

COUNCIL CORRESPONDENCE UPDATE TO JANUARY 29, 2025 (8:30 a.m.)

Correspondence

- (1) 2 submissions, January 22 and 27, 2025, regarding Ambleside Local Area Plan**
- (2) January 23, 2025, regarding “rezoning 737 20th Street, West Vancouver”**
- (3) 2 submissions, January 23 and 27, 2025, regarding Proposed 2025 Budget**
- (4) January 24, 2025, regarding “Dangerous Trees”**
- (5) January 27, 2025, regarding “Fwd: Illegal use of field on Sundays”**
- (6) D. Marley, January 27, 2025, regarding “Squamish Nation reveals ambitious land use plans for North Shore, Squamish”**
- (7) January 28, 2025, regarding “Sewage and drainage regulation bylaw 5263”**

Correspondence from Other Governments and Government Agencies

- (8) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), January 28, 2025, regarding “Government of Canada opens new intake period for Youth Employment and Skills Program”**

Responses to Correspondence

- (9) Senior Manager of Community Planning & Sustainability, January 27, 2025, response regarding “Ambleside Draft LAP: Request That Environment Has a “Seat at the Table”” and “Addendum: Jan 16, 2025 Correspondence:: Ambleside Environment Deserves a “Seat at the Table” Diagram”**

From: [Redacted] s. 22(1)
Sent: Wednesday, January 22, 2025 3:57 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider
Subject: Addendum: Jan 16, 2025 Correspondence:: Ambleside Environment Deserves a "Seat at the Table" Diagram

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

Good Afternoon Mayor and Council,

I realize that an image included in my Jan 16, 2024 correspondence was not available for technical reasons.

My apologies for the confusion. I provide it here now. It was to follow the text:

...
 "For example, should the plan proceed based on 60% of people who do not live in Ambleside [and without the Ambleside environment having a "seat at the table"] as described in the [Ambleside LAP draft plan], and fish bearing Lawson Creek is turned into a water feature, the below from the US Environmental Protection Agency shows the result. There will be "aquatic garbage" in the creek which also flow out into the ocean destroying vital habitat, not to mention the hard work by many volunteers that have gone into protecting the creeks for decades." ...



As an update, I have received no reply, despite additional inquires to the Planning Dept, to my request that Ambleside Environment "Have a Seat at the Table" at the upcoming meetings, whenever they may be held.

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

From: [REDACTED] s. 22(1)
Sent: Monday, January 27, 2025 10:11 PM
To: David Hawkins; correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Sharon Thompson; Linda Watt; Nora Gambioli; Scott Snider; Peter Lambur; Jim Bailey; Scott Findlay
Subject: RE: Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

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

Good Morning Mr. Hawkins,

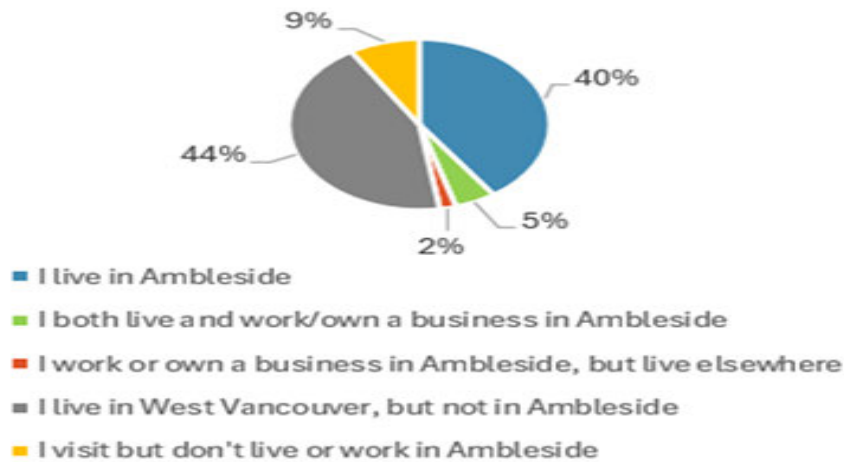
Thank you for your email, however, and with the deepest respect because you are obviously very knowledgeable, your email is mistaken on the data and I believe you may not have been made aware of some critically important information regarding the environment. I really don't like to be disagreeable, but I must speak up.

Process

By your own published data and statements, only 45% (blue and light green) of the survey respondents were Ambleside stakeholders, not 70% or 90%. That is 40% who live in Ambleside and 5% who live and work in Ambleside. That was also my experience, as stated, in participating in the process. The other approximately 60% are provably non-Ambleside, non-Stakeholders living in West Vancouver and Metro region. This is based on your statements to council at 7:10 of the Jan 13, 2025 council meeting and in the published materials below. Clearly there was a demanding non-Ambleside stakeholder group that dominated the process. As for the workshops, one workshop table [REDACTED] s.22(1) outnumbered by about 10 to 1 by non-Ambleside residents who all wanted higher density. I still say the rational conclusion is that the roughly 60% in support of the draft plan were the (provably) non-Ambleside Stakeholders who had everything to gain and obviously showed up in large numbers to demand it (development money, shopping preferences), and the remaining are the vast majority of Ambleside stakeholders who oppose it because they have everything to lose in densifying our already high density heat island. Is it even correct to call this an "Ambleside LAP"? In my view it wrongly implies that Ambleside stakeholders were the ones driving it (like Horseshoe Bay which was almost entirely their community stakeholders only input). Based on the data, in my view, it's more correctly called a "West Vancouver Visitor and Metro Region Residents' Plan for the Ambleside Residents' Community".

Survey Response by Relationship to Ambleside

Participants' Relation to Ambleside



Environment

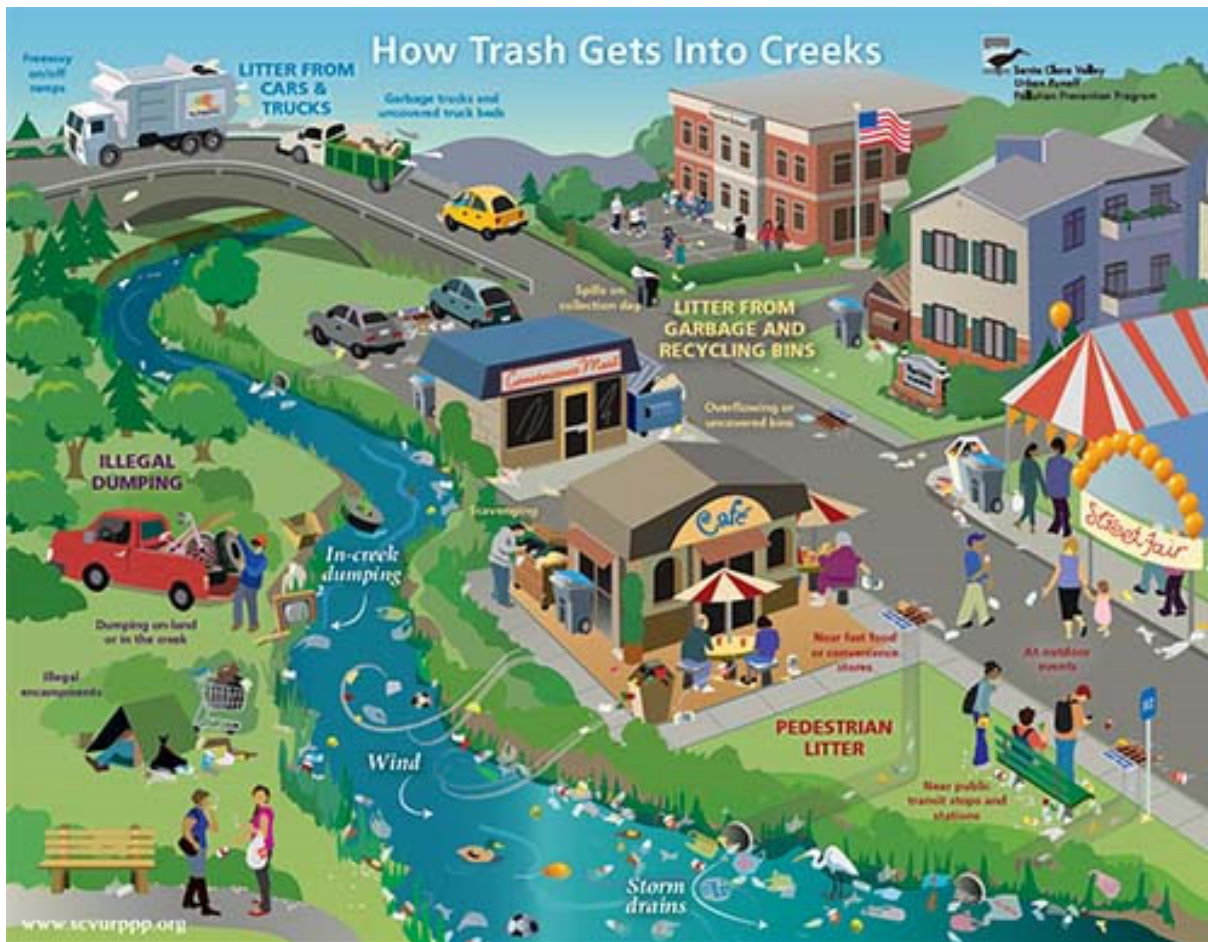
Neither Streamkeepers nor Staff identify themselves in any available materials I can locate as being designated and *accountable* as “Qualified Environmental Professionals” (QEP) or Biologists as required under the *Riparian Area Protection Act* to be able to prepare a report *and defend a decision* to expose the “valuable habitat for fish, birds, and invertebrates” (December 2023) of Lawson Creek to extremely high new high human disturbance as a town square water feature. You may not have this information. Here is the link to the Ombudsperson Report on the issue. [BLOCKEDbcombudsperson\[.\]ca/assets/media/Public-Report-No-50-Striking-a-Balance\[.\]pdf](#)BLOCKED

May I ask, where is the required Environmental Report prepared by an accountable QEP saying that exposing the “valuable habitat for fish, birds, and invertebrates” of Lawson Creek (as determined by an external QEP/Biologist, December 2023, p.3) to extremely high new high human disturbance as a town square water feature will not harm this valuable creek habitat?

(Please see Infogram below from the US Environmental Protection Agency)

Is the District instead relying on informal comments and opinions (as very knowledgeable as they may be but nevertheless e.g. chose not to be an accountable QEP with the rigour involved to do a proper report) instead of accountable QEPs? If so, what is the cost to the Ambleside Stakeholder Community? Should this have been a question on the survey?

I am compelled to ask these uncomfortable questions for the protection of our irreplaceable natural resources that are under siege from the dual forces of development and climate change.



Sincerely,
s. 22(1)

From: David Hawkins <dhawkins@westvancouver.ca>

Sent: January 27, 2025 6:43 PM

To: s. 22(1)

Cc: correspondence <correspondence@westvancouver.ca>; Mark Sager, Mayor <mark@westvancouver.ca>; Christine Cassidy <cassidy@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Linda Watt <lwatt@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Scott Snider <ssnider@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; Scott Findlay <sfindlay@westvancouver.ca>

Subject: RE: Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

Dear s. 22(1)

Thanks for your correspondence to Mayor and Council (attached for convenience).

I was not copied, but this was forwarded to me and I hope you find the information below (regarding the process and regarding the environment) helpful.

Sincerely, David

Process:

- July 2023 and November 2024 engagement summaries and transcripts are on the [project webpage](#).
- >70% of 2023 workshop attendees indicated they either live, work or both in Ambleside.

- >90% of 2024 survey respondents indicated they either live, work or both in Ambleside or West Vancouver.
- You registered to attend a workshop [REDACTED] s.22(1) . ~90% of registrants at that workshop indicated they lived, or lived and worked, in Ambleside.
- We do not “id check” participants, but our experience is that people participate in good faith and we have no reason to believe the public were deceitful in indicating where they live or work.

Environment:

- Co-locating new housing with shops, amenities, jobs and transit – within the District’s requirements for very high energy-performance buildings – is a form of integrated land use and climate action planning.
- Ambleside’s Commercial Areas do include watercourses, but do not include steep slopes or heavily forested areas.
- Any development proposal would be subject to application review and applicable regulations (e.g. Development Permit Area for the protection of watercourses, the tree bylaw).
- Environmental staff at the District continue to be engaged with the LAP process to ensure it aligns with the District’s climate and environment policies.
- District staff will continue to work with the West Vancouver Streamkeeper Society to develop, promote, and maintain best practices for protecting and sustaining stream habitat.

David Hawkins, MCIP, RPP
Senior Manager, Community Planning and Sustainability
Planning, Development & Environment Services | District of West Vancouver
604-921-2172 | westvancouver.ca

From: [REDACTED] s. 22(1)
Sent: Thursday, January 23, 2025 7:49 PM
To: correspondence
Cc: Erik Wilhelm
Subject: rezoning 737 20th Street, 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 and Council:

[REDACTED] s.22(1) 737 20th Street currently being considered for rezoning from a single family dwelling to a triplex with garages off the lane way and with full size basements. As you know, Hollyburn Mews has been recognized as an ideal example of providing the 'missing middle' housing in West Vancouver. Hollyburn Mews took three single family lots and transformed this space into three duplexes and three lane way houses (a total of 9 homes), each with separate garages.

Each of these three properties averages approximately 640 square feet on which three units (one duplex and one lane way house) were built, with front and back patios and a lovely green space with shrubs, trees and flowers in between each duplex and laneway home providing a level of privacy for each owner. The 737 20th street lot is only 450 Square feet on which it is proposed to build a three unit structure. with limited green space and, given the rains that occur here, basements that would be prone to flooding.

I do support you as Mayor and Council in your concern to provide more housing for the 'missing middle'. However, given the small lot size for the proposed triplex, I am concerned that there will be no green space to absorb water nor to provide a homey atmosphere for the new owners. It seems to me that a more appropriate structure for this lot would be a duplex that would provide a more environmentally sound use of this property.

Before a final decision is made on this rezoning application, [REDACTED] s.22(1) see how Hollyburn Mews has been able to provide more housing while at the same time providing homes that are admired by many.

Regards,

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

From: [REDACTED] s. 22(1)
Sent: Thursday, January 23, 2025 8:33 PM
To: correspondence
Subject: Dear West Vancouver Mayor and Council,

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 reduce the taxes you have planned for 2025.

With the United States proposing tariffs on Canada and British Columbia, all of us in West Vancouver will have to pay more for everything!

I am a Senior and I cannot afford the increased costs of the North Shore Wastewater Treatment plant, nor the asset levies that you are charging.

Why do we need 800 more employees in our municipal hall, with more salaries and benefits? Use the cash and investments in your treasury to pay for our needs and please cut your costly programs.

Sincerely, [REDACTED] s. 22(1)

From: [Redacted] s. 22(1)
Sent: Monday, January 27, 2025 8:47 PM
To: correspondence
Subject: West Vancouver Budget Unaffordable to Many Property Owners

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Hi,

We are retired seniors living in West Vancouver for over 50 years trying to retain our home while living on pensions for [Redacted] s.22(1) attended a 2025 Budget presentation at the Community Centre.

[BC Consumer Price Index Nov 2024 was 2.3%](#) [BC Retired Teachers Pension increase for 2025 is 1.6%](#)

Our Comments are as follows:

•

Levy	Increase with 1% Asset Levy			Increase with 2% Asset Levy		
	% Increase	\$ Increase	Total \$	% Increase	\$ Increase	Total \$
Operating Levy	5.52%	\$337	\$6,436	5.52%	\$337	\$6,436
Asset Levy	1.00%	\$61	\$61	2.00%	\$122	\$122
Environmental Levy	0.00%	\$0	\$0	0.00%	\$0	\$0
Total Tax Levy	6.52%	\$398	\$6,497	7.52%	\$459	\$6,558
Total Utility Fees		\$211			\$211	
Total Dollar Increase		\$609			\$670	
Monthly Amount		\$51			\$56	

-
- **The two above taxation options are TOO HIGH for the average WV Taxpayer**
-
- **Then you need to consider the “OTHER” fees added to Property Taxes:**
 - Metro Vancouver General Fee... Is this increasing by 24% in 2025?
 - Huge Fee Added to Property taxes for the North Shore Treatment plant for the next 30 YEARS.
 - Governance of this Organization indicates it is out of Control
 - TransLink Fees... They are HUGE for Property Owners
 - Currently no resolution on the 50% reduction in Service. Thus we do not know the impact to our 2025 taxes.
 - Many West Vancouver homes experience limited or no service at all unless you are physically able to hike up or downhill where many safe sidewalks do not exist.
 - Federal Government \$600 million “Gift for CAPITAL PROJECTS ONLY” over the next 10 years. This does not address the 2025 Operating Cost.
 - Governance of this organization is in Question today!

- E-Comm - 911
 - Another Metro System Governance under review

We urge Council to reduce the 2025 Budget to the Actual Cost of Inflation as escalating costs cannot continue.

Thank You,

s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

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

January 24, 2025

DISTRICT OF WEST VANCOUVER
750 17th Street
West Vancouver BC
V7V 3T3

Attention: Mayor and Council
Parks Department and
District Arborist

Dear Sirs and Mesdames,

Re: **Dangerous Trees**

I am the owner of property s. 22(1) West Vancouver.

I am writing to alert West Vancouver District (the “**District**”) to the existence of dead and dying hemlock and alder trees which I believe are located on District property and which constitute a clear and present risk of injury (or death) to persons and damage to or loss of property and a fire hazard.

The trees appear to be located along the boundary of the District’s property adjacent to the BC Hydro right of way immediately behind (north) the s. 22(1)

Two of the subject trees are obviously completely dead. Four or more of such trees have all or substantially all brown foliage/needles on their limbs and are dead or apparently dying.

As evidence of my concern regarding the hazard (in addition to the numerous power outages due to falling trees in the general area due to high winds), I confirm that:

- (a) in the winter of 2023, a limb from a dead alder on District property fell on the BC Hydro line s.22(1), created an explosive sound, temporary fire and power outage and had to be removed from the power line by BC Hydro; and
- (b) in December of 2024, a relatively small dead tree on District property fell on the BC Hydro line s.22(1), broke apart causing the power pole to sway back and forth and the line to jump up and down and some of the

branches fell [REDACTED] s.22(1) by about three feet. I
enclose copies of three photographs of the fallen branches [REDACTED] s.22(1).

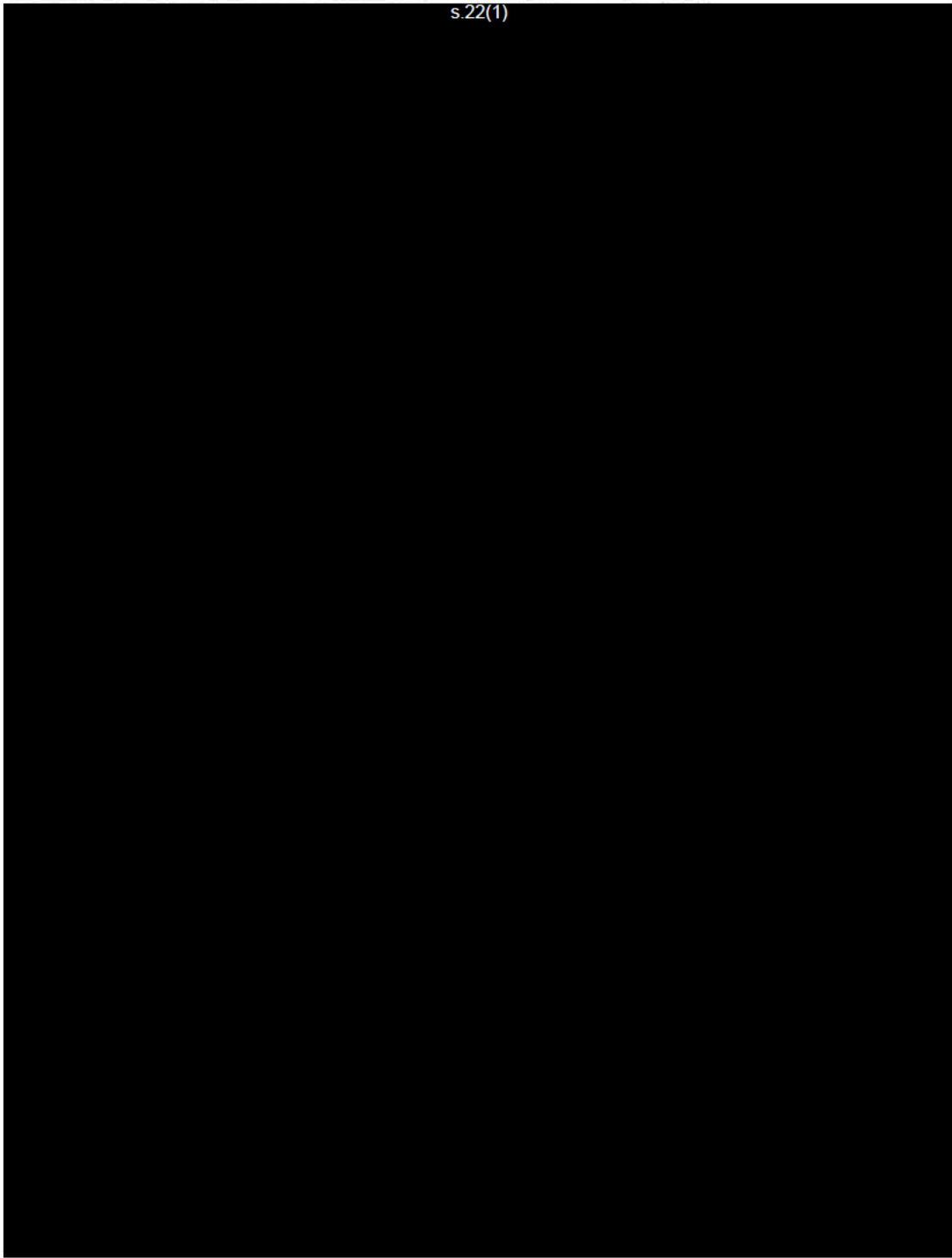
In light of all of the foregoing, I hereby request that the District please have the subject trees removed as soon as possible.

If the District requires any further information from me, please let me know. If the District wishes to view the site, it is welcome to do so [REDACTED] s.22(1) upon 24 hours prior email notice [REDACTED] s. 22(1).

I will be grateful for your attention to this matter.

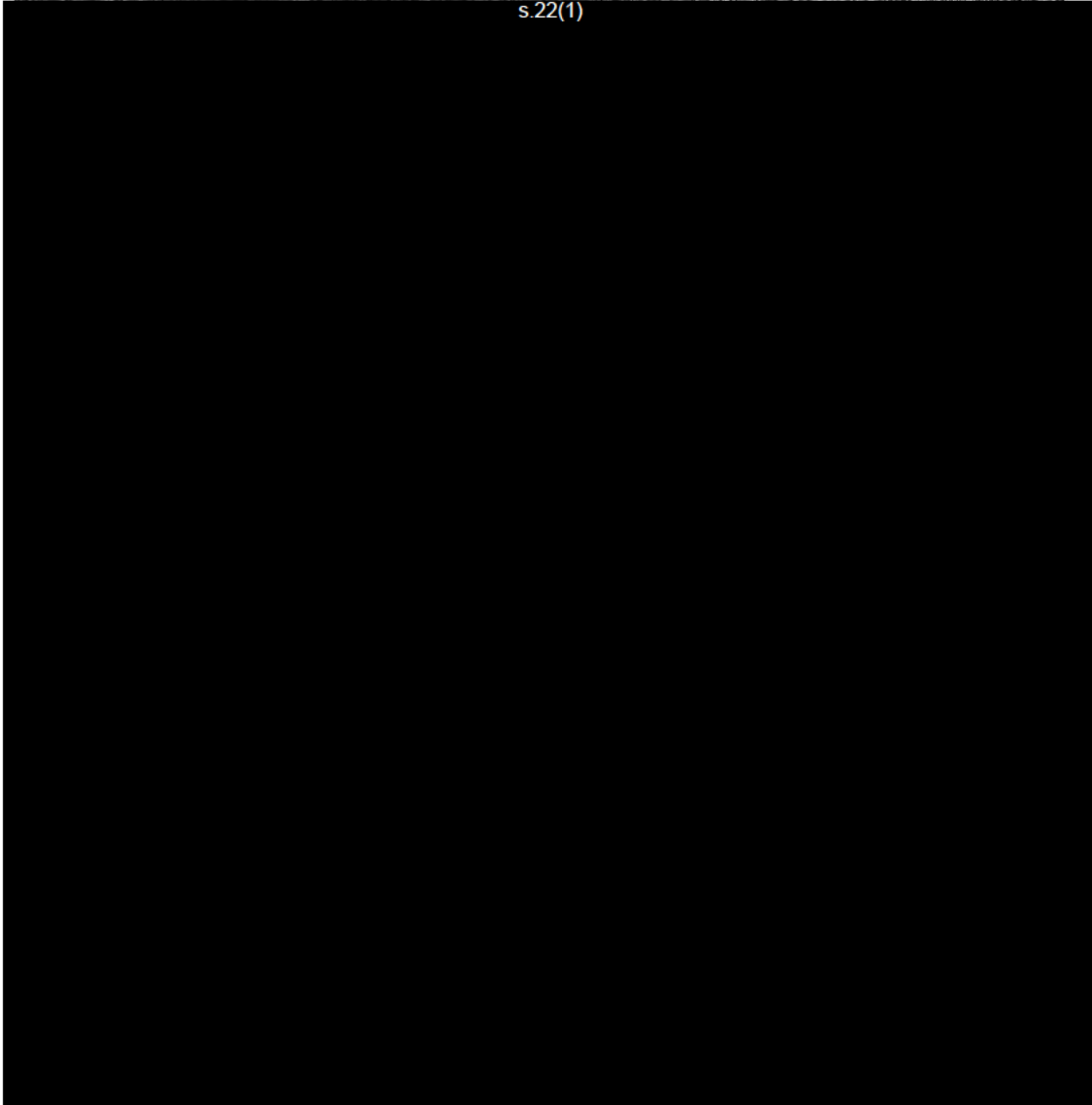
Yours sincerely,
[REDACTED] s. 22(1)

Encls.





s.22(1)



s.22(1)



From: [Redacted] s. 22(1)
Sent: Monday, January 27, 2025 1:14 PM
To: correspondence
Subject: Fwd: Illegal use of field on Sundays

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FYI

From: [Redacted] s. 22(1)
To: "lisa evans" <lisa.evans@collingwood.org>
Cc: [Redacted] s. 22(1) "ccassidy" <ccassidy@westvancouver.ca>, "mayorandcouncil" <mayorandcouncil@westvancouver.ca>
Sent: Monday, January 27, 2025 1:11:48 PM
Subject: Illegal use of field on Sundays

Dear Headmaster,

I hope this letter finds you well. I am writing to formally address an ongoing issue concerning the misuse of the football field at Collingwood School by a group of individuals every Sunday. Despite repeated attempts [Redacted] s.22(1) to resolve this matter, the problem persists, causing significant disturbance to the surrounding community. Each Sunday, a group of approximately 20 to 25 people has been illegally using the school's football field for recreational purposes. This group's activities not only violate the school's rules but also create considerable noise and disruption to the neighborhood, particularly affecting the peace and safety of local residents. The disturbances occur consistently, often involving loud shouting and behavior that is disruptive to both families and individuals in the area. In an attempt to address this issue, we have contacted the safety company, Fusion Security, to intervene and enforce the appropriate regulations. However we are not sure if they have responded.

This remains unresolved, and the group continues to use the field without permission.

We kindly request that you take immediate action to enforce the school's rules regarding the use of the football field, ensuring that such unauthorized gatherings do not take place in the future. The safety and well-being of the local community must be a priority, and we believe that with proper enforcement, this situation can be remedied. We would greatly appreciate your prompt attention to this matter and would be happy to provide further details or collaborate to find a solution that benefits both the school and the surrounding community.

Thank you for your understanding and cooperation.

Sincerely,

[Redacted] s. 22(1) (and other concerns residents [Redacted] s.22(1))
[Redacted] s. 22(1)

From: David Marley <domarley52@gmail.com>
Sent: Monday, January 27, 2025 4:17 PM
To: correspondence; Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt
Cc: Scott Findlay
Subject: Squamish Nation reveals ambitious land use plans for North Shore, Squamish

CAUTION: This email originated from outside the organization from email address domarley52@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.

I notice there is evidently to be a conspicuous lack of consultation respecting this substantial property development other than among Squamish band members themselves. Apparently, the 'duty to consult' concerning land use is a one way street in BC these days.

Increased building on Squamish land will, of course, involve more demand on public services, most of which will no doubt be sought from the DNV or the DWV. Accordingly, a new 'Services Agreement' will need to be concluded.

Which reminds me, last November 9th I wrote to Mayor and Council asking 1) for a copy of the current Services Agreement between the DWV and our Squamish neighbours, and 2) advice as to what the Squamish will be paying toward the provision of wastewater disposal given the massive escalation in the capital cost of Metro's NSWWTP project. I have yet to receive an answer to either request. I repeat the two requests and look forward to a timely response.

I hereby ask that neither my name nor contact information be redacted from this communication.

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

604-926-8994

https://www.nsnews.com/local-news/squamish-nation-reveals-ambitious-land-use-plans-in-north-vancouver-10117487?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share

From: [REDACTED] s. 22(1)
Sent: Tuesday, January 28, 2025 3:12 PM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Sewage and drainage regulation bylaw 5263
Attachments: City of West Vancouver.pdf; letter to the district of west vancouver.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.

January 28, 2025

Re: Sewage and drainage regulation bylaw 5263

We are wondering when we will see a response from council in regards to the bylaw that was passed (attached) 10 months prior to notifying residents involved.

As mentioned below:

- This bylaw was adopted in October 2023, unbeknownst to the affected homeowners. No consultation occurred at any point with any of the affected homeowners prior to this decision being made.
- Our primary concern is that the Engineering Department notified homeowners ten months *after* this decision was made by council.
- No other options were presented to the affected homeowners
- The inequity of this decision bears an unexpected financial burden as servicing a pump grinder that is more than 60 years old is very costly.
- Since there are appx. 150 homeowners affected, why could the maintenance not be grandfathered in for the current homeowners?

We are still waiting for an answer from council in regards to the above matter. We have written (September 16th) to council and correspondence@westvancouver.ca, physically visited the district offices (November 13th), sent more correspondence (November 14th and December 18th) with a promise from Mayor Mark Sagar that council will review this matter. How much longer do we have to wait for this review to take place? Also, we would like to know the manner of review that will take place? Will homeowners be invited to take part in the process?

A response and attention to this matter is appreciated.

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)

September 16, 2024

To the mayor and council of West Vancouver,

With great disappointment and surprise, we are writing to you in regards to the registered letter dated July 15, 2024 concerning the City Of West Vancouver's abandonment of responsibilities to our private sewer grinder pump maintenance. This unacceptable change of maintenance to the sewer grinder now becoming the responsibility of the property owner is not only unexpected, it also places a huge burden on the property owner.

I am unsure why this letter was sent to us by registered mail, and yet the decision was made by council last October (2023) unbeknownst to the property owners involved. This lack of full disclosure, as well as involvement by those affected is lacking in transparency and the procedure of sharing information with the affected homeowners was non-existent. Not only was there a lack of prior consultation, the registered letter was couriered to us 10 MONTHS after this decision was made!

The added cost of maintenance and onus on the property owner is quite significant and will directly affect us financially. Additionally, it will have a negative effect should we decide to sell the property. I have done some research and found out that the difference between the new double pump and the old one (which we have) is the way it is fabricated and installed. According to Upstream Pump Services, the old pump requires more work as it is secured with a metal rod that is exposed to the elements, not buried in the ground like the new pumps. If a pump needs repair, quite often this rod needs to be sawed off as it is rusted, and then replaced once the repair is done. This results in a more costly repair (anywhere from \$1000.00 upwards). If we were to fully upgrade to the new pump system, I have been advised that the cost would be close to \$20,000.00.

How will the district therefore compensate those homeowners now affected?

Our home was purchased on the reliability of the city maintaining the sewer grinder system, we strongly believe this, and those similar to this situation should be grandfathered.

We are extremely frustrated and upset by this unannounced ruling and would like it to be reviewed and reversed for the affected property owners.

Sincerely,

s.22(1)

Owners

s.22(1)

West Vancouver, BC

s.22(1)

ENGINEERING & TRANSPORTATION
750 17th Street West Vancouver BC V7V 3T3
t: 604-925-7020 | e: engineeringdept@westvancouver.ca



This is an important notice. Please have someone translate.

这是一份重要的市政通知，请找人帮您翻译。 | 이것은 시청에서 보내는 중요한 통지입니다. 다른 사람에게 번역을 부탁하여 읽으십시오.
این یک اطلاعیه مهم شهری است. لطفاً از کسی بخواهید که آنرا ترجمه کند.

July 15, 2024

Dear Owner / Account Holder,

RE: Change to your private sewer grinder pump maintenance

You are receiving this notice because, according to District records, your property relies on a sewer grinder pump to discharge sewage waste to the nearest District sewer main.

Moving forward, the sewer grinder pump located on your property is considered part of your private sewer grinder pump system. Please be aware that the District will also no longer maintain grinder pumps on private property.

What is happening?

In October 2023, Council adopted the new Sewerage and Drainage Regulation Bylaw No. 5263, 2023. The bylaw formalizes a framework for ownership and maintenance obligations of private sewer pump systems.

Under the new framework, ownership of any District-maintained grinder pump located on private property is transferred to the owner of that property. Property owners are responsible for maintenance or replacement of private sewer systems including grinder pumps. For service, please contact a qualified plumber or tradesperson as needed.★

Why is it happening?

Typically, grinder pumps on private property are the sole property and responsibility of the property owner. There have been some exceptions historically where the District has provided on-going maintenance for private grinder pumps with no legal obligation to do so. This created an equity imbalance, with some property owners owning and maintaining their sewer grinder pumps while others receive assistance from the District.

A consistent ownership model where property owners are fully responsible for sewer systems on their private property is more equitable. The change also reduces the District's operating costs associated with maintaining private systems and allows staff to focus on other critical sewer maintenance tasks that benefit the broader community.

Get more information.

For more information about water and sewer utilities, visit westvancouver.ca/sewer

For any questions or concerns regarding this change please contact the Engineering Department at 604-925-7020 or engineeringdept@westvancouver.ca.

Engineering and Transportation Department

From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Tuesday, January 28, 2025 11:30 AM
To: Weiler, Patrick - M.P.
Subject: Government of Canada opens new intake period for Youth Employment and Skills Program
Attachments: Letter from MP Patrick Weiler - 2025 Youth Employment and Skills Program Application Intake.pdf

Good morning,

Please see the attached letter from MP Patrick Weiler regarding a new intake period for the Youth Employment and Skills Program.

Sincerely,

Kevin Hemmat

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



HOUSE OF COMMONS
CHAMBRES DES COMMUNES
CANADA

Patrick Weiler

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

January 28, 2025

Dear Friends & Neighbours,

As of January 27, 2025, applications are now open for the Government of Canada's Youth Employment and Skills Program (YESP). Supported by an investment of approximately \$13.5 million, YESP is an initiative aimed at helping young Canadians access employment opportunities and gain valuable work experience in the agricultural sector, while contributing to the growth of the agricultural community here in Canada.

The agriculture and agri-food sector is a major contributor to the Canadian economy. This funding will help address some of the pressing labour issues the sector faces by supporting approximately 1,200 jobs and by fostering the next generation of agriculture and agri-food workers.

Eligible applicants include producers, agri-businesses, industry associations, provincial and territorial governments, Indigenous organizations and research facilities. Applications from Indigenous employers are a focus for the 2025-2026 program year.

Together, we are building a future where all young Canadians can gain work experience in the agriculture and agri-food sector and help them to access future employment opportunities in the industry.

For more information and to submit your application, [please visit this webpage](#). Employers can apply from January 27, 2025 to February 24, 2025 for their application to be considered.

If you have any questions, please do not hesitate to reach out to our office. We are happy to support your application in any way that we can.

Sincerely,

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

Constituency

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From: David Hawkins
Sent: Monday, January 27, 2025 6:43 PM
To: s. 22(1)
Cc: correspondence; Mark Sager, Mayor; Christine Cassidy; Sharon Thompson; Linda Watt; Nora Gambioli; Scott Snider; Peter Lambur; Jim Bailey; Scott Findlay
Subject: RE: Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

Dear s. 22(1),

Thanks for your correspondence to Mayor and Council (attached for convenience). I was not copied, but this was forwarded to me and I hope you find the information below (regarding the process and regarding the environment) helpful.

Sincerely, David

Process:

- July 2023 and November 2024 engagement summaries and transcripts are on the [project webpage](#).
- >70% of 2023 workshop attendees indicated they either live, work or both in Ambleside.
- >90% of 2024 survey respondents indicated they either live, work or both in Ambleside or West Vancouver.
- You registered to attend a workshop s.22(1) ~90% of registrants at that workshop indicated they lived, or lived and worked, in Ambleside.
- We do not "id check" participants, but our experience is that people participate in good faith and we have no reason to believe the public were deceitful in indicating where they live or work.

Environment:

- Co-locating new housing with shops, amenities, jobs and transit – within the District's requirements for very high energy-performance buildings – is a form of integrated land use and climate action planning.
- Ambleside's Commercial Areas do include watercourses, but do not include steep slopes or heavily forested areas.
- Any development proposal would be subject to application review and applicable regulations (e.g. Development Permit Area for the protection of watercourses, the tree bylaw).
- Environmental staff at the District continue to be engaged with the LAP process to ensure it aligns with the District's climate and environment policies.
- District staff will continue to work with the West Vancouver Streamkeeper Society to develop, promote, and maintain best practices for protecting and sustaining stream habitat.

David Hawkins, MCIP, RPP
Senior Manager, Community Planning and Sustainability
Planning, Development & Environment Services | District of West Vancouver
604-921-2172 | westvancouver.ca

From: [REDACTED] s. 22(1)
Sent: Thursday, January 16, 2025 4:20 PM
To: correspondence
Cc: Mark Sager, Mayor; Peter Lambur; Christine Cassidy; Linda Watt; Nora Gambioli; Sharon Thompson; Scott Snider
Subject: Ambleside Draft LAP: Request That Environment Has a "Seat at the Table"

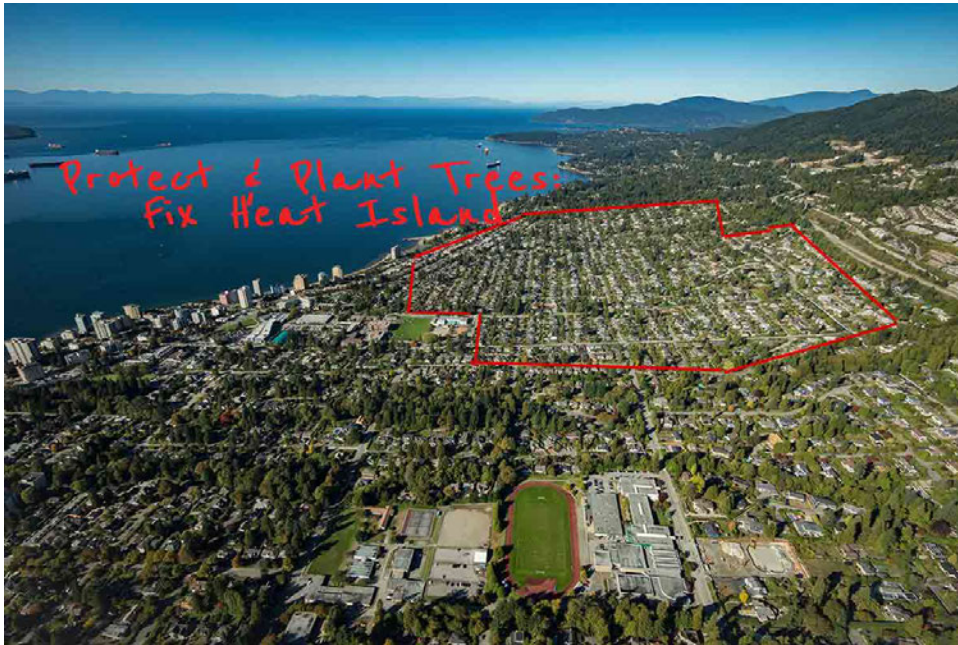
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Dear Mayor and Council,

It's appreciated that there must be a lot of work and expertise to come up with complex planning documents in our complex times. I have no doubt that the planning department and their resources are hardworking, eloquent and expert at planning cityscapes and they prepared a plan per usual for normal times.

However, these are not normal times. We are facing critical and uncontrollable environmental challenges from atmospheric rivers to heat islands. In my view, any Ambleside LAP requires environmental science, law and engineering experts that are also experts in Ambleside/WV. This was not mentioned or discussed at the council meeting. I am writing to request that the Environment, specific to Ambleside, have a "seat at the table" at the upcoming meetings to protect our beautiful, natural Ambleside environment, for the following reasons:

1. Since Ambleside is at the foot of a mountain down which fish bearing creeks flow into the ocean, we are subject to the laws of nature and strict provincial and federal laws. Environmental realities must be on the planning table, not just because we are restricted by environmental laws to protect habitat, but e.g. according to news reports, the tragedy of Lions Bay during the Oct 2024 atmospheric may have possibly been the result of improperly planned human development disturbance of land near Battani Creek.
2. Soil disturbance and drilling effecting tree roots has been raised as a significant concern on our hilly terrain of tree roots holding it all together, particularly riparian trees. Cautions have not been heeded to date that I am aware of.
3. So many trees have been cut down legally and illegally not just for development, but for views, etc. that (as reported in the UFMP) Ambleside is now a concerning heat island with a 19% tree canopy and a vulnerable population of almost half seniors over 60.



- 4.
5. In my view, any meetings regarding the Ambleside LAP that include cutting down more trees, disturbing more soil, drill into more land, and e.g. fanciful ideas like contaminating a fish bearing creek to make it into a “water feature” has to first and foremost pass environmental science, law and engineering considerations that address the realities of our location from experts on our location.

I agree with Staff that in working on the *Ambleside* LAP draft plan for its final version, the District has to this time hear from Ambleside stakeholders. To date, the vast majority of the respondents do not live in Ambleside or even WV, and they are the ones that drove the pretty consistent 60% approval of Ambleside LAP. How would one know that?

We know 60% of the engagement on the Ambleside LAP was made up of external, non-Ambleside stakeholders. We also know that almost exactly the same percentage support the plan at roughly 60%. This would be e.g. Metro region, non-stakeholder respondents who have nothing to lose and everything to gain by chiming in with everything from personal shopping preferences to development plans to make money. It's possible that some non-Ambleside stakeholders took the time to speak on behalf of Ambleside stakeholders to say they did not support more density and shopping in Ambleside, but pretty unlikely.

This leaves the 40% of Ambleside stakeholders for whom it makes sense that they would be 40% opposed having everything to lose if there were even higher density bringing a lower quality of life.

Even 40% is high. The 40% is based on the assumption that the workshops were largely if not entirely Ambleside stakeholders. However, in reality as Staff point out, the workshop attendees were simply asked if they live in Ambleside. Half of the attendees at the workshop I attended were not from Ambleside or even WV. If only roughly half of the 430 workshop attendees were Ambleside stakeholders that leaves only (215) out of the (1100) responses from Ambleside resident stakeholders.

Moreover, those in favour of the plan did not have the questions framed to include the environmental costs. For example, the question was not: would you like to see us expose fish bearing Lawson Creek to significant human disturbance as a water feature in a public square which will kill the fish and the biology of the creek in violation of environmental laws and ethics; or build a fountain in an non-environmentally protected area?

This leaves only about 20% engagement or (215) actual Ambleside stakeholders, and a strong indication that the vast majority of those (215), if not all, opposed the plan.

Staff defended this imbalance engagement process by citing the fact that Ambleside is visited and used as a central town centre by many in WV and Metro Region visitors. So, those non-Ambleside stakeholders claimed they had a right to have a say in the Ambleside LAP and clearly dominated it.

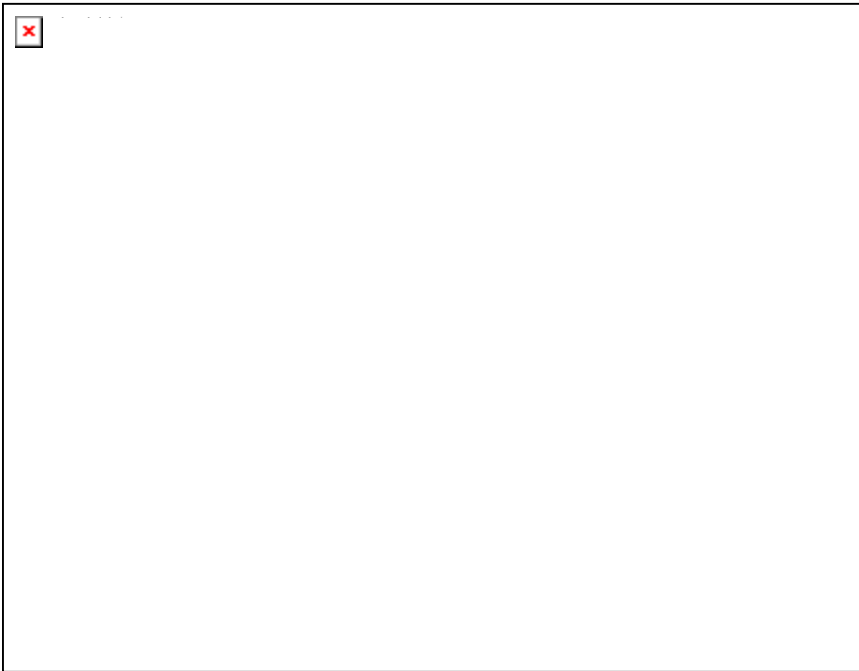
Staff also pointed out that the *successful* Horseshoe Bay LAP was based, if not entirely, on Horseshoe Bay stakeholders' engagement only - where lots of people visit just like Ambleside. This appears to be why Staff encouraged that this review of the draft plan to include Ambleside stakeholders to make up for the earlier engagement process.

However, while it's appreciated there is an opportunity for "public" input we are again in a position where the "public" is not Ambleside stakeholders. The WV website accepts input from anyone, including developers and people hoping Ambleside will be more densified for cheap rental locations, etc. Again, it is not an Ambleside resident taxpayer, stakeholder forum.

I am requesting that the unique and critical issues of the Environment and Ambleside Stakeholders at least have a "seat at the table" at the upcoming planning meetings to finalize the draft LAP for presentation to Mayor and Council. ABDIA is made up of 50% external WV businesspeople and ADRA is heavily weighted to Dunderave, and they have already had their voices heard and included in the 60%.

Just as Horseshoe Bay residents would not want Ambleside residents chiming in on issues detrimental to them about e.g. the ferry terminals when we only have a passing understanding of the issues, the Ambleside LAP needs experts on Ambleside, and especially experts on our natural Ambleside realities and its natural environment.

For example, should the plan proceed based on 60% of people who do not live in Ambleside, and as described in the plan, fish bearing Lawson Creek is turned into a water feature, the below from the US Environmental Protection Agency shows the result. There will be "aquatic garbage" in the creek which also flow out into the ocean destroying vital habitat, not to mention the hard work by many volunteers that have gone into protecting the creeks for decades.



The Environment and Ambleside Stakeholders should be the ones making up the engagement refining the draft plan. ABDIA and ADRA have already had a significant voice in sharing their desires and expertise in the formulation of the draft.

At the very least the Environment and Ambleside stakeholders need a seat at the table of these meetings. I am not an environmental expert, so I humbly request that if an environmental expert that knows Ambleside and its local natural environment and challenges cannot attend these meetings on short notice (whenever those meetings might be) then at least I or someone else be permitted to attend to take notes, review the issues with an objective environmental expert, and report that back for input on the plan *before* it proceeds to a formal plan and is presented to Mayor and Council.

Sincerely, [REDACTED] s. 22(1)

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

From: [REDACTED] s. 22(1)
Sent: Wednesday, January 22, 2025 3:57 PM
To: correspondence
Cc: Mark Sager, Mayor; Christine Cassidy; Nora Gambioli; Peter Lambur; Sharon Thompson; Scott Snider
Subject: Addendum: Jan 16, 2025 Correspondence:: Ambleside Environment Deserves a "Seat at the Table" Diagram

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Good Afternoon Mayor and Council,

I realize that an image included in my Jan 16, 2024 correspondence was not available for technical reasons.

My apologies for the confusion. I provide it here now. It was to follow the text:

...
 "For example, should the plan proceed based on 60% of people who do not live in Ambleside [and without the Ambleside environment having a "seat at the table"] as described in the [Ambleside LAP draft plan], and fish bearing Lawson Creek is turned into a water feature, the below from the US Environmental Protection Agency shows the result. There will be "aquatic garbage" in the creek which also flow out into the ocean destroying vital habitat, not to mention the hard work by many volunteers that have gone into protecting the creeks for decades." ...



As an update, I have received no reply, despite additional inquires to the Planning Dept, to my request that Ambleside Environment "Have a Seat at the Table" at the upcoming meetings, whenever they may be held.

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