

COUNCIL CORRESPONDENCE UPDATE TO SEPTEMBER 29, 2021 (8:30 a.m.)

Correspondence

- (1) September 22, 2021, regarding “Plan to build housing on South east corner of Marine Drive and Taylor Way” (Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5013, 2021; and Development Permit 16-035 for 657 & 675 Marine Drive and 660 Clyde Avenue) (Referred to the October 19, 2021 public hearing)**
- (2) 2 submissions, September 22 and 27, 2021, regarding Non-Medical Cannabis Retail**
- (3) September 23, 2021, regarding “reckless drivers”**
- (4) 2 submissions, September 24 and 27, 2021, regarding Gas Powered Leaf Blowers**
- (5) Grosvenor Strata Council, September 24, 2021, regarding Temporary Outdoor Business Areas**
- (6) September 26, 2021, regarding “Re Ancora Patio Junk Pile !”**
- (7) Surrey Board of Trade, September 27, 2021, regarding “SBOT INVITATION” (October 7, 2021)**
- (8) September 27, 2021, regarding “Plant 100,000 trees in West Vancouver”**
- (9) C. Peters, September 28, 2021, regarding “Cathy Peters' presentation to Global Virtual Summit on the Impact of Pornography on Youth and Children "Connect to Protect"- please attend; October 13-15, 2021.”**
- (10) September 28, 2021, regarding “fossil fuel non-proliferation treaty endorsement - time sensitive”**
- (11) September 28, 2021, regarding Proposed Arts & Culture Facility**
- (12) North Shore Pickleball Club, September 28, 2021, regarding “New Pickleball Courts in West Vancouver”**
- (13) Committee and Board Meeting Minutes – Design Review Committee meeting July 15, 2021**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.

From: [REDACTED] s. 22(1)
Sent: Wednesday, September 22, 2021 1:28 PM
To: correspondence
Subject: Plan to build housing on South east corner of Marine Drive and Taylor Way

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ATTENTION MAYOR AND COUNCIL

- >
- > I am appalled that even more traffic is going to be funnelled onto the worst bottleneck in the lower mainland, Marine Drive and Taylor Way. Undoubtedly we need more housing, BUT we need the infrastructure to service it FIRST.
- >
- > Even before the present high rises on The SW corner were built it has taken me 40 minutes from the west end of the lower bridge to access Marine Drive on several occasions.....a mere 100 meters.
- >
- > We need an UPPER, UPPER LEVELS highway to funnel ferry, Whistler/Pemberton to points east of Burnaby and beyond. I know it's too late,but expropriate the property and get on with it. The North Shore is fast becoming unlivable.
- >
- > A futile suggestion, as I know public input is window dressing for something you plan on pushing ahead in spite of public outcry . The underground parking for the development should have access to the Park Royal overpass on the north side. This would reduce traffic flow onto Taylor Way, and facilitate access to shopping and Marine Drive west of Taylor Way without entering the jam at the corner. At present it is extremely difficult to Access Taylor Way south, safely from Clyde.
- >
- > [REDACTED] s. 22(1)
- > West Vancouver. [REDACTED] s. 22(1)
- > [REDACTED] s. 22(1)
- >
- > Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Wednesday, September 22, 2021 9:12 PM
To: correspondence
Subject: 1453 Bellevue Ave. - Private store

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Hello Mayor and Council,

I am reaching in support of the Cannabis Retail application for 1453 Bellevue Avenue.

I have been lucky enough to call West Vancouver home raised on [REDACTED] s.22(1). I am a strong believer in community supporting local retail and restaurants. I fully support those involved in the process of opening a private marijuana store on 1453 Bellevue Ave. The owners are professional and I would expect a thought out consumer experience along with a respect and understanding for the neighbours in the area.

I believe a local operator would be far more beneficial than a government or chain business.

Thank you,

[REDACTED] s. 22(1)

West Vancouver, BC

From: s.22(1)
Sent: Monday, September 27, 2021 11:09 PM
To: Megan A. Roberts; Planning Department; correspondence
Subject: Petition in support of cannabis part
Attachments: Petition names for cannabis in Dundarave .pdf; Petition names for cannabis in Dundarave part 2.pdf; Petition letter for cannabis in Dundarave.pdf

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Dear Mayor, Council and Staff of West Vancouver,

Attached herein are the names, contact information and details that were discussed during our petitions that were executed at Dundarave Pier on the following dates and times:

September 5th 3pm-5pm

September 7th 5pm-7pm

September 12th 12:30pm-3pm

September 19th 2pm-4pm

September 26th 3pm-5pm

Should door to door have been a viable option in Dundarave Village we would have done the work. Unfortunately the seaside residents are gated and the apartment buildings not accessible, thus we came to the conclusion that the Dundarave Pier was an accessible option to connect with those enjoying Dundarave whether they be residents of West Vancouver or neighboring communities they were in the Dundarave Village enjoying the seawall, park, and local businesses.

If there are any questions please contact me at your convenience.

Sincerely,

s.22(1)

September 2021

Dear Mayor, Council and Staff,

Re: Temporary Use Permit for non-medical cannabis retail at 103 - 2433 Bellevue Avenue, West Vancouver.

We have been advised in conversation with the ENVY Cannabis founders at Dundarave Pier that a Temporary Use Permit has been submitted for non-medical cannabis retail at 103 - 2433 Bellevue Avenue, West Vancouver. We are in support of a legal retail cannabis store for the following reasons:

- **To keep cannabis out of the hands of youth.**
- **To keep profits out of the pockets of criminals.**
- **To protect public health and safety by allowing adults access to legal cannabis.**
- **We support local small businesses.**
- **The founders have a proven track record of giving back to the community.**
- **A local store enables residents to not have to travel outside of West Vancouver to purchase cannabis.**
- **Cannabis stores are proven to be anchor tenants and generate substantial tax revenue.**

My contact information of this application is below in the petition.

PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)

Petition with 138 names

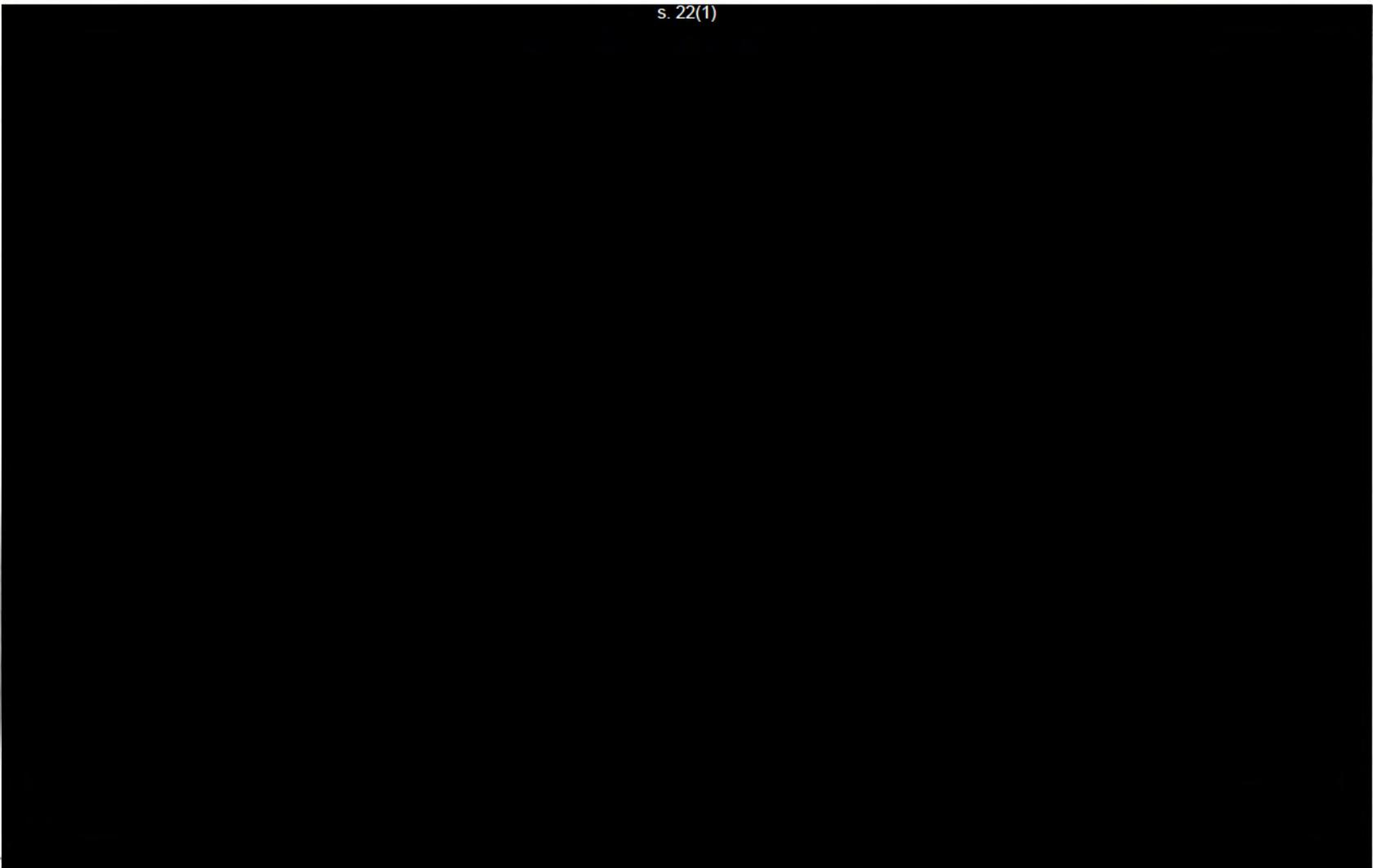
PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



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s. 22(1)

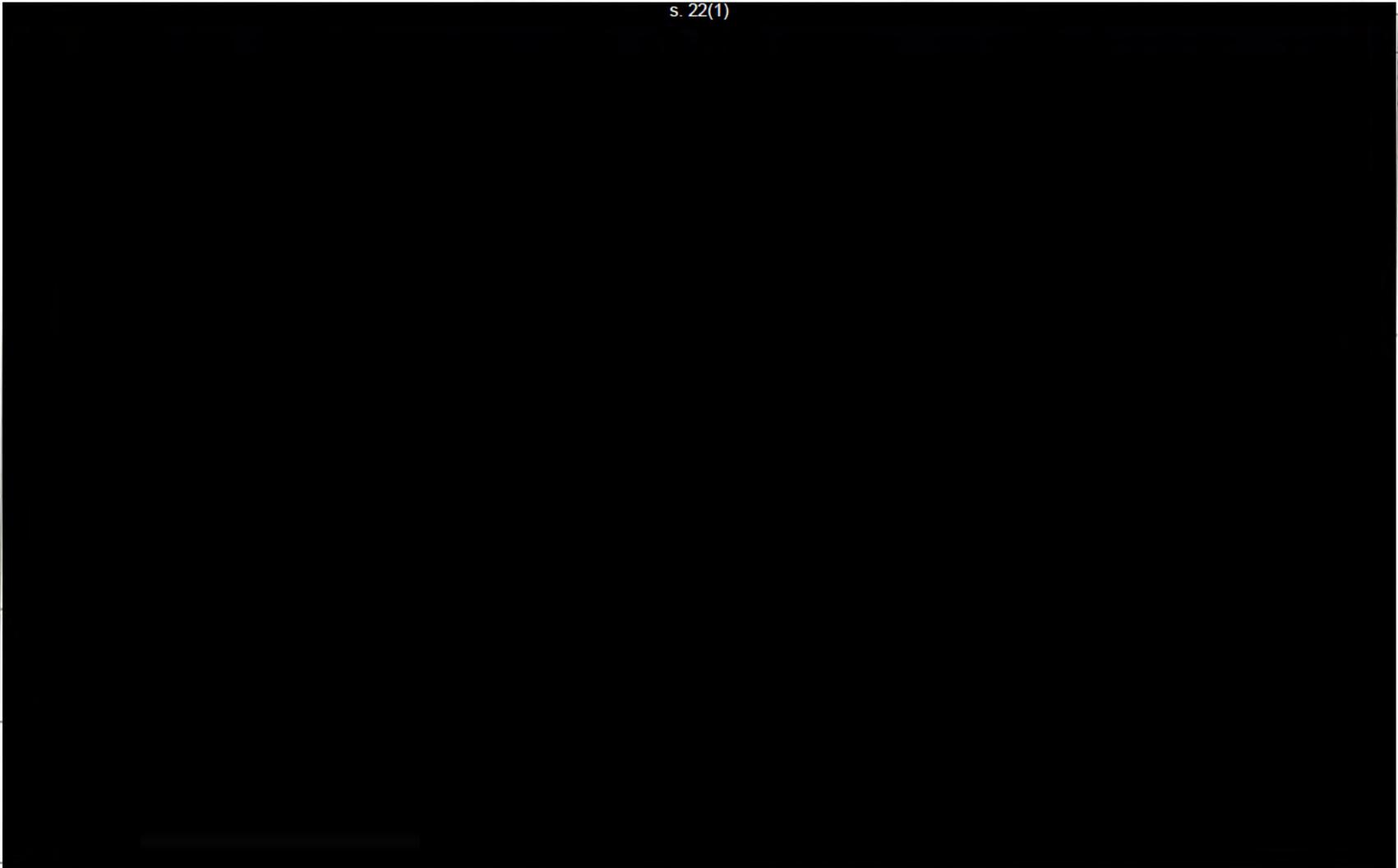


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PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



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PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



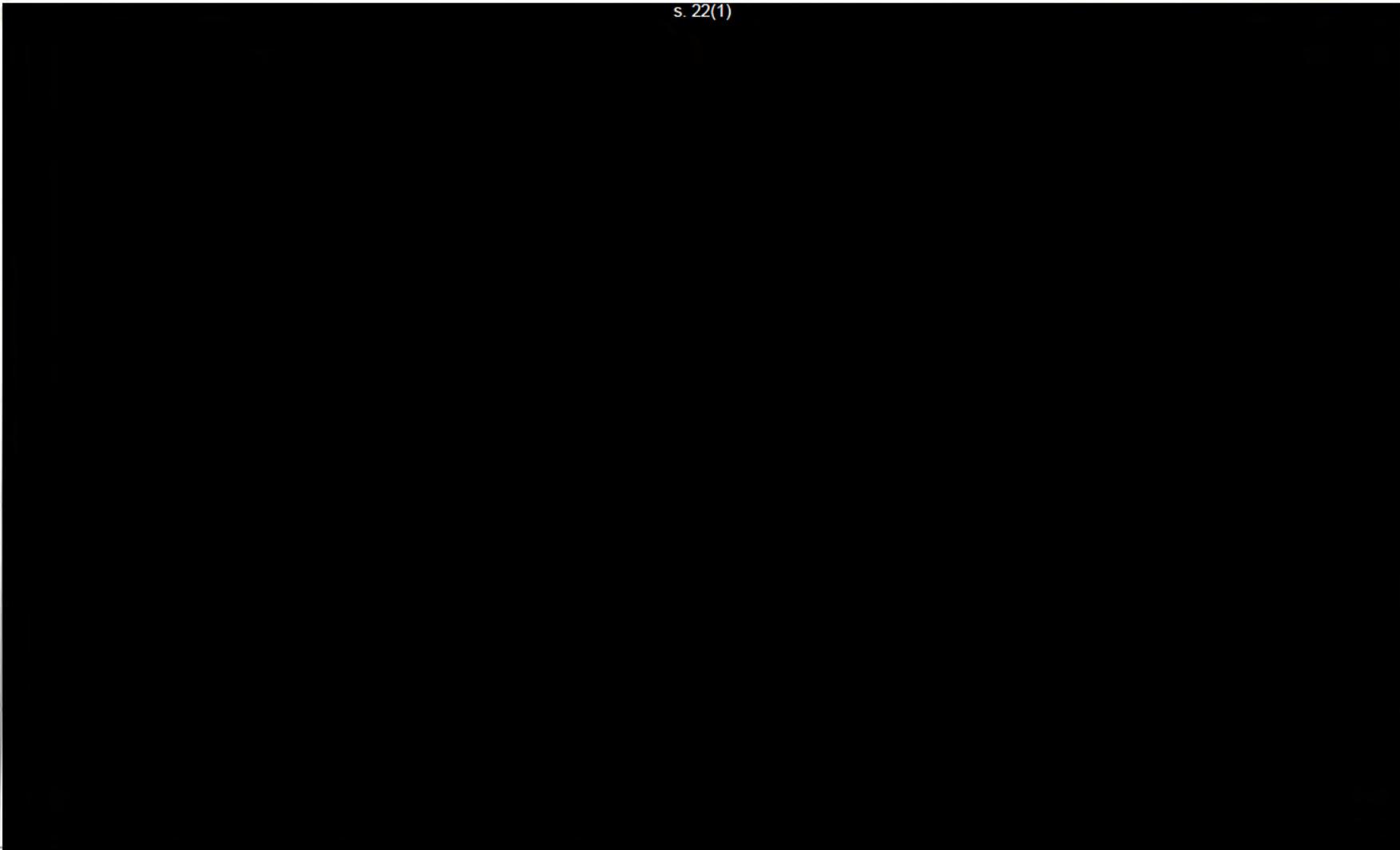
PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



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s. 22(1)



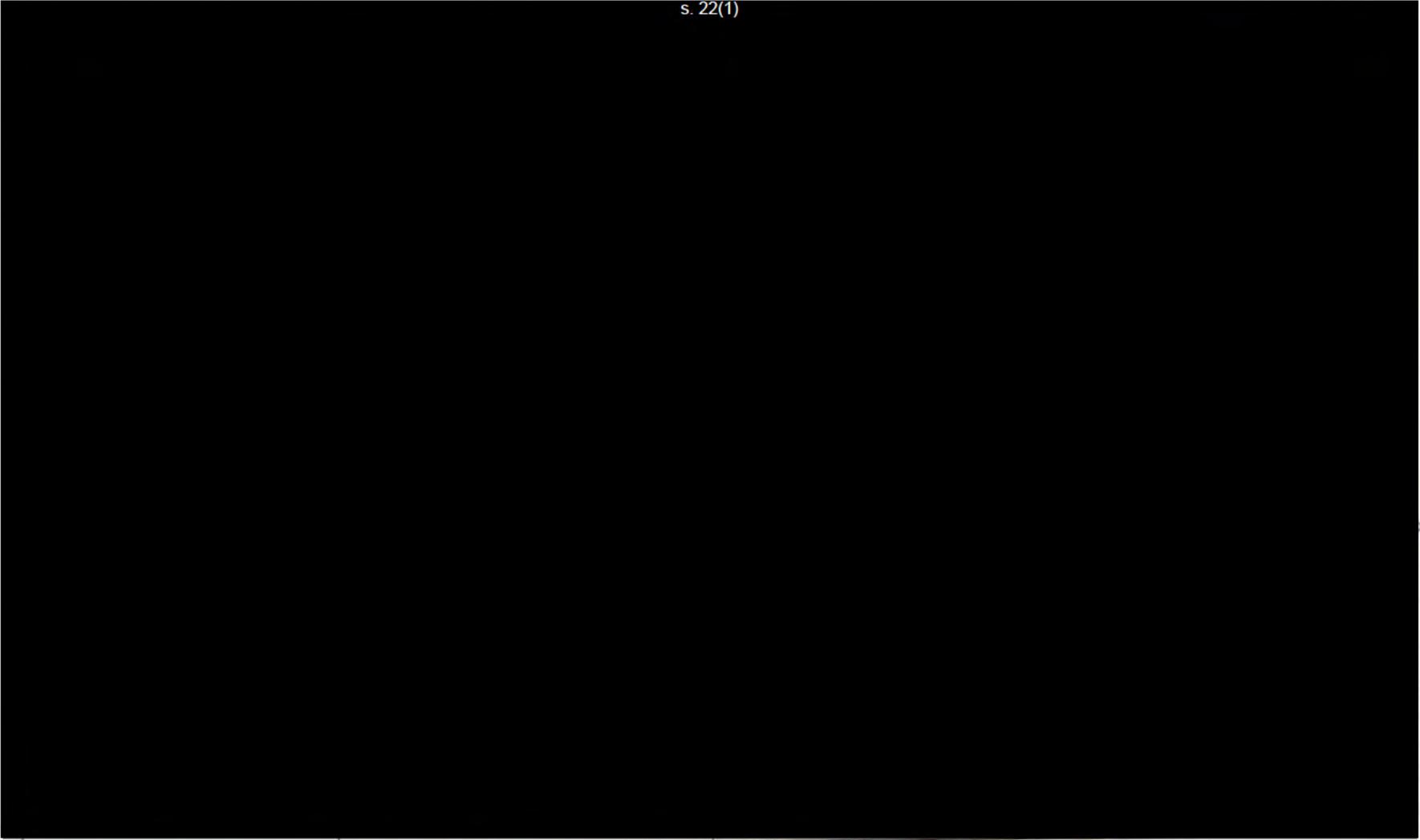
PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDARAVE VILLAGE

s. 22(1)



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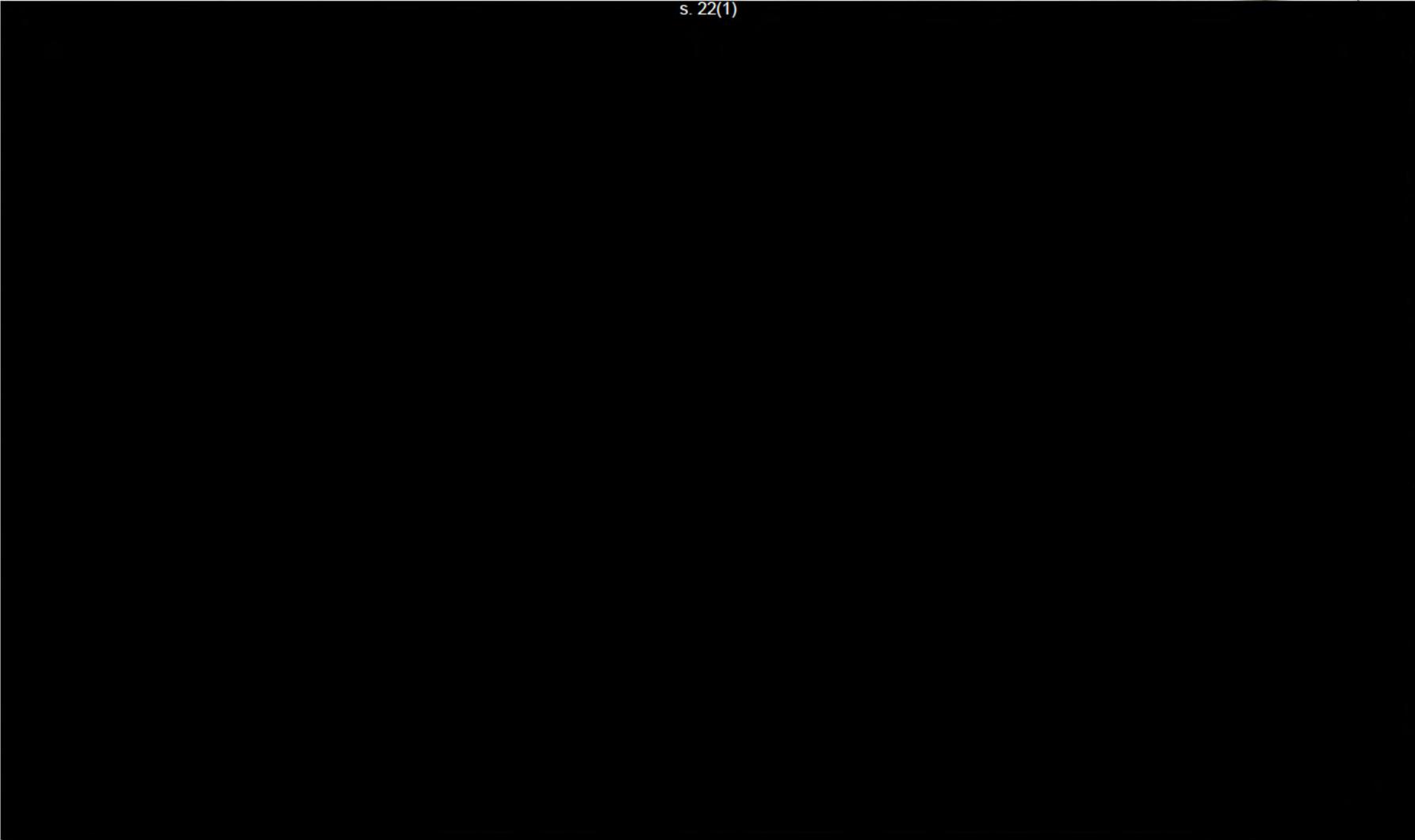
s. 22(1)



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PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDARAVE VILLAGE

s. 22(1)



PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



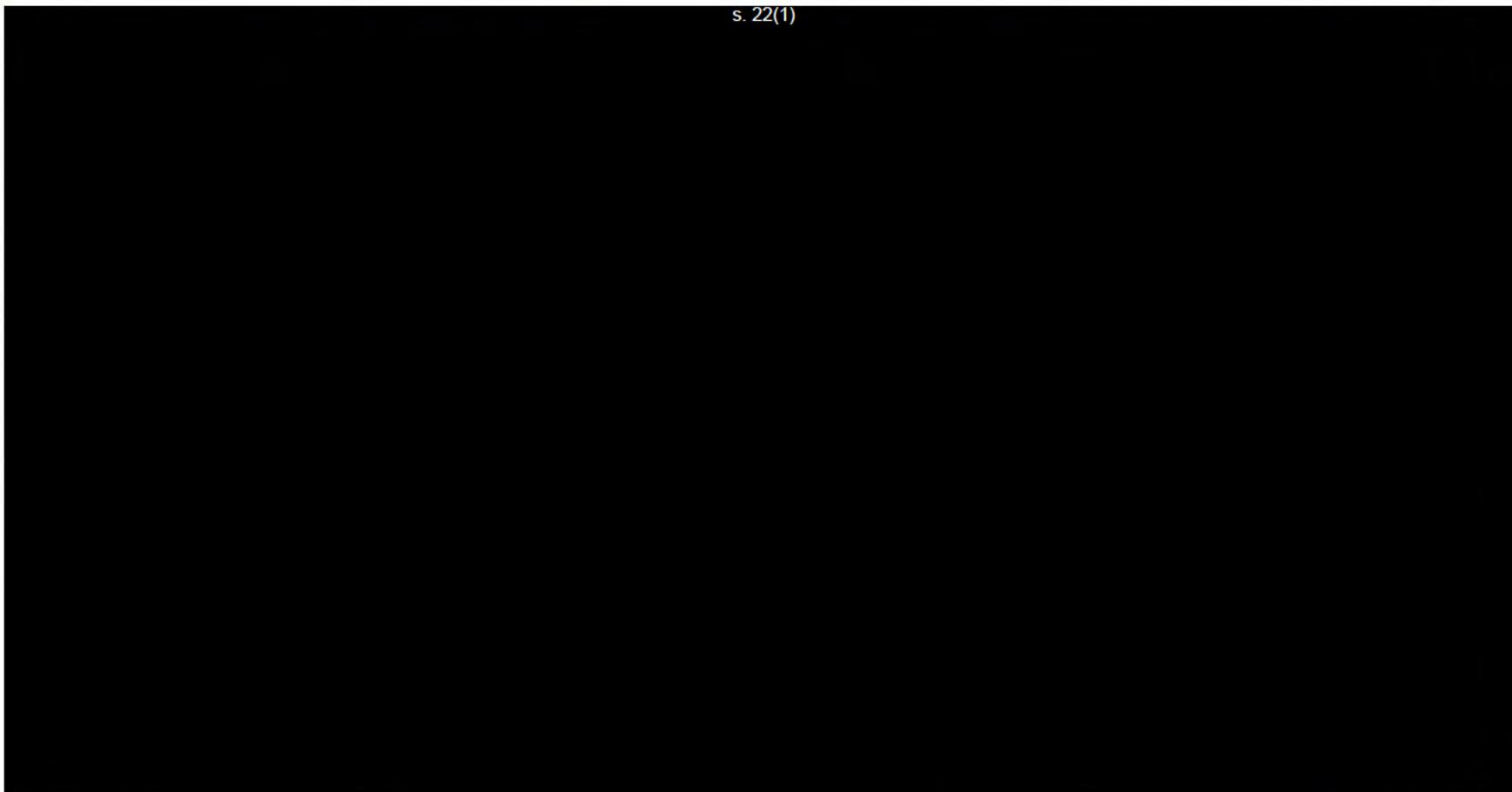
PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



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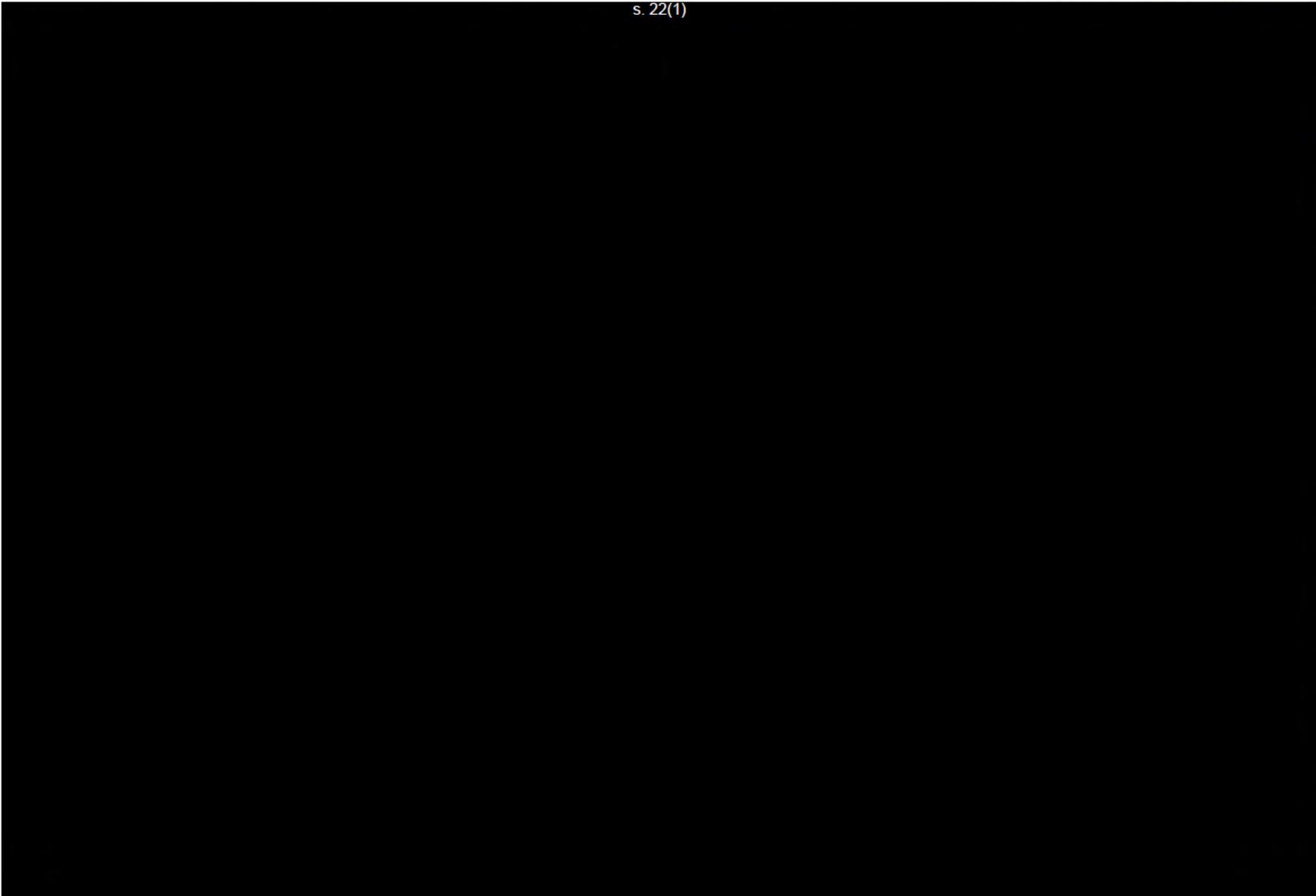
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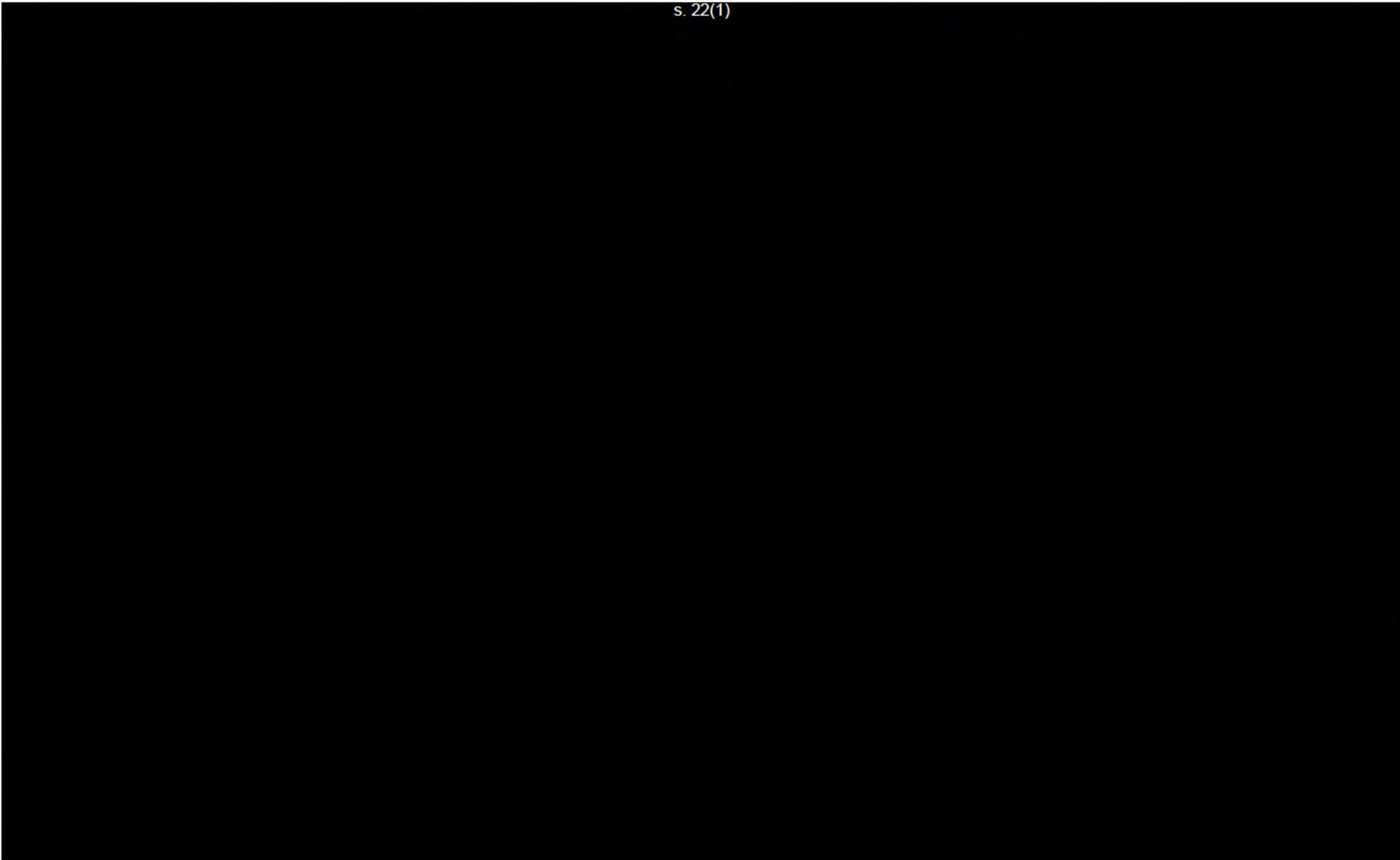
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s. 22(1)



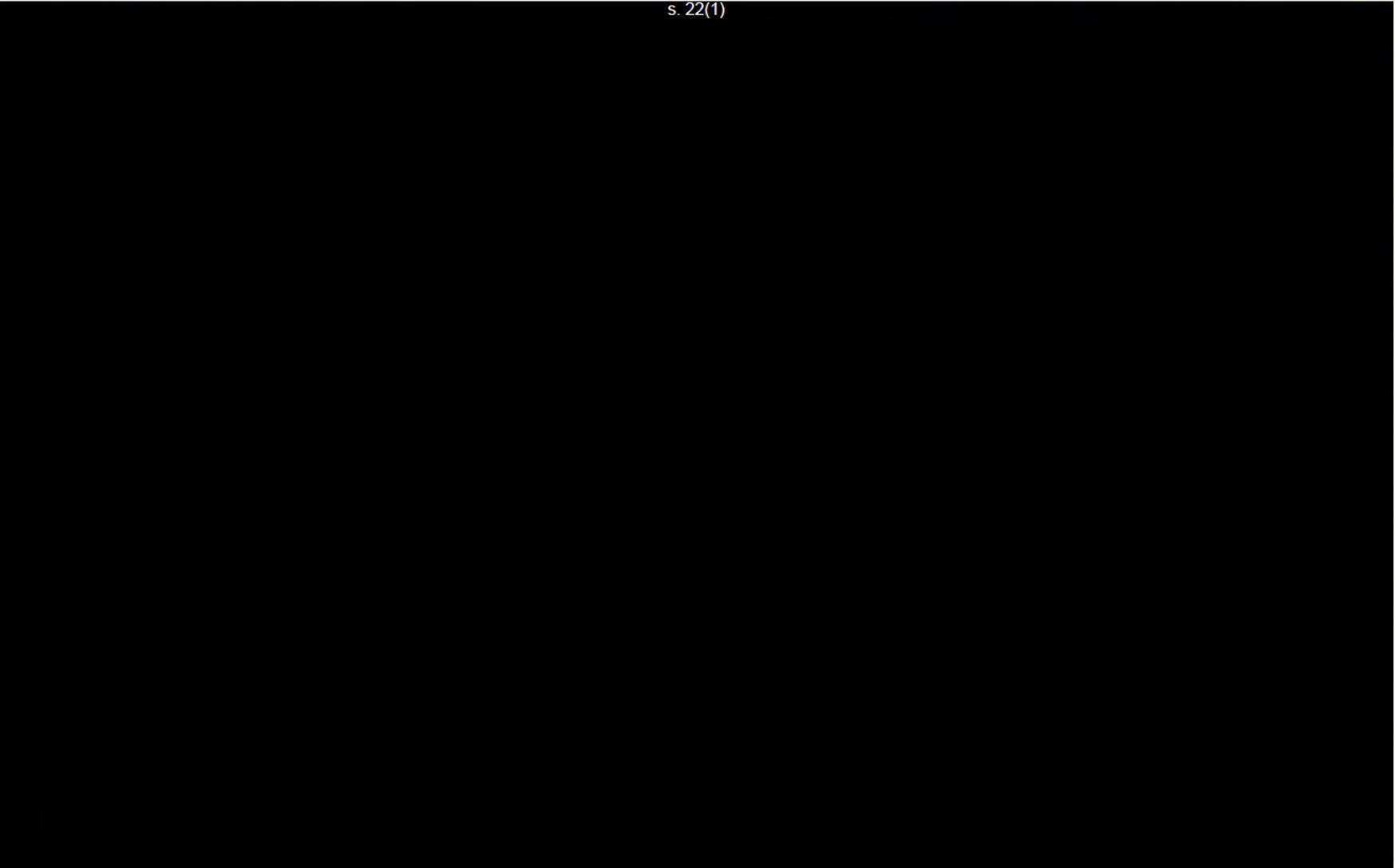
PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDRAVE VILLAGE

s. 22(1)



PETITION IN SUPPORT OF ENVY CANNABIS RETAIL STORE IN DUNDARAVE VILLAGE

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Thursday, September 23, 2021 1:35 PM
To: Info <info@westvancouver.ca>
Subject: reckless drivers

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Hello. My name is [REDACTED] s. 22(1). I live in West Vancouver.

I would like the Mayor and Council to consider this very important issue: more restrictions for drivers going through cross walks when the green light is on for pedestrians.

[REDACTED] s.22(1) I crossed in the crosswalk (green light) at Marine Drive and 17th. I was almost hit twice. Both cars came from the North and turned onto Marine Drive. The first car drove right in front of me. Shortly after a second car came right towards me. If I hadn't stood still I would have been hit. The lady was obviously startled, but that is neither here nor there if she hits someone. This cross walk is used a lot for older people with walkers coming from Fresh St. to the bus stop on the other side. They are moving slowly. I [REDACTED] s.22(1) years old and not ready to die yet.

I have contacted the police who says that they will put more police enforcement at the crosswalks between 25th and 17th. But the police cannot be there all the time, so something further has to be done. Someone has suggested "scrambling" where all lights are on red for a about 6 seconds which would allow people to cross safely. Or there could be a delayed green for the people entering Marine Drive.

[REDACTED] s.22(1) friend of mine crossed Marine Dr. at 22nd with [REDACTED] s.22(1). A car went right in front of them and when [REDACTED] s.22(1), the driver went berserk.

I feel that this is a serious issue and something has to be done SOON before a serious accident happens.

Hoping for some actions in this matter,

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

From: [REDACTED] s. 22(1)
Sent: Friday, September 24, 2021 8:17 PM
To: correspondence
Subject: Fwd: leaf blowers

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Re agenda Sept. 27: [REDACTED] Please ban gas leaf blowers. They hurt my ears ! They are ubiquitous, incessant and polluting. Thank you.
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, September 27, 2021 12:52 PM
To: correspondence
Subject: PleAse ban gas powered leaf blowers as soon as possible - planet on red alert for climate change !!

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[REDACTED] s. 22(1)

West Van

[REDACTED] s. 22(1)

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

Mayor and Council,

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

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

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

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

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

Kind regards,

s. 22(1)

Linda Millar

President, Grosvenor Strata Council

s. 22(1)

West Vancouver, BC s. 22(1)

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, September 26, 2021 5:03 PM
To: correspondence
Cc: MayorandCouncil
Subject: Re Ancora Patio Junk Pile !

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This is the junk pile today , which hasn't been used for at least 8 weeks , just getting wet and cluttering the galleria entryway. It looks a mess.
Earls have already removed their temporary patio.
In particular, I would think that should be some concern with propane cylinders left in unused heaters , the obvious obstruction to emergency vehicle access to the galleria and the "derelict " look it brings to the front of the building.

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

From: Helena Glackin <helena@businessinsurrey.com>
Sent: Monday, September 27, 2021 2:13 PM
To: correspondence
Subject: SBOT INVITATION

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Dear Mayor Booth,

I hope your Monday is going well.

I would like to invite you to this very important virtual event on October 7, [Afghan Refugee Crisis - How Businesses Can Respond](#). In partnership with MOSAIC, we will be discussing the topic of resettlement.

We know you are very busy; however, we hope you can make time to attend this event as this humanitarian crisis is at the forefront of everyone's mind.

If you would like me to register you, please respond to this email. Otherwise, you can register yourself with the [link](#).

I look forward to seeing you there.

Kind regards,

P.S. Tell us how government red tape has impacted you and your business by completing [Surrey's Red Tape Survey](#). Help us advocate for you!

--



HELENA GLACKIN

INTERNATIONAL AND WORKFORCE COORDINATOR

101 - 14439 104 Avenue, Surrey BC Canada, V3R 1M1

P | 604.634.0346 O | 604.581.7130 E | helena@businessinsurrey.com

On the Territory of the Coast Salish Peoples

From: s. 22(1)
Sent: Monday, September 27, 2021 6:15 PM
To: correspondence
Subject: Plant 100,000 trees in West Vancouver

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Please have a look at the following e-mail that I sent to Nora Gambioli (who in turn forwarded the message to other decision makers).

Thank you for your consideration.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

Dear Nora,

Thank you for speaking with me a couple of weeks ago regarding the vision of planting 100,000 trees in our community.

I described to you my drive through Shaughnessy the other day which represented a stark contrast with West Vancouver. Every block is planted with beautiful deciduous trees that filter the light and provide shade and beauty to the streetscape.

This summer was of course a shocking portent of the future with the heat dome and resulting heat wave. This glimpse into the future could be mitigated if we act now. Please see the following UBC study by Cindy Cheng "Fighting Climate Change through our urban forests":

https://beyond.ubc.ca/fighting-climate-change-through-our-urban-forests/?twclid=11435663333445685250&utm_campaign=RI-urban-forests&utm_source=twitter&utm_medium=cards

I think that to promote moisture retention, reduce the effect of heat waves by creating shade, fight back against the primacy of the car in our neighbourhoods and promote rewilding (to a modest degree) we should take action in this direction.

Please forward this email to the people who could think about implementing this. I know there are some concerns that the leaves create storm drainage problems and other maintenance costs. I think we have to move on from these old ideas. We need to think two steps ahead. It is not hard to see the future after this summer.

We collectively own the land on the streetscape of every house in West Vancouver. Let's begin by planting 100,000 trees on this space. Two per resident of West Vancouver.

As far as maintenance costs, make the homeowners responsible for this work. With fines if necessary. This will have the added benefit of being punitive to absentee, non-resident homeowners.

I think the time is right for this. Yes some people will be mad about their views. But they should consider it to be a down payment on a healthier future.

I think the trees lining 17th, which I believe were planted for a visit by Prince Phillip, result in one of our finest streets. This is the time for a bold effort to prepare for the future and show that we are progressive in West Vancouver.

Thank you again for the work you do.

s. 22(1)

Sent from my iPhone

From: ca.peters@telus.net <cathy@telus.net>
Sent: Tuesday, September 28, 2021 12:06 PM
To: Info <info@westvancouver.ca>
Subject: Cathy Peters' presentation to Global Virtual Summit on the Impact of Pornography on Youth and Children "Connect to Protect"- please attend; October 13-15, 2021.

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

Dear Mayor Mary Ann Booth and West Vancouver Municipal Council,
I had the opportunity to present this past spring to many City Councils and Regional Districts including policing committees, police boards, school boards and wellness committees about the issue of Human Trafficking, Sexual Exploitation and Child Sex Trafficking in BC and How To Stop It.
I am available for more presentations in February, including "deeper dive" presentations for Councils, Indigenous bands, frontline service providers and stakeholders.

ASK: Please share the link (connectingtoprotect.org) and information for the inaugural Global Virtual Summit called "Connect to Protect" with your contacts, staff and stakeholders.
All sessions will be pre-recorded to be available to all participants to view at any time given time zones.

This Summit is first of its kind internationally and will address the impact of pornography on youth and children.
I will be presenting along with University Student Tagen Marshall.
There is a general admission fee and group rates.
This Summit is sponsored by the University of Calgary, Department of Social Work, and offers course university credits as well (for additional fee).

Please contact me for more information and for information about future presentations to your area.

Attached is my updated brochure.
Sincerely, Cathy Peters
BC anti-human trafficking educator, speaker, advocate
Be Amazing; Stop Sexual Exploitation
s.22(1) [REDACTED], North Vancouver, BC
s.22(1) [REDACTED]
s. 22(1) [REDACTED]

Human sex trafficking and sexual exploitation for the purpose of prostitution is the fastest growing crime in the world. It is a lucrative crime targeting our youth, children, and the vulnerable.



You can help stop sexual exploitation starting in your community:

Learn about the issue.

Share it with others.

Alert your politicians that sexual exploitation must stop.

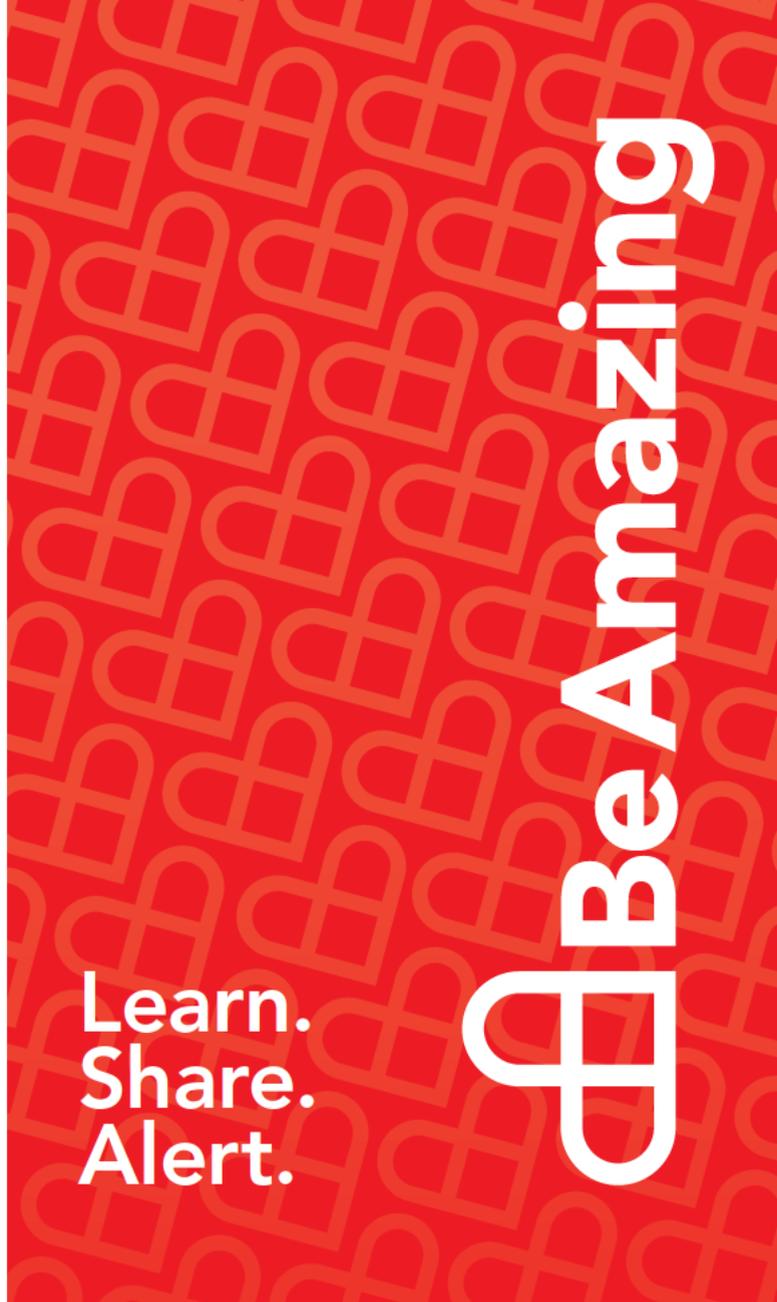
An Anti-Human Trafficking Initiative

BeAmazingCampaign.org

.....

Canadian National Human Trafficking Hotline

1-833-900-1010



**Learn.
Share.
Alert.**

Be Amazing



An Anti-Human Trafficking Initiative

PRESENTED BY

Cathy Peters

BeAmazingCampaign.org

A modern equal society does not buy and sell women and children.

Cathy Peters raises awareness about the issue of human sex trafficking, sexual exploitation and child sexual trafficking which is for the purpose of prostitution. She speaks and presents to politicians, police and the public.



Today's slavery has low costs and huge profits; a trafficker can make hundreds of thousands of dollars **per victim** per year.

The average age of entry into prostitution is 12–14 years of age in Canada, although traffickers are targeting children as young as 8. There has been a dramatic increase in child exploitation along with the production and consumption of child pornography. Unregulated technology has increased the demand for commercially paid sex.

The biggest problem in Canada is that the public is unaware of the issue. Women, youth, children, the marginalized and vulnerable will become potential targets and victims unless we do something to stop it.

Learn. Share. Alert.
BeAmazingCampaign.org

Cathy Peters is a former inner city high school teacher and since 2014 has made 450 presentations to over 15,000 people.

Cathy has received 10 Challenge Coins for her work and advocacy from Kitimat, North Vancouver, Coquitlam, Richmond, Surrey, and the Chilliwack RCMP detachments, RCMP HQ Counter Exploitation Unit, from the New Westminister Police Department after presenting at the Justice Institute in New Westminister, the Delta Police Department, and Vancouver Police Department.

Cathy's work was introduced in the BC Legislature, she has participated in two Federal Justice Committee Human Trafficking Roundtables in Vancouver, and contributed a Federal Public Safety Consultation brief in 2018. In response to MMIWG Inquiry, Cathy presented to the Okanagan Native Alliance (2020, 2021) on how to protect indigenous women and girls. She was nominated for an Order of BC and for the Carol Matusicky Distinguished Service to Families Award.

Cathy's goal is to "traffick-proof" every community in BC and to prevent the full decriminalization of prostitution in Canada.

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 28, 2021 12:50 PM
To: correspondence
Subject: fossil fuel non-proliferation treaty endorsement - time sensitive
Attachments: npt.docx

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Good afternoon-

I presented to the council last night on this topic and I have appended a copy of my speaking notes for your information.

Please note that this is time sensitive because there is a rather tight deadline on this initiative because the aim is to have as many cities as possible endorse the Non-Proliferation Treaty by the end of October before COP26 in Glasgow (Oct 31-Nov 12).

I very much appreciate your assistance to move this forward as quickly as possible.

Best regards

[REDACTED] s. 22(1)

West Vancouver, BC,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Speaking notes for West Van Council Sep 27, 2021, Monday.

Calling for DWV to prepare a Notice of Motion to Endorse a Global Fossil Fuel Non-Proliferation Treaty with a Just Transition

s. 22(1)

West Vancouver,

s.22(1)

Considering that:

- West Vancouver has declared a climate emergency as have many other cities across our country
- And such declarations have also been made provincially and nationally
- But GHG emissions and global temperatures continue to rise
- And that the fossil fuel industries have plans to continue fossil fuel production/consumption that will take us beyond 1.5 deg warming and tipping points to over 2 deg with irreversible changes threatening human existence and life on this planet.
- And further that the IPCC (red alert), the UN , the Pope & other faith leaders as well as 200 leading medical journals have called for URGENT ACTION NOW to reduce GHG emissions and implement a Green New Deal (Just Transition)
- And that Vancouver, Toronto and many US cities have endorsed this Fossil Fuel Non-Proliferation Treaty

- And efforts are being made to get a critical mass of cities endorsing the treaty before COP26 in November

This initiative aims to foster a global, equitable transition away from fossil fuel dependence to low carbon energy economies. It will spur international cooperation to end any new extraction and development of fossil fuels with the aim of keeping global warming below 1.5 deg C and developing a plan for a just recovery based on the framework of a Green New Deal.

I am calling on the West Vancouver District Council to prepare a motion to endorse the Fossil Fuel Non-Proliferation Treaty and support a global Just Transition to a global Renewable Energy system.

Rationale:

- Cities can be influential in motivating provincial, national and international governments to take action
- Both City and District of North Vancouver are moving ahead with this endorsement
- Based on the nuclear non-proliferation efforts in the 70s/80s
- No direct costs to the municipality
- Support materials (draft motion, etc.) are available and I will be willing and able to assist

From: [REDACTED] s. 22(1)
Sent: Tuesday, September 28, 2021 2:06 PM
To: correspondence
Subject: Fw: ? 📧 \$38 million for an Arts in Centre ? 😊

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From: [REDACTED] s. 22(1)
Sent: Tuesday, September 28, 2021 1:08 PM
To: [REDACTED] s. 22(1)
Subject: ? 📧 \$38 million for an Arts in Centre ? 😊

Dear Mayor Booth and Council,

I say no to a new arts centre costing millions of dollars!!!! Money would be better spent on reducing the horrendous traffic problems we have in West Vancouver. More money should be spent on upgrading the public spaces like tennis courts, roads, etc. North Vancouver puts West Van to shame when it comes to providing well maintained parks, Sport facilities, tennis courts and other amenities that provide for family and public enjoyment!!!!

I do not think that a large arts facility will be supported if it came to a referendum!!!

Our current mayor and council must try to

spend tax payers money on those things that will benefit the majority of the residents of West Vancouver, not just a small percentage of the residents!

We should spend more resources on making sure our municipal bylaws are being met! Many properties in WV are being neglectedproperties in the Downtown East Side are kept better than many in WV. many properties have over-grown vegetation and junk sitting around.....residents should be expected to maintain their property or have the municipal bylaws dept. arrange to have the problem properties fixed the owner's expense! 1264 Chartwell Drive is a case in point! In addition to the very rundown appearance of the house and property, there has been a shabby old truck sitting in the driveway for years, never having moved!

Let's spend monies on the beautification of West Vancouver to a standard we can be proud of!

We need to control our spending and only spend on those things or projects that will benefit the majority of residents of WV!

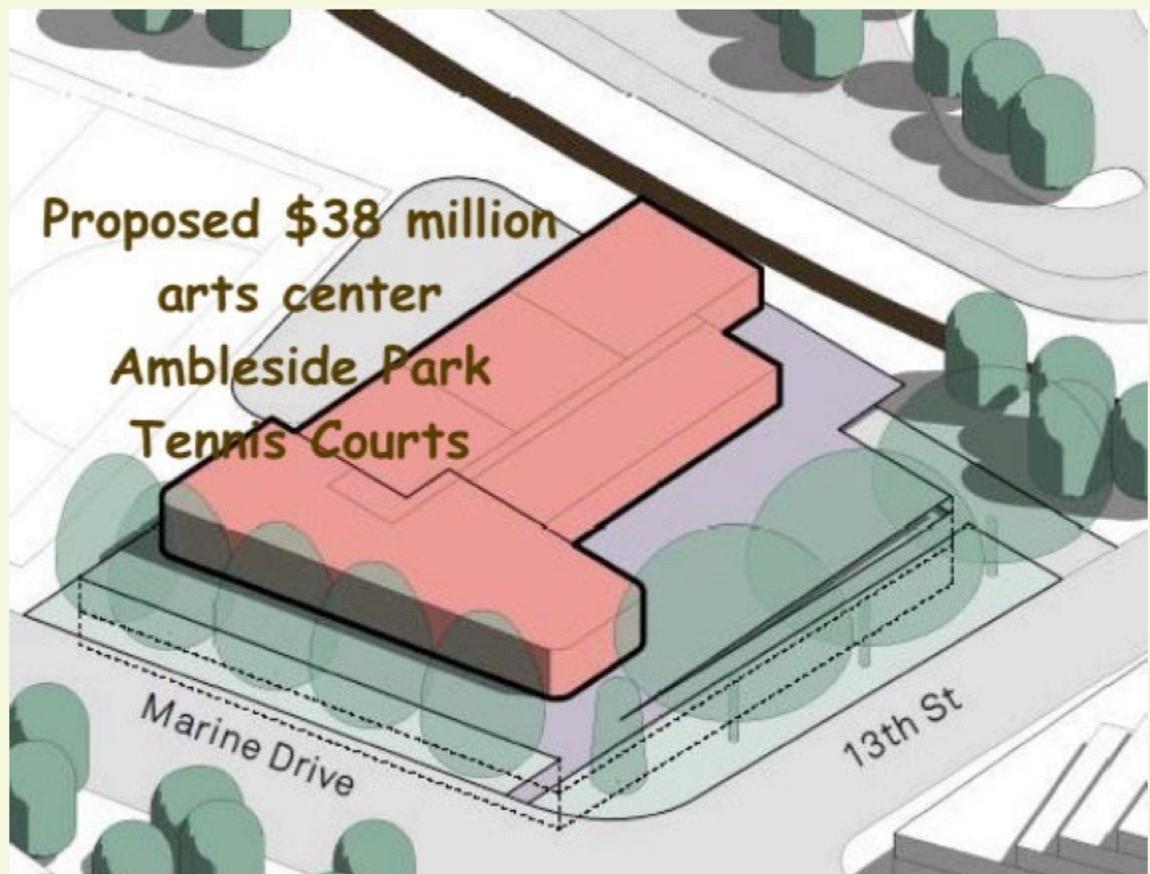
Sincerely,
[REDACTED] s. 22(1)

West Vancouver

Sent from my iPhone



We Stand for WestVan Residents eVoting on Significant Community Decisions



[Click here to take the Arts Centre survey and tell WestVan council how YOU feel about WestVan building a 25,000 square foot Arts Centre at Ambleside Park at a construction cost of about \\$38 million](#)

dollars. We will send your comments and summary of survey responses to WestVan Council.

Consider these elements:

- **NEED:** Is a new 25,000 square foot Arts Centre facility needed? Perhaps current facilities could be upgraded? Possibly reallocate space from the Community Centre or Library. Who and how many WestVan residents will use the facility and benefit? Initial needs assessment included the opinions of non WestVan residents.
- **COST:** Is \$38 million capital cost estimated (2 years ago and inflation is climbing) acceptable? \$1.2 million annual operating cost (estimated 2 years ago). Who will pay? Proponents argue that Federal and Provincial and private grants 'could be available'.
- **LOCATION:** How do you feel about using prime park land for an Arts Centre? Mayor has decided that Ambleside Park is "her" choice for the location of the Arts Centre and will advocate for it. [so stated at recent Council Meeting].
- **PROCESS:** Rumour is that over the years about \$1 million dollars has been spent on "Arts Centre" consulting (including about \$150,000 recently approved by council). Do you feel informed and made aware by WestVan council? Has the Arts Committee appointed by council been biased? Have staff and council been biased? At a recent meeting WestVan staff member confirmed that the reason for the water view (Ambleside Park) is "because the arts community asked for it."
- **OTHER:** Assuming WestVan had \$38 million sitting in their bank to spend. Are there other priorities where funds could be used for the benefits of residents like: repair to roads, sidewalks and parks? Maintain water, sanitary and storm sewer utilities? Maintain currently owned capital assets? Remove dead branches adjacent to roads to reduce forest fire risks?



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If you re-elect the current WestVan council you will get **more traffic**, more development, reduced quality of life, lost views, more people, **higher property taxes** and a new \$38 million dollar Arts Centre with an annual operating cost of about \$1.2 million dollars. **And WHO will pay?**

CiviX platform p50 states: “Manage finances responsibly — Taxpayer money should be respected — spent carefully and thoughtfully.”

CiviX WestVan Elector Society wants to build a team of council candidates who endorse the complete CiviX Platform for WestVan. As your elected representatives, they will Listen Loudly, vote consistently to support your interests and work to improve the quality of life in our community.

- Nigel Malkin (for Mayor) and Flora Hashemi (for Councillor) are CiviX candidates. Our community needs like-minded candidates to keep WestVan our village, and to vote and support the interests of the majority of our community — not just a few elite decision makers.

[Do you know anyone who would be an outstanding candidate for WestVan council? If yes, click here please to contact us.](#)



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At CiviX We Listen Loudly

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From: info NSPC <nspc.bc@gmail.com>
Sent: Tuesday, September 28, 2021 11:34 AM
To: correspondence
Subject: New Pickleball Courts in West Vancouver
Attachments: NSPC letter to Council Sept21.pdf

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

Attached:

Our letter To the Mayor and Council regarding new pickleball courts in West vancouver

Estha Parg Murenbeeld
On Behalf of the North Shore Pickleball Club

s.22(1)
N Vancouver s.22(1)

September 28, 2021

To West Vancouver District Mayor and Council

Congratulations to British Columbia's "Most Active Community" and the second most active in Canada in a ParticipACTION challenge earlier this year. I expect that all the hours spent on pickleball courts this summer were factors in the win! I know at least one West Vancouver senior who rode his electric bike a considerable distance to pickleball courts every good-weather day to play for several hours before riding home.

Pickleball here in West Vancouver is already 14 years old. In 2007 Lilly and Ed Orlovsky lobbied West Vancouver Recreation center for pickleball playing times. In October 2018 West Vancouver lead the North Shore by opening 3 permanent pickleball courts at the 29th St. location. Additionally, the District committed to adding pickleball court lines to existing tennis courts over time as those facilities were resurfaced. There are now 4 such courts shared with tennis.

Today I am writing to speak to the next phase and opportunities for pickleball in West Vancouver. I understand many West Vancouver pickleball players have shared their wishes and expertise with you in the last weeks. From them I have heard a wish for:

- A long-term solution that will meet existing and future demand;
- Cost savings by constructing this long-term solution right away;
- Creation of a facility with eight or more courts that accommodates the unique social culture of pickleball and players' desire to mix and play with a large number of people;
- A location where the noise of pickleball will not impact others;
- A recognition of the needs and wishes of the active seniors in this community;
- Use of the 29th St. courts at least until a suitable alternative is finished if not longer.

The 29th St Experiment

Lessons have been learned from the 29th St courts. Everyone now knows that multi-court facilities need to be located at a distance from residential neighbourhoods. The sounds of people chatting, laughing and interacting all the while hitting a ball is greater than what is generated from a typical tennis court.

We also know that pickleball has a very unique social culture that favours large multi-court sites. Unlike tennis, games are as short as 15-minutes; players then rotate off the court to chat and form new foursomes before returning to play again and again over the next 2 or 3 hours. The mixing that's possible when there is a large group of people playing on several courts is especially compelling. Its for this reason that multi-court sites are required.

Who is playing pickleball?

70% of the North Shore Pickleball Club (NSPC) members are aged 60 or older, and 60% are women. This is a long-taxpaying demographic and one that is compelled to stay active now, and does not have the luxury of waiting another 5 or 10 years for sufficient courts.

When the 29th St courts were opened in 2019, our club membership was 483. Since then almost 400 more people have tried pickleball with our club. Given that growth we conservatively estimate that in just two more short years, pickleball players on the North Shore will number 1500 or more. The U.S. has also reported a 21% growth in one year, from 2019 to 2020.

The U.S. data also points to a growth in pickleball popularity in a younger demographic. Kids are learning this competitive fast-paced game on the badminton-sized courts in their school gymnasiums. Additionally, local volunteers have conducted dozens of free sessions introducing pickleball to North Shore community members and school classes. Anyone with any racquet-game experience finds the learning curve is very short and is quickly addicted!

Why Eight or More Courts?

The three courts at 29th St. can only accommodate 12 players at one time and certainly not a school class of 28 or so. Currently dozens of players are showing up to play at each of four North Shore locations most summer mornings. That means a lot of waiting for everyone.

This summer the Murdo Frazer Park (DNV) pickleball courts recorded an average attendance of 35 people with peaks of 58 players in the morning on only six courts. At the same time, the Little Cates pickleball courts (DNV) recorded 16 to 28 people at one time waiting for only two courts. In response, DNV has just announced that six more courts will be added at Little Cates within the year.

We do not have figures for the four courts at Mahon Park (CNV) or the three at 29th St., the only other multi-court sites on the North Shore. However, we suspect similarly that demand outstripped supply for much of the summer leaving people on the sidelines waiting with increasing impatience or passing up on the sport entirely out of frustration.

Twelve court facilities are not uncommon! This summer both Surrey and Vernon opened new pickleball facilities with twelve permanent pickleball courts. Vernon's courts are covered and offer all-season play. More courts mean more players, less waiting and frustration, and the opportunity to introduce pickleball to novices, host level-play, round robins and other formats that players enjoy. It also makes the community attractive for visitors who come for the opportunity to play casually or in tournaments. NSPC fields inquiries regularly from newcomers to the area about opportunities to play.

Future Location

The West Vancouver Parks staff are investigating locations and local pickleball players have shared their experience and expertise with them. At this time, we believe that Hugo Ray Park would be a superior location as there is room for as many as twelve courts, and parking and residences are at a distance.

Thank You!

Your investment in pickleball is an investment in sport, good health and community-building that will serve West Vancouver today and into the future. Thank you for your past leadership in facilitating pickleball. Knowing West Vancouver's potential, we look forward to what is coming.

Estha Parg Murenbeeld

President, North Shore Pickleball Club



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
RAVEN ROOM
(Via electronic communications facilities)
THURSDAY, JULY 15, 2021

Committee Members: D. Harrison (Chair), R. Amenyogbe, R. Ellaway, E. Fiss, J. Mahoney, H. Nesbitt, B. Phillips attended the meeting via electronic communication facilities

Absent: A. Matis, J. McDougall and Councillors P. Lambur, and M. Wong

Staff: L. Berg, Senior Community Planner; and N. Allard, Committee Clerk, attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:35 p.m.

It was Moved and Seconded:

WHEREAS the 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 July 15, 2021 Design Review Committee meeting be held without in-person public attendance.

CARRIED

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 15, 2021 Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the June 17, 2021 Committee meeting minutes be adopted as circulated.

CARRIED

4. INTRODUCTION

The Chair outlined the meeting procedure and agenda.

5. APPLICATIONS FOR CONSIDERATION

5.1 5665 Westport Road – 9 Unit Duplex & Triplex Development

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

- Context Map displayed overview of subject site on Westport Road; access off of Marine Drive that carried through to the highway.
- BC Hydro Right of Way bisects the site.
- Eagle Creek runs through lower corner of property.
- Proposal is for a 9 – unit development: three duplex buildings and one triplex building all in 3-storey formats.
- Common driveway access leading from Westport Road to 17 parking spaces within private parking garages for each of the units.
- 4 surface visitor parking spaces distributed around site.
- 4 lock-off units (self contained suites) that could be used for caregivers, family or rental purposes.
- 3 questions looking for direction on from Committee Members:
 - Does proposal respond to neighbourhood context in terms of architecture, site planning and materiality?
 - Does the proposed landscaping and tree retention plan integrate well with the surrounding site conditions and the public realm?
 - Are the grade differences adequately dealt with between the buildings and remainder of the property; and is there adequate buffering and screening in place?

Project Presentation: T. Ankenman (Architect) provided a presentation, including:

- Greg Nielsen is client and well known Developer in West Vancouver. This is his first multi-family development proposal. Objective is to design building in line with Official Community Plan Guidelines.
- Subject site is complicated with many restraints: BC Hydro Right of Way runs diagonally through property, creek runs perpendicular to the Right of Way, many trees, and steep sloping site pose limitations as to what can be developed.
- No other surrounding properties that would be affected by this proposal which poses a unique opportunity.
- Site is close to bus stops.
- In terms of Official Community Plan policies, this is an ideal site that is believed to have no adverse effect on neighbouring houses.
- Have met with the Horseshoe Bay Business Association to get input; there is a need for affordable housing in the area; as a result of this meeting, rental units in the form of lock-off suites have been added to this proposal.
- Displayed overview of proposal: 9 units; designed to create a sense of communal living in form of gathering area and cluster townhomes; amazing views.

- Fire truck access is a challenge in terms of the roadway & grading restraints that will need to be worked out.
- Displayed elevations of buildings; attempt to blend architecture into existing site; west coast vernacular style with butterfly wings has been chosen and style is conducive to surrounding natural area; introduced as many natural building materials as possible.
- Applicant will try to reduce massing where possible.
- Ramp off of Westport Road introduces driveway to the existing grade.
- Double car garages with lock-off garages at grade access to the South.
- Visitor and disabled parking incorporated on site.
- Duplex in corner is situated on the only developable portion of site.
- Retaining wall displayed in plan will be covered in greenery.
- Design has respected streetscape and trees; will be peek-a-boo views from duplex cluster; ensuring Westport streetscape remains more or less unchanged is an objective; development sheltered behind trees.

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

- Displayed site plan showing overview of landscaping on site.
- Intent to reduce impact to the already existing vegetation, including trees on site. Protection plan for existing trees during construction phase will be introduced.
- Native shrubs and trees ranging in height will be incorporated to add diversity.
- Taller tree species will be planted at bottom of retaining wall to provide screening. These trees will be planted in pots as soon as possible to allow for faster growth and screening of large concrete wall.
- In terms of tree protection, the Wildfire Hazard Development Report has directed as to what types of tree species can be planted and the location of the trees. A number of Coniferous Species have been removed from plan and replaced with Deciduous at recommendation of Environmental Department, in accordance with Wildfire Hazard Development Permit Area Guidelines.
- Aesthetic planting planned to line the driveway and to the North.
- Where there are areas close to the building and due to Wildfire Hazard Development Permit Areas, we have removed vegetation and added natural boulders.

Committee Questions:

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

- How did you get to this proposal; what were the steps you took to get to this concept in terms of site options? *Site options were to do a 2-lot subdivision with 4 units; was on eve of approval and my client asked if this was the best use of site development, taking into consideration the Official Community Plan's objectives; given challenges of site mentioned, we were left with a small footprint in order to*

achieve this. Site constraints ultimately drove the proposed project. We did go through 20 other site reiterations and ended up with this plan.

- *Can you speak about the Storm Water Management on this site? There seems to be a lot of paved surface. The paved surfaces are permeable. Due to proximity of creek, onsite Storm Water Management is important; we want to recharge the ground water as much as possible; a Civil Engineer has been hired and has provided a Storm Water Management Plan; a retention tank has been incorporated into this plan.*
- *How does retaining wall treatment work and is there any terracing? Cross sections provide detail and respond to this; at walkway and amenity there is a step down; trying to screen wall with greenery. Intent is to have the wall lowered with existing topography, have green buffer; balance of how tiered wall is and how much greenery is incorporated. Have included species such as huckleberries at base of wall to provide screening by time they reach maturity.*
- *Plans show that this is an urban environment and not a green forest as was stated. Is there an opportunity to incorporate more tree growth between roadways and buildings to achieve the forest feel? One has to visit site in order to understand the forest that exists on this site. With creek, forest views and open design between buildings, I do not believe anyone would feel congested.*
- *Is there pedestrian access to creek so that it can be enjoyed by residents? Currently, there is not a developed trail. From Environmental Perspective access to setback areas are not typically allowed or encouraged by the District. This topic is worth discussion if felt it would make the site more livable. In addition to rezoning of this property, there are a handful of development permits associated with this site; as part of these Development Variance Permit's there are strict regulations as to what the District will permit.*
- *What material is roadway and would you explore the use of stamped concrete to enrich the texture of the road and to lessen the sound of tires? Permeable Asphalt is presently proposed.*
- *Do you have a dead end at Duplex 3 and if so how is the roadway fire truck accessible? Yes, there is a dead end here however, there is a 90 metre back up space to allow for a fire truck to turn around.*
- *There is a lot of white hardy panel used as a material. What is your thought process upon using this color of material and having small overhangs in a wet climate? Trying to find right balance of using natural materials and trying to brighten things up. I understand contrast used in west coast style but we have diverted from this concept so as to make it brighter in the dark forest setting. In terms of overhangs, small were chosen due to constraints of Right of Way.*
- *Will there be any blasting required at this site when you do foundation work? Yes, in particular the southern duplex cannot have a lock-off into the hill. Plan has been carefully designed so that the back of hill will be blasted as minimally as possible. Other developments have much more blasting involved in comparison. Doing everything we can do to mitigate the visual of blasting.*
- *For the lock-off units can you walk us through what you are picturing in terms of livability? This responds to affordable housing options in area brought up by Horseshoe Bay Business Owners and residents. Displayed view of unit layout including Murphy bed; indoor space created to blend into to patio area; space can be used for caregiver, in-laws, older children, rental. To be clear these are not stratified.*

- Can you speak to vision of the tops and surfaces of the retaining walls? Is this cast-in-place concrete exposed on top of the wall? *At this point they will be concrete but we will be discussing these aspects as we move forward with the plan. Suggestions made as to incorporating planters into wall design; dripping of water on wall could provide water staining/moss. What is not being seen in the plan is that these walls will be covered in greenery.*
- When it comes to tree retention in the Right of Way, it appears the trees are close to the duplex at the South. Has the arborist talked about what is involved in maintaining trees and if they can in fact, be retained? *The new Wildfire Development Permit Requirements have made tree retention challenging as they have asked for a lot of trees to be removed and trees cannot be planted next to buildings. This is a rock cliff which is not a typical scenario. When we are blasting I am confident that trees that have been slated to be retained will be.*

Committee Comments:

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

- Suggest cascading the retaining wall and exploring options for trail access to the creek.
- I think that doing something different with the driveways would be beneficial in softening the appearance of the landscaping and making it look less like a driveway.
- Concerned in regards to spatial separation between the duplex and triplex; space seems a bit tight. Suggest to increase outdoor spaces with larger patios, outdoor play areas and communal areas. Stairway poses a challenge in utilizing outdoor space due to situation.
- I think the approach to coordinating with a Civil Engineer for the Storm Water Management is important. The communal space seems tight between the buildings; would suggest creating an alternative space in Right of Way; opportunities for seating and further thought into this part of the design.
- Greater articulation at the entrances, increased definition through grading and/or use of alternate materials are suggestions to incorporate into design.
- Exploration of the use of the creek and outdoor usable spaces are suggested; overall support for this project.
- Addition of a driveway texture and a common usable outdoor space are recommended.
- Recommended that Applicant requests that the District allow a trail to the creek so that people do not trample upon the land attempting their own trail systems.
- I think that the materials blend in however, perhaps there are too many materials in the mix. Would recommend eliminating white hardy board. Otherwise I support this project.
- Westport Road is a bit of a race track; I would suggest lines of site coming out of the driveway to allow for visibility in this area.
- No elevations or perspectives of adjacent properties relative to the proposal have been shown. I am curious about the situation of other developments in the area and neighbours perspectives. *Neighbouring property to the north is setback so they would not be affected. I can guarantee you that the building to the North is situated above this proposal.*
- I agree with comments to soften areas built of concrete; generally I like the proposed common area situated amongst trees and buildings. The idea of a

trellised sitting area I would recommend incorporating into the design. The details of retaining walls should have some sort of treatment such as capping detail. I like the finishes and do not have an issue with the white color. I like simplicity and incorporation of the lock-offs. I support this project.

- Incorporation of more common space is suggested as well as a trail system down to the creek. I like the idea of the lock-offs and the size of the suites.
- Question from presenter: is there an opportunity to create an open space within Right of Way's to allow community to congregate? *According to Right of Way Agreement nothing can be constructed here but perhaps this can be explored further.*

SUPPORT

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

It was Moved and Seconded:

THAT the Design Review Committee support the application subject to the following considerations by staff:

- Explore the possibility of expanding outdoor space both in the communal space as shown and different parts of the property not currently accessible.
- Explore treatment of the paving material on the driveways to soften the look and to create a graduation between the driveways and the entrance to the units.
- Consider extending canopy protection over the entrances to the units.
- Explore the line of site access in both directions onto Westport Road to minimize poor visibility for vehicles entering and leaving the property.
- Consider treatment at the top of the retaining walls to create a cap and provide an architectural element.

CARRIED

**POLL VOTE CALLED FOR THE VOTE =
ALL IN FAVOUR**

5.2 Lot 8, Evelyn by Onni – Multi Family Development

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

- Displayed overview of site located adjacent to Taylor Way and south of Arthur Erickson Place; Evelyn Drive to the North.
- Displayed detailed map of what has been going on at site:
 - Buildings already constructed: to north are cluster houses; multi family buildings are located to the south; to north-east are recent single family houses.
 - Active building permits are in place/or pending for: remaining 6 single family dwellings on lot (total 8 in this configuration); 4 units within townhouses slated for area to the East.
 - Lots slated for single family and/or duplex development: total 16 and 4 units; presentation centre will be constructed here; future developments have not yet been permitted.
- Two public pathways that connect through the site in a North-south direction:
 - 1) *Village Walk* - along Keith Road to Park Royal South.
 - 2) *Evelyn Walk* – starts at Keith Road and connects to an expanded walk segment with ramp and stairway system to make it accessible too rear of Park Royal South via Vista Way.
- This is the last proposed multi family building for this site.
- Rezoning of site is proposed to allow for rental units to be increased to 89 condo units and 136 additional rental units (225 Units Total). Proposing that rental units be rented at below market value.
- Present zoning is for 350 units; rezoning would increase to 456 units.
- Proposal includes a 9-storey apartment building that is split between 3 wings. Buildings numbered 1, 2, and 3. Each wing is connected by a set of 3-storey townhouses.
- Underground parking; driveway to West shared with lot 7.
- Looking for feedback from Committee on:
 - Site planning, arrangement, building massing
 - Consideration of how proposal responds to the public realm
 - Pedestrian experience and quality of the landscaping design
 - Overall architectural design and material
 - Comments on residential townhouse experience and arrangement of buildings.

Project Presentation: M. Wilby (Architect) provided a presentation, including:

- West half of building fronts onto Arthur Erickson Place and the East, onto Evelyn Drive.
- Proposal aligns with lots 5 & 7 which set precedence for this development; north-south concept with terracing towards the South and connected by townhouses.
- Opening is created by stopping townhouses between buildings 1 & 2 to create an open space and for break down of massing.
- Townhouse being 2-stories, creates an opening.
- The East side of building 3 fronts onto Taylor Way with 4-storey building.
- Internal courtyards and natural vegetation; view optimized by north-south design and Southerly aspect.

- In Regards to pedestrian experience, each townhouse is close to the street; entry is unique to each building; opening with a lot of glazing and canopies that engage the street fronts.
- Same material and color pallet as was used with lots 5 & 7; creates continuity.

Project Presentation: P. Kreuk (Landscape Architect) provided a presentation, including:

- Patterns from Landscape are continuing along same lines as those in lots 5 & 7.
- Each streetscape has entrance with water feature, gate, patios and hedging.
- Planting all selected in such a way that layers are created and building appears stepped back.
- A lot of pedestrian linkages such as those to Park Royal North and South and those linking to Taylor Way; further discussion needs to be had regarding pedestrian access from lower level to Park Royal parking area.
- Taylor Way entrance poses as a challenge due to steepness of slope; access to gym amenity area is off Taylor Way.
- Courtyard developed in natural character with pedestrian access; gathering areas; steep slope.
- Incredible decks on units; perimeter planters are trademark feature of this development that run over each terrace.
- Storm Water Management has been dealt with to some degree; has been done on other lots within the development.

Committee Questions:

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

- What amenities are being incorporated and what do you imagine lounge spaces will be used for? *Some of rooms will be multipurpose, change rooms, yoga studio etc. Some areas still need to be worked out but there will be a large amenity area. Due to challenging site, had to figure out a programming that would be geared to underground activities and not require a ton of light. Trying to integrate spaces and keep them fluid, for example having movable walls and generous decks which can be opened. Stacking has been incorporated as it provides privacy and shields from noise.*
- What provisions have you made for biking? *We have bike storage in parkade. Majority of people will come from location from Park Royal so this room is easily accessible from the trail end. Also have included smaller bike rooms that will provide further bike storage to the parkade level room.*
- Would you say massing is significantly different from other buildings near this one? The height of the building from the Evelyn Drive and Taylor Way corner appears rather daunting. *The building opens up to 6 stories but it is stepped back from corner so it provides some relief by this stepping effect. Height is mostly at the back side towards Evelyn Drive. From pedestrian aspect, the overpass is more extreme in appearance than the building height.*
- How does this building meet the objectives of having a unique design and yet fitting in to the character of the site? *In all projects at this site the objective was to*

create uniqueness and at the same time have the buildings fit together to create a neighbourhood. By adding a subtle unique feature to each building, an individual character can be achieved while still having cohesion throughout the neighbourhood.

- *Within the masterplan, what are those aesthetic unique aspects that differentiate the buildings? Each entry has a subtle variation but keeping in nature of that established along Arthur Erickson Way. I would use the term 'distinct' rather than 'unique'. Trying to keep horizontal lines mixed with natural elements and patios on rooftop; amenity space for Cliffside building on top. Wanted to stay in line with buildings 5 & 7; each entry creates the identity of the building. We have tried to keep streamlined design that differs from the Cliffside building.*
- *What is overall approach to accessibility? We have an entrance off Taylor Way that is accessible; an entrance off building three lobby will be accessible with access to the elevator and amenity area. We are required by level two accessibility standards, which are a higher standard (reference District of North Vancouver Accessibility Standard); 20 percent of units have to be adaptable but there are no fully accessible suites; further discussion on accessibility will be had.*
- *What are sustainability requirements? Trying to move towards low carbon energy systems and trying to decrease the use of gas. This building from envelope perspective, is hard to build and makes it challenging to meet Step Code Two Building requirements. Looking at insulation and reduction of window systems but the building design would look completely different if windows were decreased; we are however, trying to reach Step Code Two requirements and still keep the aesthetic.*
- *Would you consider public arts as a way to define one building from another? Yes, this could be explored.*
- *Looking at the main floor, the corridor looks very long. Would it be possible to adapt the entries to recess so that corridor does not appear so long? Yes, this can be looked into.*
- *Are there retention ponds for the Storm Water System? Yes we are working with District and Cressey Engineering on these. They are retention ponds.*
- *Are there any outdoor spaces that are accessible or are they all stair access? I think this is something that could be explored more. Due to topography, an accessible space, if created, would be small. Thinking of extending accessible pathways.*
- *Lower Right of Way path is completely accessible to lot 5 however it ends in a staircase. Why is this? We want to talk to District about connecting these two pathways (identified on plan) that appear on the Right of Way for the storm system so that the pathway will be fully accessible.*
- *Are the soil volumes increasing from previous designs and will the tree systems be maintained by these systems? Yes.*
- *This was supposed to be a two building site, and now proposal is for three buildings and the open space has been decreased between some buildings. Why is this and will you let the public know? The masterplan was built on a concept but it was expected to change due to review requirements etc. This will be the first time the applicant has sought more density than indicated on the masterplan. There will be a public hearing for this however, in general I think this building respects the overall direction of the initial plan. Council did approve a master plan change.*

- Is there any soundproofing proposed for building 3 due to proximity of Taylor Way? *Yes we are getting an acoustic study on this to ensure that the requirements are met and noise is kept minimal.*

Committee Comments:

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

- I do not have issues with massing arrangement or character. I think there is an opportunity to link amenity areas with landscape areas. I would suggest the Planning Department work with applicant to create a better pathway, communal spaces and split the amenities amongst the buildings. Incorporation of art is highly recommended. Overall I am in support of project.
- I support this project and think the massing is well done. Would look at exploring more definition in uniqueness and character between buildings.
- Public arts, communal space in courtyards, a dry-stream water feature and making this proposal more livable are suggestions to incorporate. Overall I support his project.
- Landscaping is good response to architecture; I think green fingers at the rear are interesting. Monotony should be explored and the introduction of lobby entries could be distinguished by a stronger sense of identity.
- I support project. Suggest working with the Planning Department to develop adaptability and accessibility which would lead towards more creative response to amenities such as covered outdoor areas.
- Site context is the main concern in the courtyards and the fingers of the buildings. Space has been sacrificed between building two and lot 1 & 7. Otherwise, I support the project due to creation of affordable rental market housing.
- I support project; proposal has a different profile than the other buildings; downtown feel to it; agree with comments of outdoor spaces being accessible.

SUPPORT

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

It was Moved and Seconded:

THAT the Design Review Committee support the application subject to the following considerations by staff:

- Work with the Planning Department to further enhance accessibility within the outdoor amenity space.
- The indoor amenity areas should tie into the outdoor landscaped areas.
- Consider more identifiable components to distinguish townhouse units and the lobby entrances.
- Work with Engineering to extend the southern walkway to Taylor Way with a barrier free connection.
- Consider incorporating a public art component at the southeast corner of Taylor Way.
- Consider a dry stream water feature in the outdoor amenity area to make a more livable space.
- Consider recessing doorway entrances of the units along the lengthy hallways.

CARRIED

**POLL VOTE CALLED FOR THE VOTE =
ALL IN FAVOUR**

PUBLIC QUESTIONS

6. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for September 16, 2021 at 4:30 p.m.

8. ADJOURNMENT

It was Moved and Seconded:

THAT the July 15, 2021 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 7:48 p.m.

Certified Correct:

s. 22(1)

Chair

s. 22(1)

Committee Clerk