scale with a main house and a deliberately smaller accessory home. It would be somewhat similar to the concept proposed, but would not require rezoning, would not establish a precedent of dramatically reducing required lot sizes on a street, and would provide a rental option.

Sincerely

**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, June 20, 2021 6:35 PM  
**To:** MayorandCouncil  
**Subject:** Two Happy Women Having the Time of Their Lives During a Pandemic

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 Everyone

A memory of the past!



Despite the pandemic, people thronged the beach and boardwalk at Coney Island in July 1957.

Regards

[REDACTED] s. 22(1)

Sent from my iPad

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 21, 2021 10:53 PM  
**To:** MayorandCouncil  
**Subject:** Review of Lighting Bylaw For New LED Installs; Staff Communications

**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.

June 21, 2021

Dear Mayor Booth and Members of West Vancouver Council,

I am writing to request that WV District amend the Good Neighbour Bylaw to include regulations around the installation of the now required replacement of incandescent lighting to LEDs over the coming years as the 2025 deadline approaches. In short, based on my recent experience with LEDs, the answer to LED lighting trespass is not to have WV residents install black out curtains, a position surprisingly endorsed or condoned by WV Bylaw, but to regulate and require appropriate and informed LED installations.

The effects of excessive, inappropriately installed LED lighting is medically very well documented by major universities globally, which I provided to WV Bylaw in particular the research by Vancouver Coastal Health. The effects of excessive LEDs include insomnia, anxiety and headaches which runs counter to property managers and hyper-security minded people and the like who see LEDs as cheap and novel and the more the better - without accounting for human and wildlife health.

As LEDs proliferate throughout the district there could be many people suffering the ill effects from excessive LED lighting improperly installed without realizing the cause is LEDs. Certainly wildlife, already vulnerable some to the point of extinction, will be harmed.

Based on my recent experience (all documented at WV District) without regulations requiring LED installers to install appropriate LEDs that meet the Vancouver Coastal Health medical guidelines for LEDs, WV residents are at the mercy of Strata Councils, Property Managers and neighbours.

WV Bylaw's concerning, well documented interpretation or position on the current Good Neighbour Bylaw is that, even if the LED installer/light trespasser admits in writing that the LEDs they installed require their neighbour to install black out curtains to shield themselves from the LED light (denying their neighbour quiet enjoyment of their view and air circulation through their windows) it is not nuisance lighting under the Good Neighbour Bylaw. Respectfully, that makes no sense and I continued to pursue this through VCH.

VCH opened a file with WV Bylaw on my behalf after Bylaw closed my complaint. VCH recommended in my LED configuration situation that inexpensive east to install diffuser tape to reduce the LED glare would probably make the LEDs tolerable. However, Bylaw closed the VCH complaint on my behalf without explanation. No thanks to WV Bylaw but rather to some voluntary housing experts who assisted me in pursuing this issue with the building, as VCH had indicated, an approximately \$10 and ½ hour install solution of diffuser tape to reduce the well known LED glare was all that was needed to make the LEDs at my window tolerable. Of course there are many parameters and diffuser tape is not the sole solution, but an important one.

This resolution only came after a year of living with the health effects of LEDs, research and distress, and determination. I am concerned that for example elderly WV residents will not always know where to go to get a resolution as I did, or even recognize the effects of LEDs or know what to do about it.

Last, when I was unable to obtain some basic information from staff about the processing of my complaint, I made an FOI. Consequently, I read some concerning emails by staff in the resulting FOI package. One email in particular was among high level staff members. In it, there was false and mocking commentary about me. The cavalier and condescending attitude by staff is frankly shocking. I will be writing to the District separately to have the false statements investigated for their source and retracted. For anyone who read it: what is true is that I politely and respectfully speak up for wildlife, conservation and other issues where I think my input might be helpful as I have done here regarding LEDs. I make no apology for it, and I will continue to do so undeterred by some staff members who view it as a nuisance.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

s. 22(1)

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 22, 2021 9:17 AM  
**To:** MayorandCouncil  
**Cc:** Kevin Spooner; Jim Bailey; Sheryl LeBlanc  
**Subject:** Re: Collingwood's illegal garbage shack

**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.

Despite the District notice, a garbage truck arrived today again, business as usual...

Evidently the District does not govern this part of West Vancouver. Glenmore neighbourhood. Collingwood does!

[REDACTED] s. 22(1)

On Mon, Jun 21, 2021 at 7:16 PM [REDACTED] s. 22(1) wrote:

Mrs. LeBlanc,

Further the previous notification regarding the garbage truck,

please be informed that despite the District notice posted on the gate, Collingwood continues using garbage bins inside this illegal enclosure.

Today I spoke to their cleaning lady. She told me that nobody told her that she should not use these bins.

[REDACTED] s. 22(1)

**From:** s. 22(1)  
**Sent:** Tuesday, June 22, 2021 4:22 PM  
**To:** MayorandCouncil; Michelle McGuire; Jim Bailey  
**Subject:** Fwd: Subdivision at 5826

**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.

5826 Eagle Island

My Response to recent Islanders recent emails

Dear Neighbours,

In emails from neighbours at s.22(1), they indicate there are other large lots equally viable for subdivision. They fail to consider zoning requirements of 30 ft. front yard and rear yard setbacks for each lot (i.e. 120 ft of property for two lots), side yard setbacks, existing dwellings, and topography. Additionally, any new lot must have a minimum 30 ft building area on any side and minimum area of 2000sq.ft. (67 ft. min in width)

Our Notice in the North Shore News, required by the District, detailed our proposal to create two in-context lots; a waterfront lot of over half an acre (23,322 sq.ft.) and a view lot of over one third of an acre (15,051 sq.ft.). Even the smaller of these two lots exceeds the size of half of all lots on Eagle Island. We stated that this subdivision could not be duplicated on Eagle Island. If anyone can provide details of a similar potential subdivision please do so.

We absolutely refute s. 22(1) assertion that he was unaware that Coach Houses or subdivisions were being considered on our near one acre lot, s. 22(1) has forgotten s.22(1) called us BEFORE they removed subjects to discuss s.22(1) and our pending coach house application.

s. 22(1) commented that our new house is "much larger and will impact the neighbours" The new house is 541 sq. ft. larger than our existing home and sits on the same site. The new house on the view lot could accommodate a small family, or for all we know a single person may purchase the view lot. While we welcome real concerns, the hysteria is unhelpful.

Hope everyone is enjoying the great weather.

s. 22(1)

s. 22(1)

West Vancouver

s. 22(1)

**From:** West Vancouver Chamber of Commerce <info@westvanchamber.com>  
**Sent:** Tuesday, June 22, 2021 6:21 PM  
**To:** MayorandCouncil  
**Subject:** ! Small and Medium Sized Business Recovery Grant

**CAUTION:** This email originated from outside the organization from email address bounce-mc.us11\_44199129.4890509-38312f49a4@mail102.suw131.mcsv.net. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

## Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, please [unsubscribe](#)



West Vancouver Chamber of Commerce

[View this email in your browser](#)





## Small and Medium Sized Business Recovery Grant

Grants of \$10,000 to \$30,000 are available to small and medium sized B.C. businesses impacted by COVID-19. An additional \$5,000 to \$15,000 grant is available to eligible tourism-related businesses.

Businesses that have not yet applied for the Small and Medium Sized Business Recovery Grant program are encouraged to visit the following website at: [www.gov.bc.ca/businessrecoverygrant](http://www.gov.bc.ca/businessrecoverygrant) to learn more and apply if they believe they are eligible. This webpage has the information and resources needed to be successful in the application process, along with a link to the application.

**Applications are closing at 11:59 pm on July 2, 2021**

If you have any questions or need help, including language translation and interpretation support, call 1-833-254-4357 or email to: [BusinessRecoveryGrantProgram@gov.bc.ca](mailto:BusinessRecoveryGrantProgram@gov.bc.ca).

---



**Join now!**

Develop valuable connections that lead to business growth and personal success. Access Chamber benefits only available to members.

[Membership pays for itself...](#)



## **SPONSORSHIP OPPORTUNITIES**

**Promote your business and help support the Chamber. Sponsor an event!**

The West Vancouver Chamber of Commerce offers a variety of sponsorship opportunities that provide your business with the chance to be front and center in our community. Sponsors are an important part of our events! For further info: [SPONSORSHIP](#)

 Facebook

 Instagram

 Website

 LinkedIn

*Copyright © 2021 West Vancouver Chamber of Commerce, All rights reserved.  
You are receiving this email because you opted in at our website.*

**Our mailing address is:**  
West Vancouver Chamber of Commerce  
2235 Marine Drive  
West Vancouver, Bc V7V 1K5  
Canada

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#)

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Thursday, June 17, 2021 2:49 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Letter from MP Patrick Weiler - Social Development Partnerships Program  
**Attachments:** Letter from MP Patrick Weiler - Social Development Partnerships Program.pdf

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

Good afternoon,

Please find attached a letter from MP Weiler regarding the ongoing application intake for the Social Development Partnerships Program.

Sincerely,



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



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

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

June 17, 2021

Dear Friends & Neighbours,

The pandemic has affected all Canadians over the past year, and families, children and youth have been among those most negatively impacted. Adapting to working remotely for some, adjusting to on-line school for others, and the lack of connection with friends, extended family and other social networks have created significant additional pressures on families.

That is why the Government of Canada launched two calls for proposals for a total of up to \$39 million over five years for projects to support financial empowerment and the social inclusion of vulnerable children and youth. **The funding will be provided through the Children and Families component of the [Social Development Partnerships Program \(SDPP\)](#).** Eligible organizations can apply for up to \$3 million in funding to support projects that focus on one of two objectives:

- [Financial Empowerment](#): services and supports to help increase the financial wellbeing of low-income adults; or,
- [Social Inclusion of Vulnerable Children and Youth](#): services and supports to help increase the social inclusion of children and youth who may be experiencing impacts to their physical and mental wellbeing due to social isolation.

Organizations can apply for only one of the two calls for proposals and are encouraged to review the applicant guides for more information: (1) [Financial Empowerment – Applicant Guide](#) and (2) [Social Inclusion of Vulnerable Children and Youth – Applicant Guide](#)

**Proposals must be submitted by July 6, 2021 at 9:00 a.m. PST.** If you have any questions, please do not hesitate to reach out to our office. We are happy to assist with your application in any way that we can.

Sincerely,

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

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Thursday, June 17, 2021 3:06 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Letter from MP Patrick Weiler - Government of Canada launches consultation on federal policy definition of senior abuse  
**Attachments:** Letter from MP Patrick Weiler - Government of Canada launches consultation on federal policy definition of senior abuse.pdf

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

Good afternoon,

Please find attached a letter from MP Weiler regarding the launch of an online consultation on a federal policy definition of senior abuse.

Sincerely,



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



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

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

June 17, 2021

Dear Friends & Neighbours,

This week, the Minister of Seniors, the Honourable Deb Schulte, **announced the launch of consultations with experts, stakeholders and Canadians on a definition of senior abuse.** The creation of a federal policy definition of senior abuse will support more consistent and informed awareness and prevention activities, data collection, as well as program and service delivery. [An online consultation portal is now open until the consultation concludes on July 22, 2021, and we encourage all interested organizations to participate.](#)

On June 22, the Government will hold two virtual national roundtables, hosted by Minister Schulte, Minister of Justice and Attorney General of Canada David Lametti, and Parliamentary Secretary to the Minister of Seniors Stéphane Lauzon. Five virtual regional roundtables will be hosted by Parliamentary Secretary Lauzon, in collaboration with the National Seniors Council. The regional roundtables will ensure that diverse voices from across Canada are represented. After the consultations close, a “What we heard” report will be released and a draft definition will be circulated to partners for feedback before the definition is released.

The consultations build on recent federal investments to combat senior abuse. Justice Canada has provided more than \$800,000 through its Victims Fund to support public legal education information projects with nine organizations to produce materials that are specifically designed to reach seniors, and those responsible for their care, on the issue of senior abuse and neglect. Budget 2021 invested \$50 million for the Public Health Agency of Canada to design and deliver interventions that promote safe relationships and prevent family violence, including elder abuse. Senior abuse was also discussed at the recent virtual stakeholder symposium, [“The Future of Aging in Canada,”](#) hosted by the Federal/Provincial/Territorial Ministers Responsible for Seniors Forum.

If you have any questions about the online consultation, please reach out to our office and we would be more than happy to assist you.

Sincerely,

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

*Constituency* *Ottawa*

6367 Bruce Street Suite 282, Confederation Building

West Vancouver 229 Wellington Street, Ottawa

British Columbia V7W 2G5 Ontario K1A 0A6

Tel.: 604-913-2660 | Fax.: 604-913-2664 Tel.: 613-947-4617 | Fax.: 613-847-4620

**From:** Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>  
**Sent:** Thursday, June 17, 2021 3:24 PM  
**To:** Weiler, Patrick - M.P.  
**Subject:** Letter from MP Patrick Weiler - Agricultural Clean Technology Program  
**Attachments:** Letter from MP Patrick Weiler - Agricultural Clean Technology Program.pdf

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

Good afternoon,

Please find attached a letter from MP Weiler regarding the application launch for the Agricultural Clean Technology Program.

Sincerely,



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



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Patrick Weiler*

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

June 17, 2021

Dear Friends & Neighbours,

Farmers and agri-businesses in British Columbia and across Canada are leaders in climate-smart agriculture, finding new ways to make their operations more sustainable. To help them continue towards a low-carbon economy, the Government of Canada is supporting the research, innovation and adoption of clean technologies, with a focus on those that advance the bioeconomy. **Today, on behalf of the Minister of Agriculture and Agri-Food, the Honourable Marie-Claude Bibeau, I announced that the new \$165.7-million Agricultural Clean Technology Program is now open to applicants.**

This new program provides farmers and agri-businesses with access to funding to help develop and adopt the latest clean technologies to reduce greenhouse gas (GHG) emissions and enhance their competitiveness. It will prioritize projects in three areas including the bioeconomy, which employs technologies that use agricultural waste and by-products for energy and bio-product generation. The new program has two funding streams:

- The **Adoption Stream** will support the purchase and installation of proven clean technologies and solutions that show meaningful reductions in GHG emissions.
- The **Research and Innovation Stream** will support pre-market innovation including research, development, demonstration and commercialization of agricultural clean technologies.

Applications will be accepted on a continuous basis until funding has been fully committed or otherwise announced by the program. **For more information about eligibility and to apply, visit [Agricultural Clean Technology Program: Research and Innovation Stream](#) or [Agricultural Clean Technology Program: Adoption Stream](#).**

If you have any questions about the program, please do not hesitate to reach out to our office. We stand ready to assist you in any way that we can.

Sincerely,

A handwritten signature in blue ink, appearing to be 'P. Weiler'.

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

*Constituency* *Ottawa*

6367 Bruce Street Suite 282, Confederation Building  
West Vancouver 229 Wellington Street, Ottawa  
British Columbia V7W 2G5 Ontario K1A 0A6

Tel.: 604-913-2660 | Fax.: 604-913-2664 Tel.: 613-947-4617 | Fax.: 613-847-4620

**From:** Christie Rosta  
**Sent:** Wednesday, June 16, 2021 5:19 PM  
**To:** [REDACTED] s. 22(1)  
**Cc:** MayorandCouncil  
**Subject:** Arts Facility Planning

Dear Ms. Chalmers,

Thank you for your email to Mayor and Council dated June 8, 2021 regarding your inquiry about the arts facility planning. Your letter has been referred to me for a response.

To clarify and answer your questions related to the Silk Purse and Music Box, the current plan is to demolish and remove both of the buildings as part of the Ambleside Waterfront Plan, which was adopted by Council.

Demolition and removal is still some time in the future, and it is possible that a third party or group may propose to relocate the Silk Purse. Council has not made any decisions to relocate it, but remain open to the possibility.

They will not be demolished until the programs they host are relocated, perhaps to a new Arts and Culture Centre.

It is anticipated that the Art Museum and all services from the Music Box and Silk Purse will be relocated to a new Arts & Culture Centre. If a site is selected for the Arts & Culture Centre, and if the planning proceeds to the next phase, discussions will commence regarding the future of Gertrude Lawson House. These discussions will include facility user groups and consultation with the community, and will consider many scenarios for the house and property.

The 2019 maintenance operating costs for Music Box, Silk Purse and Gertrude Lawson House is \$76,700. These public facilities are in poor condition and slated to be replaced and therefore minimal resources are invested on an annual basis.

The misinformation circulating in the community referred to by Mayor Booth was sent to Mayor and Council as correspondence. The correct information can be found online at [westvancouverite.ca/artsplanning](http://westvancouverite.ca/artsplanning). The misinformation was addressed for the public in the Mayor's newsletter, which was emailed to a distribution list, posted on the website and widely circulated via social media.

Regards,

Christie Rosta

**Christie Rosta**  
Cultural Services Manager | District of West Vancouver  
t: 604.913.2777 | c. 604.374.1779 | [westvancouver.ca](http://westvancouver.ca)



---

**From:** judy c [REDACTED] s. 22(1)  
**Sent:** Sunday, June 13, 2021 8:23 PM  
**To:** MayorandCouncil; Mary-Ann Booth  
**Cc:** Bill Soprovich; Craig Cameron; Nora Gambioli; Marcus Wong; Peter Lambur; Sharon Thompson  
**Subject:** Mayor's Update: Special Edition - Arts and Culture Centre Site Selection | District of 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.

Dear Mayor Booth,

Thank you for your June 9, 2021 Mayor's Update on the Arts and Culture Centre Site Selection. I do have some questions that I hope you will answer.

My first questions have to do with the Silk Purse, Music Box, and the Art Museum.

On westvancouverite it is stated that these three buildings 'are old buildings that were built for residential purposes. They were never designed to be used as public spaces. They are past the end of their useful lives and it would be very expensive to renovate or rebuild them. In the Q&A it states ' they (the Silk Purse and Music Box ) will not be demolished until the programs they host are relocated, perhaps to a new Arts and Culture Centre.'

BUT... in your Mayor's Update you stated ' In fact , there will be more green space than ever when a new home is found for the Silk Purse to protect it from flooding; and the Music Box is permanently removed from the waterfront.'

Would you please explain what you mean about the Silk Purse?

Has a decision now been made to move the Silk Purse to protect it from flooding?

If so, has that decision been endorsed by Council and when would that have been? And if so, what are the costs associated with the move?

Will the Music Box , 'being permanently removed' , mean it will be demolished?

On westvancouverite it states that ' If a new Arts and Culture Centre is built all programming in these facilities ( referred to as three unsuitable facilities) would be moved to that location.'

What are the plans for the existing building, the Gertrude Lawson house, housing the WV Art Museum when it is no longer functioning as an Art Museum?

Will there still be ongoing maintenance costs?

Westvancouverite states 'that the operating costs for a new facility would be partially offset by the discontinued operation of three existing residential buildings being used for arts programming, ' It goes on to state that the Operating and Annualized Capital Maintenance Costs for the Arts Facility would be \$1.2M What was the annual operating and maintenance costs for the 3 buildings , the Silk Purse, Music Box, and Art Museum, prior to Covid?

In your Update you stated that you 'would like to address some of the misinformation that's been circulating in the community since the survey was launched.'

What are the details of this misinformation?

Where is it circulating ( websites, print materials, newspapers etc.? ) ?

How is any of this misinformation being addressed for the public?

Thank you for your time, and I look forward to answers to my questions.

Respectfully submitted,

Judy Chalmers ( do not redact my name )

s. 22(1)

West Vancouver s. 22(1)

[https://secure-web.cisco.com/1vx8c7N0IJ3TbxGmSHrPfJ-\\_z7Gqvu4WY1iE3yh0oB8J5uzxQvtK70vTzNFFxmCdGbo\\_XlgBIRkoG8VHphW7McxuZLqJlzxRGzkU9lgqr3WS4hPp93l6UdFmgPDXpHFlvZUy9zvxKiZYqQU6XE3yGs7BxrquziQkY00OVwnl74khni9-tWQYtTU9aJYN-hsaP2uZWg5DKDAWtZtX7pTO2W5r8Erxx4XwijtjTR3za\\_mDWTtjle2tUqhvKu-tcxt8z5b4fwZZk0R0YsQZp0fg0dM7bPomlI93XyZcQ2jxGRc5JdLPxGeKuE8G8vBnxKJ5EbwSWvO\\_uCq-6u\\_oaBELQA/https%3A%2F%2Fwestvancouver.ca%2Fnews%2Fmayors-update-special-edition-arts-and-culture-centre-site-selection](https://secure-web.cisco.com/1vx8c7N0IJ3TbxGmSHrPfJ-_z7Gqvu4WY1iE3yh0oB8J5uzxQvtK70vTzNFFxmCdGbo_XlgBIRkoG8VHphW7McxuZLqJlzxRGzkU9lgqr3WS4hPp93l6UdFmgPDXpHFlvZUy9zvxKiZYqQU6XE3yGs7BxrquziQkY00OVwnl74khni9-tWQYtTU9aJYN-hsaP2uZWg5DKDAWtZtX7pTO2W5r8Erxx4XwijtjTR3za_mDWTtjle2tUqhvKu-tcxt8z5b4fwZZk0R0YsQZp0fg0dM7bPomlI93XyZcQ2jxGRc5JdLPxGeKuE8G8vBnxKJ5EbwSWvO_uCq-6u_oaBELQA/https%3A%2F%2Fwestvancouver.ca%2Fnews%2Fmayors-update-special-edition-arts-and-culture-centre-site-selection)

Sent from my iPhone

---

**From:** Sheryl LeBlanc  
**Sent:** Thursday, June 17, 2021 3:11 PM  
**To:** firstmusicltd@gmail.com  
**Cc:** MayorandCouncil  
**Subject:** Signage Inquiry

Good Afternoon Michael,

Thank you for your email which has been forwarded to me for review.

This pandemic has been very challenging to navigate through, especially for small business owners such as yourself.

I have reviewed the information you have submitted regarding the West Vancouver Youth Band and, in response to your concerns, we have been in contact with them.

Although the West Vancouver Youth Band is a non-profit business and would be eligible to apply for a permit to allow short term placement of these signs, they have advised they will have these signs removed.

If you observe further sign contraventions, please feel free to contact the bylaw department directly at 604-925-7152 and we can look into the matter.

Sincerely,

**Sheryl LeBlanc**  
Manager, Bylaw & Licensing Services | District of West Vancouver  
d: 604-925-7459 | [westvancouver.ca](http://westvancouver.ca)

.....

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

**From:** firstmusicltd@gmail.com  
**Sent:** Monday, June 14, 2021 6:32 PM  
**To:** MayorandCouncil  
**Cc:** Bylaw Dept  
**Subject:** Going to North Shore News soon: illegal signage posted by the city of West Vancouver - a disgrace

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

Dear all,

We have had many challenges over the past 2 years. Your help and support for small businesses in west Vancouver means a lot. However when I see the city of west Vancouver competing with small businesses in an unfair manner it hurts my heart. How can this be possible! We are paying property taxes each month. We have less advertising rights than the city of west Vancouver!! This is a disgrace.

So the main problem is the Rec Center of the city of west Vancouver. A program called WVYB at the Rec Center, 604-921-3412, <https://wvyb.ca/en/contact>

The person and or organization of WVYB (which offers music lessons), our competition, is placing signs all over west Vancouver. All around us. To a point that I am traumatized by this action. We are allowed to put one sign outside and that is our sandwich board saying we offer music lessons. However city of west Vancouver has put signs on grass, on Ambleside, silk purse studio, on Bellevue, on 15<sup>th</sup>, 21<sup>st</sup>!! On people's private property as well!! so the actions of the manager who runs this program lies on the should of the Mayer of City of West Vancouver and bylaw.

Last year on September-30-20 5:47 PM, I have emailed the bylaw department. After several emails going back and forth signs were taken down after 30 days. Bylaw staff were telling me that this matter is not urgent and they didn't attend to it as fast. Last week I saw the signs go back up again all over west Vancouver. So this means that either bylaw didn't do their job correctly or this is done on purpose to see if I will complain again. Rest assured that other business that offer Music Lessons are very unhappy with this matter. However they see themselves as powerless as they believe that they cannot do anything.

I believe that it is time for this matter to go to the North Shore News and inform the public of how the city of west Vancouver is hurting small business by practicing unfair advertising to their advantage. We have to spend so much money, pay google for advertising and the city of west Vancouver gets a free ride by posting signage all over west Vancouver for free.

**I have asked bylaw to allow us to do the same and they said they will give us a ticket for posting signs as such.**

I have copied my correspondence with the city of west Vancouver bylaw from last year below. Should you wish to read it you can. I will be providing those to North Shore news next week unless I hear back from the Council this time. Bylaw has failed me and other businesses in West Vancouver that run a music school. We have suffered greatly this year. The unfair advertising actions of west Vancouver is a disgrace and shall be heard by the public.

If you do wish to contact me, you can however please do so after all of the signs of Rec Center have been removed otherwise we have nothing to discuss.

Regards,

Michael Sayyad  
778-987-4266  
Music Gallery  
1468 Marine Dr  
West Vancouver, BC, V7T1B7  
[WWW.VANCOUVERMUSICGALLERY.COM](http://WWW.VANCOUVERMUSICGALLERY.COM)



Hi Julia,

I appreciate the email. Yes he did call me.

Thanks you support and understanding.

I appreciate it

Regards,

Michael Sayyad  
778-987-4266  
Music Gallery  
1468 Marine Dr  
West Vancouver, BC, V7T1B7  
[WWW.VANCOUVERMUSICGALLERY.COM](http://WWW.VANCOUVERMUSICGALLERY.COM)



**From:** Julia Pinnock <[jpinnock@westvancouver.ca](mailto:jpinnock@westvancouver.ca)>

**Sent:** October-22-20 10:29 AM

**To:** [firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com)

**Subject:** RE: Follow up FW: Music Lessons Signs without permit

Good morning Michael,

Thank you for your email. I have spoken with the officer who was looking into this issue, and it is my understanding that he has followed up with you and this matter has now been resolved.

Please let me know if you have any additional questions or concerns and I will do my best to assist you.

Best regards,

Julia Pinnock  
Bylaw and Licensing Clerk | District of West Vancouver  
Tel: 604-925-7152

**From:** [firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com) <[firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com)>  
**Sent:** Monday, October 19, 2020 10:28 PM  
**To:** Julia Pinnock <[jpinnock@westvancouver.ca](mailto:jpinnock@westvancouver.ca)>  
**Subject:** RE: Follow up FW: Music Lessons Signs without permit

Hi Julia,

Thank you very much for your reply back. I understand that you are extremely busy and short staffed. So I do appreciate your reply.

We pay a lot of taxes per month. So my expectation is for the particular officer in charge to look into this matter within a timely manner. This is not your fault. It's simply the city not helping us by reducing our property taxes and instead competing with us by putting signs every where. I believe the social media and north shore does deserve to know about this act. I sent the request 20 days ago and so far nothing has been done. Perhaps the title "City Breaking the Law by Competing with Businesses in West Vancouver During Covid-19 with an Unfair Advertising Campaign" would best describe the title of north shore news.

I understand that you guys have a lot on your plates but what is happening is simply a disgrace and I believe it is more urgent that someone not wearing mask or trying to give parking tickets to people. I will be contacting North Shore news next week Monday unless the signs are all gone by next week. Even if the Rec Center has received notice and the signs are still up I will be contacting North Shore News as the West Vancouver City is breaking it's laws.

Julia, prime time for our business is September 15<sup>th</sup> to November 10<sup>th</sup> for students signing up for lessons. We are suffering already due to Covid. This is the last thing that is causing stress to me and other teachers. They are pushing me to put signs on the grass just like the City of West Vancouver. I keep advising the teachers that this is illegal. They are pushing me because they don't have enough students and income to take care of their lives. Their income is a bit over \$1000 and 50% of last year so they are not getting government support either. Will the removal of signs help, maybe or maybe not! But at least I will not have more stress. Please help me resolve this issue as soon as you can.

Regards,

Michael Sayyad  
778-987-4266  
Music Gallery  
1468 Marine Dr  
West Vancouver, BC, V7T1B7  
[WWW.VANCOUVERMUSICGALLERY.COM](http://WWW.VANCOUVERMUSICGALLERY.COM)



**From:** Julia Pinnock <[jpinnock@westvancouver.ca](mailto:jpinnock@westvancouver.ca)>  
**Sent:** October-19-20 4:14 PM  
**To:** [firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com)  
**Subject:** RE: Follow up FW: Music Lessons Signs without permit

Good afternoon Michael,

Thank you for your email. I have let the officer who is looking into this matter know that you have followed up. Once they have had an opportunity to take a look and determine how best to proceed, they will contact you to provide you with an update.

For your information, the Bylaw and Licensing Department does have to address calls on a priority basis, with public safety and COVID-19-related issues coming first. This does result in some delay with regard to other types of calls, but we will absolutely be addressing this as soon as we are able.

If you have any questions or concerns, please do not hesitate to contact me.

Best regards,

Julia Pinnock  
Bylaw and Licensing Clerk | District of West Vancouver  
Tel: 604-925-7152

**From:** [firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com) <[firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com)>  
**Sent:** Friday, October 16, 2020 1:33 PM  
**To:** Bylaw Dept <[BylawDept@westvancouver.ca](mailto:BylawDept@westvancouver.ca)>  
**Subject:** Follow up FW: Music Lessons Signs without permit

Hi Julia,

It's been almost 2 weeks since my last email. I haven't heard back from you guys regarding these signs.

Could you kindly get back to me with an update or results? If they are allowed to put signs then we wish to do the same. I have 20 signs ready to be printed and made. It will go all over west Vancouver. On customer's lawns, homes and other public areas.

Regards,

Michael Sayyad  
778-987-4266

Music Gallery  
1468 Marine Dr  
West Vancouver, BC, V7T1B7  
[WWW.VANCOUVERMUSICGALLERY.COM](http://WWW.VANCOUVERMUSICGALLERY.COM)



**From:** [firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com) <[firstmusicltd@gmail.com](mailto:firstmusicltd@gmail.com)>  
**Sent:** September-30-20 5:47 PM  
**To:** [bylawdept@westvancouver.ca](mailto:bylawdept@westvancouver.ca)  
**Subject:** Music Lessons Signs without permit

Hi Julia,

Thank you very much for taking the time in talking to me today. I truly appreciate that. These signs are affecting me emotionally and psychologically during this tough economic times.

Attached you will find some pictures of signs that I have found today. There were 2 more on Marine drive, near Ambleside but they are gone today. Someone must have taken them.

Last week West Vancouver Rec Center Signs went up, near Ambleside, silk purse, 15<sup>th</sup> and Mathers and on 21<sup>st</sup>. But I can't find 21<sup>st</sup> now and Ambleside. I went out today to take pictures and I just realized that another business has posted signs next to WVYB signs advertising music lessons. So instead of complaining to you I guess they decided to go ahead and do it.

Mirloo is on 1353 Marine Drive, West Vancouver, 778 688 9234  
<https://www.mirloo.com/>

WVYB is at the Rec Center (604) 921-3412  
<https://wvyb.ca/en/contact>

A year after we opened our business in west Vancouver, Rec Center decided to add Music Lessons. Mirloo is also a new business in west Vancouver, so my assumption is that they both are not aware of the rules of posting signs without a permit. Both academies are for profit.

Thank you for your time and looking into this situation

Regards,

Michael Sayyad  
778-987-4266  
Music Gallery  
1468 Marine Dr  
West Vancouver, BC, V7T1B7  
[WWW.VANCOUVERMUSICGALLERY.COM](http://WWW.VANCOUVERMUSICGALLERY.COM)



Virus-free. [www.avast.com](http://www.avast.com)

**From:** Christie Rosta  
**Sent:** Thursday, June 17, 2021 5:08 PM  
**To:** s.22(1)  
**Cc:** MayorandCouncil  
**Subject:** Arts Facility Planning

Dear s.22(1),

Thank you for your email to Mayor and Council dated June 7, 2021 regarding your inquiry about the arts facility planning. Your letter has been referred to me for a response.

The Ferry Building Gallery is currently undergoing restoration and will reopen in the spring of 2022. The Ferry Building is a heritage building that functions as a gallery and arts facility for small gatherings and workshops. The Ferry Building programs were considered as part of the 2019 Arts & Culture Facilities Plan. The adjacent park space was also considered as a potential site for new arts facilities. However, due to the size of the waterfront lot, this option was not pursued. The Arts & Culture Facilities Plan recommended the Ferry Building continue to function as a satellite arts facility as there is enough demand for community visual art exhibition spaces.

The Klee Wyck Park site was included in the needs assessment during the development of the 2019 Arts & Culture Facilities Plan. The site was considered and rejected because it is in a remote, quiet residential neighbourhood and has poor access to public transportation and restricted vehicle access.

Both the Economic Development Plan and the Official Community Plan recommend situating an arts centre in the Ambleside-Dundarave business district to serve as a driver for revitalization and potentially link the business districts to the waterfront. The Klee Wyck Park site's location does not allow for integration with the business district.

After the Arts Facilities Advisory Committee determined that the Klee Wyck Park site would not be a viable site for an arts and culture centre, they formed a subcommittee to develop a short and long-term plan for Klee Wyck Park, which Council adopted on December 7, 2020.

Regards,

Christie Rosta

**Christie Rosta**  
Cultural Services Manager | District of West Vancouver  
t: 604.913.2777 | c: 604.374.1779 | [westvancouver.ca](http://westvancouver.ca)



---

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 7, 2021 12:14 PM  
**To:** MayorandCouncil  
**Subject:** Ambleside Art Center

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

Dear Council

I would like to add my voice to this project. Please do not allow an Art Center to be built in the park. This will take away the playing field and skateboard park, both of which are well used. Also it will affect ( take away business) from the cafes, coffee shops and gift shops on Marine Drive. What's wrong with the Ferry Building???

If we must have a new art center why not build it at Kleewick?

[REDACTED] s. 22(1)

---

**From:** Kevin Spooner <kspooner@westvancouver.ca>  
**Sent:** Tuesday, June 22, 2021 4:40 PM  
**To:** [REDACTED] s. 22(1); MayorandCouncil <MayorandCouncil@westvancouver.ca>  
**Cc:** Jim Bailey <jbailey@westvancouver.ca>; Sheryl LeBlanc <sleblanc@westvancouver.ca>  
**Subject:** RE: Collingwood's illegal garbage shack

Dear [REDACTED] s. 22(1),

I wanted to update you on the situation at Collingwood in regards to the garbage enclosure. On June 18th our Permits Department placed a Stop Work Order on the enclosure. This enclosure does not have a building permit and the location does not meet the required setback of 30 ft from the front property line. As with any unauthorized structure that we find in contravention with our Bylaws we give the owners a time frame of approximately 14 days to respond. They will need to apply for a building permit to relocate the structure or simply remove it. It appears that if they move this enclosure approximately 10 ft then it will comply with our regulations. We will require a survey to confirm this. I am waiting for correspondence and possibly drawings from Collingwood as to their intentions.

Kevin

**Kevin J Spooner**  
Senior Manager, Permits, Inspections and Land Development | District of West Vancouver  
d: 604-925-7247 | t: 604-925-7040 | [westvancouver.ca](http://westvancouver.ca)



*Municipal Hall is closed to the public due to COVID, but we continue to provide service by email, phone and onsite inspections.*

.....

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

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

---

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 22, 2021 9:17 AM  
**To:** MayorandCouncil  
**Cc:** Kevin Spooner; Jim Bailey; Sheryl LeBlanc  
**Subject:** Re: Collingwood's illegal garbage shack

**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.

Despite the District notice, a garbage truck arrived today again, business as usual...

Evidently the District does not govern this part of West Vancouver. Glenmore neighbourhood. Collingwood does!

[REDACTED] s. 22(1)

On Mon, Jun 21, 2021 at 7:16 PM [REDACTED] s. 22(1) wrote:

Mrs. LeBlanc,

Further the previous notification regarding the garbage truck,

please be informed that despite the District notice posted on the gate, Collingwood continues using garbage bins inside this illegal enclosure.

Today I spoke to their cleaning lady. She told me that nobody told her that she should not use these bins.

[REDACTED] s. 22(1)