

# WEST VAN MATTERS

2013

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2013 Council Mtg NOTES Jan 21<sup>st</sup>, 28<sup>th</sup>; AGENDAs Feb 4<sup>th</sup>; Calendar to Feb 24<sup>th</sup>

WVF PH • Walker CACs • Amb Left Turns • CoW Housing • Financial Matters Mtg

~~~~ Goong Hay Fat Choy (Feb 10) Year of the Snake ~~~~

+ **MAIN Items Feb 4th:** Delegation: NSh Keep Well Society; WV Police Crime Stats; *Cmnty Grants Cmte* Report and Work Plan; **Ccl Procedure** Bylaw (first reading); **Five-Year Financial Plan Amendment**; **New Website Project** Update; Grosvenor Request for Non-Enforcement of Noise Bylaw; Liquor Licence Applcn for Capilano Rugby Club; Correspondence: oodles of letters, some bolded, **Spirit Trail**, **illegal tree-cutting (Caulfeild)**; PSB; CACs re **1455 Bellevue (Walker)**; HHS; many re 1300blk Marine/aka Grosvenor.

== **Lease/Sell Survey**; **PARADE?**; **Vive le Canada** (Senate); from the EDITOR'S DESK; UPDATES & INFO (Jubilee Medals; High Rise definition; DWV GFOA Award; Ambleside Activation; Parking Bylaw; NSh family-friendly?; PkR Asian New Year; Streamkeepers; WRA; CNV Density Bonusing; WV Public Art; **Our Library a Leader!**)

= **CALENDAR to Feb 22:** CULTUREWATCH (Theatre; Art; Sculpture; Music); MYSTERY HIKE

= **HEADSUP 2A: Feb 4 Agendas // 2B: Highlights of Feb 4 ccl mtg**; INFObits and Talks; PSB Update; Miko Peled  
= **Ccl NOTES**

**Jan 14:** Public Hearing on 1821 MDr (WV Florist); **Applicability of CAC for Walker Bldg (GP debunks claims)**; PSB Budget; **Proposed Ccl Procedure** Bylaw; (restricted) westbound left turns 13th to 18th; Street-Naming re Camelot; Devt Permit amendment for **Hollyburn Mews**; DVP 1690 - 21st (date); Devt Applications List (PkR for two towers, **19 and 24 storeys, including 289 units** plus commercial)

**Jan 28:** 4:30pm: Cmte of the Whole on **Housing and Nbrhd Character** (good comments, esp Justin Webb);

7pm: **Financial Matters (Parks & Cmnty Services** Presentation -- budget ~\$18M; \$420 per household)

= **Ccl AGENDAs Feb 4**

= ANIMALWATCH (Puppy Bowl IX); INFObits; ROYALWATCH (a royal tweet; a royal bump); AFRICAWATCH (Mali); BEERWATCH (Super Jupiter Grapefruit, Three Beavers, Wee Beastie); CPTWATCH (Firing Line); FISHWATCH; HERITAGEWATCH; MAIKU; QUOTATIONS/THOUGHTS/PUNS; **HERITAGE WEEK (Feb 18 - 24) FLYER (draft)**

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**YOUR OPINION on 1300block MARINE DRIVE -- LEASE OR SALE ?**

**lease1300@westvan.org**

**OR**

**sell1300@westvan.org ?**

Email your choice (above), lease or sell. If you have already done so, pls ask your family, friends, colleagues to do so. If we haven't lawyers/staff/personnel expert, intelligent, skilled enough to negotiate leasing, then buy other land from the money from the sale to replace it thus maintaining our land bank assets! PLEASE, Ccl.

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**Planning for Cmnty Day: PARADE -- YES OR NO?** [yesparade@westvan.org](mailto:yesparade@westvan.org) or [noparade@westvan.org](mailto:noparade@westvan.org)

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== **Vive le CANADA** ==

First thoughts: Let's revitalize and improve our Senate, truly for sober second thought.

Not elected -- might as while enlarge the House of Commons; need capable, respected people who are free to do what they think is right and don't have to be beholden to funders or special interest voters.

=== **from the EDITOR'S DESK** ===

My, what a busy beginning of the new year. Looking forward to Heritage Week Feb 18 - 24 -- enjoy!

=== **UPDATES & INFO** ===

+ **Warning:** Hope that Facebook being closed down Feb 29 to 31 won't cause you problems.

+ **More Jubilee medals!**

Royal Canadian Legion Branch 60 through BC Yukon Command has awarded two. One to our ever-involved video-recorder and collector **Bas Collins**, and one to the new Branch Sgt-At-Arms, **Mike Mousavizadeh**, an ex-Military who served one tour of duty in Afghanistan. Congratulations!

Also, MP John Weston presented **Roddy MacKenzie** with the Jubilee medal.

+ **A high-rise** is defined as >115ft; the **Grosvenor proposal** is 110+ft on Bellevue (how much higher is uncertain) and 106ft on Marine Dr.

+ **GFOA Award**

DWV has won the Canadian Award for Financial Reporting for its 2012 annual financial report. The award is presented by the Government Finance Officers Association (GFOA), an independent organization that exists to establish and promote best practices in financial reporting

Read More: <http://www.westvancouver.ca/Level3.aspx?id=43366>

**Save a tree.**

Read this on-line or subscribe to the email edition.



[westvan.org/2013-03](http://westvan.org/2013-03)

### + AMBLESIDE ACTIVATION

[View the information boards](#) that will be available for viewing at the Open Houses (PDF, 7 MB). See:

[http://www.westvancouver.ca/uploadedFiles/Projects\\_and\\_Initiatives/ambleside\\_activation/130116AmblesideActivationBoards-lo-rez.pdf](http://www.westvancouver.ca/uploadedFiles/Projects_and_Initiatives/ambleside_activation/130116AmblesideActivationBoards-lo-rez.pdf)

#### Questions or Comments?

[Email us \[ communications@westvan.ca \]](mailto:communications@westvan.ca) to let us know what you think about these initiatives.

### + [Response to Recent Discussions about the Traffic and Parking Bylaw](#)

February 01 2013

<http://www.westvancouver.ca/Level3.aspx?id=43304>

There have been some questions recently regarding a section of the District's Traffic and Parking Bylaw. The District's Parking and Traffic Bylaw (together with the most frequently referenced bylaws) is available for viewing at [westvancouver.ca/bylaws](http://westvancouver.ca/bylaws).

The relevant part of the District's Traffic and Parking Bylaw is Section 8.18.2 (which was included in 2007).

**"No person may cause or permit a vehicle to move from one location to another in the same block to avoid the time-limit regulations specified in that particular block."**

Municipalities regulate parking in this manner to prevent vehicles from being moved within the same block to avoid time specific parking regulations (such as two-hour parking limits). This practice can result in it becoming more difficult for customers to find parking in busier commercial areas, since cars are being parked within the same block for longer than the permitted time. This practice can therefore affect both customers and business owners.

The objective is to promote parking turnover and compliance throughout the District. The District has received complaints in the past about this practice from parties including businesses that are concerned that their customers are unable to find parking in the commercial areas.

Prior to the District acquiring **Licence Plate Recognition Technology**, it was common for motorists to wipe chalk off tires, move vehicles to the other side of the street, or roll the vehicle backward/forward to hide chalked tires, in an effort to circumvent the parking time limits. The LPRT photographs licence plates, the vehicle's wheel position, and the location of vehicles in the parking space, to determine whether the vehicle has been moved within the same block. Comparable regulations in some other jurisdictions prevent parking within the same block in a 24-hour period.

If a person feels that a ticket has been issued incorrectly, it is always open to that person to call the Bylaws Department to ask for more information, or to dispute the ticket through the District's adjudication system.

### + **How Family-Friendly is the North Shore?**

Thursday, January 24, 2013

We invite all North Shore parents and caregivers of children ages 0 - 12 to give feedback about your perceptions as to the degree to which the North Shore is 'child and family friendly'.

The purpose of this survey is to better understand the views of parents and caregivers on the North Shore. The results of this survey will be shared with community decision-makers in order to encourage discussion and potentially develop a community strategy related to fostering child and family friendliness on the N Shore.

**This online survey** will take approximately ten minutes to complete and **will be open until February 11**.

As a thank you for taking your time to complete the survey, you will be invited to enter a draw for one of five \$50 gift certificates to Chapters Bookstore. Details are at the end of the survey. Note that survey responses will not be linked to draw prize entry. In this way, your responses will remain anonymous.

[Take the Survey Now](#) For more info, pls contact: [Fran Jones](#), Community Development Coordinator T: 982 3321

### + **Happy Asian New Year!**

Join Park Royal as we celebrate the Year of the Snake on **Saturday, February 16 from 1 to 4pm in Park Royal South, centre court**. Presented by WV's Canadian-Chinese Outreach Cmte in partnership with the North Shore Korean Youth Community Foundation and the office of West Vancouver-Sunshine Coast-Sea to Sky Country MP, John Weston. This is an action-packed day that you won't want to miss. Asian New Year celebration activities include a BBQ pork-cutting ceremony, a lion dance performance, a performance by the Lorita Leung Dance Academy, a Taekwondo demonstration, a Philippine dance performance, lucky draws, children's activities, gangnam style presented by Korean Generation Dance, and a Korean drum performance.

For more information, visit [shopparkroyal.com/campaigns/asian-new-year-celebration](http://shopparkroyal.com/campaigns/asian-new-year-celebration).

### + **WV Streamkeeper Society**

The **Work Plan 2013** that was presented at the last Members' Meeting on January 24th is now posted on our website ([www.westvancouverstreamkeepers.ca](http://www.westvancouverstreamkeepers.ca)). It is located under the News tab.

### + **Western Residents' Assn [WRA]**

re the proposed **Spirit Trail, HSB to Seaview Walk portion**. the WV Spirit Trail planners have asked for feedback and they plan to have further meetings and workshops to present their undated ideas in a few weeks. More info will be posted here [ <http://www.chrisadshead.com/index.html> ] as soon as it is available. To see the WRA's letter to M&Ccl with results of their survey of residents. {Good letter on Feb 4 agenda under Correspondence, wch I've bolded. }

[Click here>> \[ http://www.chrisadshead.com/pdfs/wra\\_letter\\_mayor\\_council\\_spirit%20trail.pdf \]](http://www.chrisadshead.com/pdfs/wra_letter_mayor_council_spirit%20trail.pdf)

For general information on the trail: [www.westvancouver.ca/spirittrail](http://www.westvancouver.ca/spirittrail)

### + **Density Bonusing in CNV**

CNV Ccl will spend \$45K to hire a consultant to study their policy. {Hey! Look at WV's!}

**+ Newly Completed Public Art Installation on Display at Lawson Studios**

February 05 -- Richard Tetrault's newly completed public artwork Passages is a beautiful token of West Vancouver's...  
? more (with photos but not how much or who chose) <http://www.westvancouver.ca/Level3.aspx?id=43340>

**+ Our Library a Leader!**

...In B.C., the West Vancouver Memorial Library, renovated some half a dozen years ago, did it right.

See article: <http://blogs.vancouversun.com/2013/01/21/library-without-books-modelled-on-apple-store-bad-plan/>

**=== CALENDAR to Feb 24th ===**

All mtgs are at M Hall unless indicated otherwise. NOTE: shown are mtgs known at this date; often there are additions, changes, cancellations after WVM goes out. Check the DWV Calendar: <http://www.westvancouver.ca/Calendar.aspx>. Notices/mtgs/changes too late/early for an issue are sent to subscribers. [See mtgs etc in the Headsup notices sent between issues of WVM.]

**\*\*\* NB: Many mtgs/events Feb 17 - 24 are in the special Heritage Wk flyer at the end, not here below \*\*\***

**== Thursday Feb 7**

~ 7pm ~ **An Evening with Miko Peled** -- Central Vancouver Public Library [details in Headsup 2B]

**== Tuesday Feb 12**

~ 7pm ~ **Upper Lands Study WG mtg CANCELLED**

~ 5pm ~ **Mardi Gras Pancake Supper** at St Monica's Church (921 2112 for more info)

**== Wednesday Feb 13 ~ 10am ~ Invasive Plant Species Working Group Meeting****== Saturday Feb 16**

~ 10am ~ **Old Growth Conservation Snowshoe Hike**

Please email [ogcs.wv@gmail.com](mailto:ogcs.wv@gmail.com) {details in HWk flyer}

~ 1 to 4pm ~ **Asian New Year** -- Park Royal South Atrium beside the Food Court (free admission)

The District is proud to be a partner in WV's Asian New Year celebration. Festivities include performances, lucky draws, games, complimentary treats Visit us on Facebook: <http://www.facebook.com/CanadianChineseOutreachCommittee>

Organized by: The Office of John Weston, MP Canadian-Chinese Outreach Cmte, NSh Korean Youth Cmnty

Sponsored by: DWV, The WV Cmnty Fdn, Park Royal, Prince Seafood Restaurant, Beijing Chinese School

**== Tuesday Feb 19**

~ 7:30pm ~ **WRA Mtg** at Gleneagles Golf Course Cmnty Use Room; All welcome.

The speaker will be **Gareth Rowlands, Transit Manager of West Van Blue Bus.**

Updates: <http://www.chrisadshead.com/index.html> More info: <http://www.chrisadshead.com/index.html>

**== Wednesday Feb 20**

~ 5pm ~ Board of Variance Hearing

~ 6:30pm ~ **Old Growth Conservancy AGM** at Srs' Ctr; **talk on Eagle Lake water** {see Heritage Flyer for details}

~ 7pm ~ Library Board Meeting at Library

**== Thursday Feb 21**

~ 4:30pm ~ Design Review Committee -- CANCELLED

~ 6pm ~ NSh Family Court and Youth Justice Cmte at Cmnty Ctr, Cedar Room

~ 7pm ~ Gleneagles Cmnty Ctr Adv Cmte at Gleneagles Golf Club

**+++ WV MEMORIAL LIBRARY +++ <http://www.westvanlibrary.ca>**

**{See article in VSun mentioning WVML at end of Updates and Info}**

**In the Gallery -- Daniel J. Izzard Master Impressionist - A Retrospective; On display January 4 - February 27.**

About the artist: [http://www.westvanlibrary.ca/event/gallery\\_event.php?month=JAN](http://www.westvanlibrary.ca/event/gallery_event.php?month=JAN)

**= ESL BOOK CLUB**

Do you enjoy reading stories and wish to improve your reading and conversation skills?

The ESL Book Club meets **Tuesdays, 10:30 - 11:30am -- to Feb 26.**

**= ENGLISH CORNER**

If you wd like to practise English conversation -- develop skills, learn vocabulary, participate in interesting discussions, and make new friends, come on Fridays starting **January 11 from 10 - 11:30am.** For more info pls call Nadia Vargha Majzub at 922 5152. Facilitated by the Bahai Cmnty of WV in partnership with the Library.

**= CELEBRATE OSCAR WINNERS WITH OUR SATURDAY MOVIE MATINEES -- 2:30 - 5pm**

**The Sting (1974), Feb 9; Driving Miss Daisy (1989), Feb 16; Shakespeare in Love (1998), Feb 23**

**= WHAT MAKES A GREAT FILM?**

Capilano U's Michael Thoma will discuss the merits of these award winners. Saturdays, Feb 2, 9, 16, 23; **1 - 2pm**

**= CHAMBER MUSIC SERIES WITH KEITH LAWRENCE**

The Chamber Music Companion -- Explore piano quartets by Brahms, Faure, and Schumann.

**Mon Jan 28, Feb 4, 18, & 25; 10:30am - 12:30pm**

**= For Love and Money**

**After two years together, live-ins will now share the wealth (and the debt), like married couples**

By Denise Ryan, Vancouver Sun February 9, 2013 2:51 PM

**Free family law seminars will be offered** to the public featuring lawyers, financial advisers, parenting coaches in a series of workshops at the West Vancouver public library, 1950 Marine Drive West, **Feb 12 & Feb 19 at 7pm.**

Read more: <http://www.vancouversun.com/life/love+money/7942899/story.html#ixzz2KS0OtOgT>

**= Philosophers' Café -- Connections**

Are we alone at first or alone at last? What does being alone, being lonely, and being connected mean?

10:30am – noon Friday February 15. Admission is free, no registration is required.

**= Friday Night Concert: Vancouver Chamber Choir**

Feb 22 -- Doors open at 7pm, concert starts at 7:30pm. Come early for best seating.

+++ WV MUSEUM +++ [http://westvancouvermuseum.ca/exhibitions/current\\_exhibition](http://westvancouvermuseum.ca/exhibitions/current_exhibition) 925 7295

**January 16 – February 23 THE EDGE OF A SHADOW - The Paintings of Ruth Killam Massey**

"...our earth, our land is what we should cherish most, as humans come and go, but the land stays on."

-- Arthur Lismer

Like the edge of a shadow, which Ruth Massey referred to as being "so eloquent", Massey's paintings express the ever-changing mood of the coastal landscape, using a distinct colour pallet and soft-edged brushwork. Hernando Island, where she had a summer home, was a favourite muse of Massey's and this is one place where her view that "the expression of mood in nature through its slate of vibrant inter-relationships" could be explored on the boundary between the sea and shore and the hillside and forest. Massey framed views of the ocean through piles of driftwood and windswept grasses and at times, turned her perspective inland to capture the interplay of light and shadow in the branches of a craggy tree or created by clouds passing overhead. The exhibition is a tribute and celebration of Ruth Massey (1924 – 2011) and the legacy she created over her lifetime.

+++ FERRY BUILDING GALLERY +++ <http://ferrybuildinggallery.com> ~ 925 7290

**> January 22 - February 10 -- Abstract Narratives -- Mixed Media**

Monica Gewurz, Shakun Jhangiani, Michael Jeffery, Sara Morison

Opening Reception: Tues January 22 from 6 – 8pm + Meet the Artists: Sat January 26 at 2pm

**> February 12 - March 3 -- Jurors' Choice; Mixed Media**

Katherine Neil, Jeffrey Hallbauer, Ben Lim, Kelly Wharton, Chantal Ryan, Jolayne Devente, Tannis Turner, Saffron Gurney, Bob Leier, Jeanette Wrenshall, Ryan Nickerson, Jane Dunfield, Jennifer Goodwin

Opening Reception: Tuesday February 12 from 6 – 8pm; Meet the Artists: Saturday February 16 from 2 - 3pm

+++ SILK PURSE +++ <http://silkpurse.ca/exhibitions/> 925 7292

**> February 5 - 17 -- North Shore Needle Arts Guild**

The Guild is dedicated to promoting all forms of needle art while fostering the talents of its members. This delightful exhibit showcases a number of artists in a wide variety of textile/needle art genres including embroidery, felting, cross stitch, bead work, crewel, petit point, hardanger, canvas work, and so much more. {see video of blind quilter after puns}

Opening reception Tuesday February 5th from 6 - 8pm

**> February 19 - March 10 -- Looking from the Outside**

Painter/printmaker Greg Allen muses on his inspiration and body of work: "The Pacific west coast is an extremely vibrant and exciting environment. To some, it may appear grey and dull, but as an artist, I see it differently. When I look at the coastline, I feel an unsettling energy that permeates every piece of driftwood, jagged rock, or gnarled tree. It is this energy that I try to represent through my work."

Opening reception Tuesday February 19th from 6 - 8pm

+++ KAY MEEK CENTRE +++ [http://www.kaymeekcentre.com/on\\_stage/events\\_calendar](http://www.kaymeekcentre.com/on_stage/events_calendar)

Simplest way to get on email list, call 913 3634 (also for tix) or email [tickets@kaymeekcentre.com](mailto:tickets@kaymeekcentre.com)

**THE PRO NOVA ENSEMBLE -- 7:30pm Wednesday February 6****SOME ENCHANTED EVENING: THE SONGS OF RODGERS AND HAMMERSTEIN**

8pm Thurs/Fri/Sat Feb 7/8/9, and 2pm Saturday Feb 9

MOVIES AT THE MEEK:

PING PONG -- 7:30pm Tuesday February 12

THE WORLD BEFORE HER -- 7:30pm Tuesday February 19

HOT 8 BRASS BAND, New Orleans Funk -- 8pm Thursday February 14

VRS AND CLOSE UP AT THE MEEK PRESENT: MILOŠ KARADAGLIĆ; Classical Spanish Guitar -- 3pm Sat Feb 16

PACIFIC SYMPHONIC WIND ENSEMBLE -- 8pm Saturday February 16

BALLET JORGEN - SWAN LAKE -- 7:30pm Tuesday February 19

BROTHERS IN BAMAKO: ERIC BIBB & HABIB KOITE -- 8pm Thursday February 21

PRO ARTE CENTRE SHOWCASE -- 7:30pm Saturday February 23

+++ ROYAL CANADIAN LEGION BRANCH 60, West Vancouver +++ <http://www.westvan60.com/>

Pls call; website being redesigned so no events/mtgs visible! Office: 922 3587 Lounge: 922 1920 Fax: 922 2659

+++ WV CHAMBER of COMMERCE + 926 6614 + <http://www.westvanchamber.com>

> President's Dinner & Excellence Awards -- Nomination Deadline February 8th -- Thursday April 18

> Farewell to John Clark, an icon in West Vancouver

It is with great sadness that we announce the passing of dear Chamber member and past President John Clark.

Many knew John as the owner of The Mensroom on Bellevue Ave and as a past Councillor. He was an active



advocate for helping West Vancouver to be a great place to live. We will miss him. Our condolences to his family and friends. There will be no service by request.

## === CULTUREWATCH ===

### \* THEATRE

- + **ARTS CLUB -- 687 1644** <http://www.artsclub.com>
  - ~ Granville Island Stage: *Ride the Cyclone* by Brooke Maxwell and Jacob Richmond Philip; **Jan 17 - Feb 16**
  - ~ Stanley Industrial: *Boeing-Boeing* by Marc Camoletti; **Jan 24 to Feb 24**
- + **PRESENTATION HOUSE** 990 3474 [phtheatre.org](http://phtheatre.org)
  - Love Letters* starring Jeff Hyslop; 8pm (mats at 2pm) **Feb 14 - 17**
- + **METRO THEATRE** 266 7191 [metrotheatre.com](http://metrotheatre.com)
  - Murder on the Nile* by Agatha Christie; **Feb 15 - Mar 16**
- + **JERICO ARTS CENTRE** <http://www.jerichoartscentre.com/> AND <http://www.unitedplayers.com>
  - Hecuba*: United Players' world premiere of Nicholas Kilmer's adaptation (Euripides); **Jan 25 - Feb 17**
- + **FIREHALL ARTS CENTRE** 689 0916 [firehallartscentre.ca](http://firehallartscentre.ca)
  - Dancing with Rage*, written and performed by Mary Walsh; **Feb 5 - 17**
- + **STUDIO 58**
  - Spring Awakening* (a rock musical adaptation) **8pm (plus matinees) Jan 31 - Feb 24**
- + **HENDRY HALL 684 2787** ~ ~ *The Vertical Hour* by David Hare, **Feb 7 - 23**
- + **PACIFIC THEATRE** 731 5518 [pacifictheatre.org](http://pacifictheatre.org)
  - Leave of Absence* by Lucia Frangione; 8pm (+ mats) **Jan 25 - Feb 16**

### \* ART

- + **VANCOUVER ART GALLERY** [http://www.vanartgallery.bc.ca/events\\_and\\_programs/calendar\\_of\\_events.html](http://www.vanartgallery.bc.ca/events_and_programs/calendar_of_events.html)
- Coming Exhibitions:** for details: [http://www.vanartgallery.bc.ca/the\\_exhibitions/upcoming\\_exhibitions.html](http://www.vanartgallery.bc.ca/the_exhibitions/upcoming_exhibitions.html) ]
- ~ NB: VAG Mbrs receive 20% off admission to the [Royal BC Museum](http://www.royalbcmuseum.ca) in Victoria when you show your Gallery Mbrshp card. For more info contact Member Services at [membership@vanartgallery.bc.ca](mailto:membership@vanartgallery.bc.ca) or 604 662 4711.

### FUSE - ART | MUSIC | PERFORMANCE

**Friday Feb 15 from 8pm - 1am** -- In honour of the Art Spiegelman exhibition, *CO-MIX: A Retrospective of Comics, Graphics and Scraps*, FUSE takes on a "graphic" feel. Alternative realities will collide with works by Out Innerspace, Barry Doupe, Lief Hall, Mariano Pensotti, Brennan Kelly, Alex Stursberg...and others.

### BC Family Day -- Monday Feb 11

**12 - 4pm** -- Join us for a special presentation of *The Making Place* on BC Family Day. Spend your holiday afternoon at the Gallery enjoying hands-on workshops featuring collaborative and independent activities for the entire family.

### Current Exhibitions

#### **Art Spiegelman -- Co-Mix: A Retrospective of Comics, Graphics and Scraps -- Opening February 16**

The first retrospective exhibition of the acclaimed American artist presents works ranging from Art Spiegelman's early underground comics, to his best-known and genre-defining work, *Maus*, as well as recent illustrations and comic art.

Co-produced by VAG, the Museum Ludwig, Köln, and the Jewish Museum, NY. Curated by Rina Zavagli-Mattotti.

Read more » [http://www.vanartgallery.bc.ca/the\\_exhibitions/exhibit\\_co-mix.html](http://www.vanartgallery.bc.ca/the_exhibitions/exhibit_co-mix.html)

#### EXHIBITION James Hart: The Dance Screen (The Scream Too) -- November 2012 to January 2014

In late 2009, artist James Hart began designing this large-scale sculpture and began carving the work in 2010. This ambitious project brings together many of the principal animal figures from traditional Haida stories, especially creatures that depend on salmon for their survival.

Read more: [http://www.vanartgallery.bc.ca/the\\_exhibitions/exhibit\\_hart.html](http://www.vanartgallery.bc.ca/the_exhibitions/exhibit_hart.html)

### + **CAROUN ART GALLERY**

You're invited to visit two exhibitions at Caroun Art Gallery in February. If you're out of Vancouver, you could visit the exhibition online later at: <http://www.caroun.com/CarounArtGallery/Exhibitions/00-Expositions.html>

**Movement** ~ ~ Painting Exhibition by "Hanieh Mohammad Bagher" **Feb 1 - 14** [12 - 8pm (Closed Mondays)]

Opening Reception: Saturday February 2 from 4 - 9pm

**Winter 2013 Group Exhibition 1 -- February 16 - 27 -- (12 - 8pm, closed Mondays)**

Atefeh Safaei Nia, Farhad Varasteh, Hanieh Mohammad Bagher, Hossein Kashian, Kaveh Rasouli, Leila Akhtar Shomar, Masoud Soheili, Mina IranPour, Parivash Hesabi, Saba Orouji, Sahar Seyedi, Sara Yousef Panah, Siminzar Khosravi, & Torang Rahimy

**Opening Reception: Saturday February 16 from 4 - 9pm**

**\* SCULPTURE**

**Celebration of Nature - Flora and Fauna**, a group exhibition by the Sculptors' Society of British Columbia (SSBC) featuring more than 45 individual works, will run from **February 9 through March 17 under the dome at the Bloedel Conservatory**. "Prentice Bloedel's original gift to the city was not only the Conservatory, but also Vancouver's most famous and valuable sculpture, Knife Edge - Two Piece by Henry Moore, located beside the iconic dome. Art and nature have gone hand-in-hand from the beginnings of the Conservatory" says Garden Director, Harry Jongerden.

SSBC member Jean-Guy Dallaire will be on hand Tuesdays and Fridays from 1 to 4pm to give live demonstrations and to discuss the methodology in creating sculptural works of art.

Pieces are for sale with partial proceeds going to benefit The Bloedel Conservatory.

The Bloedel Conservatory is open daily from 10 a.m. to 4 p.m. during February and March.

For more information on Bloedel Conservatory: <http://www.greatervancouverparks.com/BloedelCons.html> For more information on the Sculptors' Society of BC: [www.ssbcc.ca](http://www.ssbcc.ca)

**\* MUSIC**

+ **Out for Lunch, 12:10 - 1pm Friday Feb 15**, free at the VAG (playing Piatti; Debussy; Prokofiev)

+ **OPERA PRO CANTANTI** [procantanti.com](http://procantanti.com) at Cambrian Hall at 7pm

*Nabucco* by Verdi, Feb 3, 10; *Capuletti e i Montecchi* by Bellini, Feb 17; Verdi's *Rigoletto*, Feb 24

+ [The West Coast Symphony presents Beethoven!](http://www.westcoastsymphony.ca)

2pm Sunday February 10 -- [www.westcoastsymphony.ca](http://www.westcoastsymphony.ca)

Listen to some of Beethoven's masterpieces, including Piano Concerto No. 4 featuring Tian Yu Zhou.

West Vancouver United Church. 2062 Esquimalt Ave. **Admission:** by donation at the door.

+ **Chan Ctr** [music.ubc.ca](http://music.ubc.ca)

University Singers and UBC Choral Union, (free) **8pm Thurs Feb 14**

+ **EARLY MUSIC VANCOUVER** 732 1610 <http://www.earlymusic.bc.ca/CA-CalendarOfEvents.html>

*Beethoven's Circle*, sonatas for fortepiano and violin; **8pm Tues Feb 12** at Cellar Restaurant and Jazz Club

+ **Vancouver Recital Society** [vanrecital.com](http://vanrecital.com) 602 0363

Canadian debut of Narek Hakhnazaryan, cellist; **3pm Sunday Feb 10** at the Playhouse

+ **VSO** -- Info on the season: <http://www.vancouversymphony.ca>

**An English Rhapsody** ~~ Orpheum: **8pm Saturday/Monday, Feb 16/18; 2pm Sunday Feb 17**

Bramwell Tovey, conductor; Vancouver Youth Symphony Orchestra; Dale Barltrop, violin

An all-English celebration that marks the 100th anniversary of Britten's birth.

+ **The Early Romance Studies Research Cluster, the French Seminar, and the Hispanic Seminar present Two Lecture-Recitals on Medieval Music**

o "A 'viella' is best of all": The medieval bowed vielle, and its repertoire (c.1200 - c.1400)

Pat Unruh (member of Duo Laude, Anima Medieval Music Duo, Vancouver Viols) "Los motz e.l so":

o What can we know about the pronunciation and performance of troubadour song (c.1100-c.1300)?

Chantal Phan (Dept of French, Hispanic, and Italian Studies; formerly of Ensemble Marcabru de Montréal)

**Wed Feb 13 at 4pm** Woodward Instructional Resources Ctr, Lecture Hall 3 (2194 Health Sciences Mall, UBC)

Free admission. All welcome! Info: Chantal Phan ([chantal.phan@ubc.ca](mailto:chantal.phan@ubc.ca)) or Juliet O'Brien ([juliet.obrien@ubc.ca](mailto:juliet.obrien@ubc.ca))

<http://earlyromance.wordpress.com>

<http://www.fhis.ubc.ca/>

+ **Chutzpah! Festival** -- Feb 7 - March 3 ??

Experience the world at Chutzpah! with remarkable dance, world music, live theatre, film and comedy.

Norman & Annette Rothstein Theatre, Vogue Theatre, Corey Weeds's Cellar Jazz Club, The Venue

Tix: 604 257 5145 [chutzpahfestival.com](http://chutzpahfestival.com) [ticketstonight.ca](http://ticketstonight.ca)

\* **MYSTERY HIKE**

Terry Taylor and I are doing a non-denominational mystery hike on the North Shore by registration on Wednesday Feb 13th. This will be a full day hike along well-maintained trails with minor elevation gain beginning at 9:30 am and returning before 4 pm. The focus will be the usual botany, forest ecology and geology. Pls contact me for location.

Kind regards, David Cook 924 0147

=== **HEADSUP 2A -- Agendas Feb 4**

Thought you might want to find out what's on the agenda Monday night so pushing this out ahead of the newsletter: Begging your understanding and forgiveness.

I refuse to fight with this GD email prog any longer tonight (want some sleep!) so you will find bizarre formatting below. It's all there, just not laid out consistently.

On Friday I noticed there was no link on the agenda for the correspondence; the good news is I called Clerk's, "Mark" (forgot to ask last name) answered, I pointed out the link was missing, he thanked me and said it wd be added right away -- AND IT WAS! Wow.

Disappointed to see that the minutes for Jan 14 and 21 are still NOT available, and not on Ccl's agenda; recommend they postpone adoption till the next mtg so they can be made public and available to both Ccl and cmnty before sudden adoption.

Compliments to Mayor and Ccl for experimenting with CoW (CAO's term at that mtg) and Finance focus mtgs. Herewith: Main items and then the agendas + Q/Th/P at end of course. {moved to this newsletter}

=== **HEADSUP 2B**

Monday Feb 4

events/mtgs missed plus some news. For my mea culpa, I'll rush out a mini report of tonight's ccl mtg (ended only a few hours ago) -- efficiently run by our Mayor even allowing Sop to speak more than once; ended about 9:15.

There's also a **report on the PSB** as well a link for a **survey** (Feb 8 deadline) and more reports plus contact info.

Naturally, Q/Th/P at end. {moved to end of this issue}

**A few highlights from Feb 4th's ccl mtg:**

= a few minutes late but told the minutes had been deferred (happy I was b/c that's what I'd recommended since not yet made public; wd guess they had other reasons as well)

= interesting presentation by the Keep Well Society, 15% mbrs male, usually with their wives (160 volunteers);

= discussion on CoW wrt ccl actions/decisions;

= NSEMO, emergency exercise (praised);

= **WVPD crime statistics**;

= **Cmnty Grants report**;

= Ccl Procedure Bylaw (first reading; Mayor said we can still have input!)

= MAB suggested, and I supported, putting mtg notices up electronically, not just posted outside the M Hall door;

= CC recommended letting public know CoW topics more than a few days in advance; CoW to Ccl mtg protocol; info/decision/report?;

= **Five-Yr Financial Plan** (three readings);

= **New Website Project Report** {wd someone pls tell the consultants that WV is a district, not a city? there's both a district and a city in NV; it was suggested WV apply to become a city b/c we almost qualify (in any case, nice to see updating being done -- when my company started putting up the WV agenda in 1995 b/c the Hall wasn't they said no, they even said the District cdn't handle the number of hits; well, they finally did about two years later -- we think we shamed them into doing it since ppl had to go to our website for info) -- dragging them along but at least they're moving}

= a few questions about **Grosvenor's request re doing studies** but the Mayor said it was due diligence and ML pointed out that they'd already done seismic testing;

= Support for Capilano Rugby Club's liquor licence;

= Pajari's documentation re CACs paid in Vancouver contrary to claims made re Walker renovation is in Correspondence as are some excellent letters on the Spirit Trail;

= at PQP, a citizen asked Ccl if it wd request Grosvenor put scaffolding or balloons up to show the height of the 1300blk concept but the Mayor said it was up to Grosvenor they (Ccl) wdn't get involved and besides, a balloon wd be a navigation hazard. (This was too much for the next speaker who commented, "in wch case the building wd be!")

Among other points I made at PQP was a three-biz-day notice for mtgs and of course on the website (responding to the ludicrous claim they'd risk violating the Charter if the website was down -- surely they cd word it 'except for accidents/electrical failure/whatever'). In addition, I urged that they take great care given the concerns over the Spirit Trail (as Fung said, the topography is a challenge) b/c I'd been told a few days ago a tree with an eagle's nest (being watched by environmentalists to try to preserve it; there is protective legislation) had just been cut down for the Spirit Trail.

**INFObits and Talks**

- Monday February 4 -- our penny, RIP.

- Subscribers to Bard on the Beach's elist get a discount on the performances of **I, Malvolio Feb 5, 6, 7**

<http://visitor.r20.constantcontact.com/manage/optin/ea?v=0016ynqZbqgszE2rUKldAktA%3D%3D>

- HM Queen Elizabeth II's accession to the throne was 1952 February 6.

- Thursday February 7 at 7pm [both]

o **Retrofitting Suburbia Revisited @ SFU Surrey**

PUBLIC LECTURE Admission is free, but reservations are required. Register

How can ghostboxes, dead malls, aging office parks, out-dated edge cities, and blighted commercial strips be retrofitted into more sustainable places?

Co-author of the award winning book, "Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs", Ellen Dunham-Jones will explain the drivers behind successful built suburban retrofits in North America.

Ellen Dunham-Jones is Professor, School of Architecture, Georgia Institute of Technology.

[www.sfu.ca/city](http://www.sfu.ca/city) for details. Thank you. / The City Program, Continuing Studies; 778 782 5254 Email: [city@sfu.ca](mailto:city@sfu.ca)

o **An Evening with Miko Peled**, author of *The General's Son* [details below], Vancouver Public Library

> **PUBLIC SAFETY BUILDING UPDATE**

>>> **survey submission deadline Fri 4:30pm Feb 8**

Monday, February 04, 2013 Update:

Community input on the various attributes of the potential building forms that are being considered for the Public Safety Building is requested. An Open House was held January 30, 2013 to provide an opportunity for input, get your feedback to us by Friday, February 8, 2013. To provide your feedback, **please fill out the questionnaire and return it by 4:30 p.m. on Friday, February 8, 2013.**

[PSB Massing Scenarios Questionnaire](#)

**Display boards from Open House**

[PSB Display Panels - Introduction](#) (PDF, 5 MB)

[PSB Display Panels - Scenarios](#) (PDF, 3 MB)

Background...

The planning process to reach this point included the following main stages [listed] ...

In July 2012, following a **public consultation process including a District-wide telephone survey and open houses, Council approved the project to continue to the planning stage based on the following approved project parameters:**

- post-disaster seismic standard;
- **Municipal Hall site;**
- **co-location of Police and Fire & Rescue Services;**
- **a space estimate of 57,600 gross square feet; and**
- **a target budget of \$36 million.**

The proposed funding model is to **fund the project from District land sales with no additional burden to the taxpayer. The specific funding model will be confirmed by Council later this year before any construction would be started.**

**Current Status**

The project is now in the early design phase. The project architects and design team have developed various potential building forms (massing scenarios) for the Public Safety Building.

**Community Consultation**

Community input on the various attributes of the potential building forms that are being considered for the Public Safety Building is requested. An Open House was held January 30, 2013 to provide an opportunity for input.

{more info and links for these, add'l info, and FAQs, at

<http://www.westvancouver.ca/Level3.aspx?id=39250> }

Display boards from Open House

- PSB Display Panels - Introduction (PDF, 5 MB)
- PSB Display Panels - Scenarios (PDF, 3 MB)

**Next Steps**

The design team will consider the public input from the Open House in preparing a recommended massing scenario for Council approval. Further opportunities for public input regarding the design of the Public Safety Building will be available at Council meetings and at a future open house. Public reports will be presented every month at Council meetings to provide updates on the status of the project, the budget and time line.

Questions? Contact Us

Email: [psb@westvancouver.ca](mailto:psb@westvancouver.ca) Call: John Wong, Manager of Facilities and Assets, at 921 3420

Additional Information.....

Frequently Asked Questions (FAQs) ....

=====

\* **MIKO PELED**

[see Thursday above ] was born in Jerusalem in 1961. He grew up in a well known Zionist family. His father, Matti Peled, was a young officer in the war of 1948, and a general in the war of 1967. His grandfather, Dr. Avraham Katsnelson, was a signer of the Israeli Declaration of Independence.

Coming from an elite family in Israel, he has undergone a transformation in his thinking through his increasingly close and warm relations with Palestinians. Of his recently published book, *The General's Son*, Miko says: "It's time to sweep away some of the myths, and to uncover the truth so that we can finally live in peace, together."

He begins with the myth of 1948, a land without a people for people without a land:

"It turns out that the creation of Israel had not, after all, been a haphazard fight in which the Arabs fled their homes at the directive of their own leaders, but it had been an unprovoked, systematic campaign of ethnic cleansing by the Jewish militia involving massacres, terrorism and the wholesale looting of an entire nation."

Alice Walker, author of *The Color Purple*, says in her forward to *The General's Son*, "There are few books on the Israel/Palestine issue that seem as hopeful to me as this one."



Join the Canada-Palestine Support Network (Canpalnet), Independent Jewish Voices (IJV), and others as we welcome Miko Peled to Vancouver.

[http://www.canpalnet.ca/mambo/index.php?option=com\\_content&task=view&id=557&Itemid=1](http://www.canpalnet.ca/mambo/index.php?option=com_content&task=view&id=557&Itemid=1) { See also: [www.cjpmc.org](http://www.cjpmc.org) }

## === COUNCIL MTG NOTES 2013 January 21 ===

\*NB: typed while ppl speak; gaps; some timestamps to help you find the part you want to listen to on the videotape\*

### + IN CAMERA MTG at 5pm before the regular ccl mtg b/c of:

- (a) personal info about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the M;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition, or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public;

**PURPOSE: personnel, proposed provision of [a] M service, land matters**

### + PUBLIC HEARING

NB At 7pm the PH will commence in the Ccl Chamber; the reg ccl mtg will commence in the Ccl Chamber immediately following the PH

**7:00 PM**

#### 1. CALL TO ORDER

Mayor: unfortunately Ccl Sop will not be with us tonight b/c he is under the weather

#### 2. PUBLIC HEARING

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4736, 2012**(File: 1610-20-4736)

The Director of Planning, Lands, and Permits will describe the subject application.

**Applicant:** Karl Gustavson, Architect, for the owners.

**Subject Land:** The proposed bylaw amendment applies to 1821 Marine Drive.

**Purpose:** In 2008, the site was rezoned from C2 (Commercial 2) to AC2 (Ambleside Centre Zone 2) as part of the District's implementation of the Ambleside Village Strategy. The applicant has demonstrated that a building at 2.0 FAR cd hv bn constructed on the property under the previous C2 zone. **The intent is to re-establish this previously permitted density of 2.0 FAR for this property.**

**Proposed Zoning Bylaw Amendment:** the proposed Zoning Bylaw amendment would increase the FAR (Floor Area Ratio) for this property **only\*** from 1.75 to 2.0. There is no building proposed at this time; the rezoning deals only with the proposed increase in FAR. Prior to redevelopment occurring on the site, a Development Permit would be necessary.

\* **instead of factual, why put this judgemental adjective in? shd just say: "for this property from 1.75 to 2.0"**

#### 3. PUBLIC HEARING PROCEDURE [usually described]

#### 4. REPORTS/Written SUBMISSIONS

1) Reports received up to and including January 17, 2013:

[Rezoning Application No. 12-050 for 1821 Marine Drive \(West Van Florist\)](#) -- DATE Nov 29 // CONSIDERATION Dec 10, Jan 21 // R-1  
[Rezoning Applcn, Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4736, 2012](#)-- DATE Jan 9 // CONSIDERATION Jan 21 // R-2

2) Written submissions received up to and including January 17, 2013:

{See Correspondence} To view all written submissions click [here](#).

[http://www.westvancouver.ca/uploadedFiles/Your\\_Government/Agendas\\_and\\_Minutes/2013/January/13jan21-PH%20C-1%20to%20C-15.PDF](http://www.westvancouver.ca/uploadedFiles/Your_Government/Agendas_and_Minutes/2013/January/13jan21-PH%20C-1%20to%20C-15.PDF)

On Dec 10 Council set the date for the PH. The statutory notice of PH was published in the NSN on Jan 13 and 16.

The MClerk will note written submissions received for the Jan 21 PH.

Sokol: to Geri Boyle; mistake, made by staff, not owner

**GB: mistake, by staff, not owner**

**with lawyer; [felt minor but has to be] held over to March 4**

CAC as per the formula

rather than maximizing at 1.75, 2.0

payable at time of bldg permit -- as a

\$754K

**zoning -- wd continue to be zoned AC2, no other provisions wd change**

hts, sides; Devt Permit nec

**lost density**

demonstrated this to staff's satisfaction

Karl G: explanation of density that wd be permitted

#### 5. APPLICANT'S PRESENTATION

purpose to est what we understand density

since 2008 not much has happened in Amb so not successful?

prop, 9953sf, 118sf frontage

AC2, three-storey bldg with 37ft height

SLIDES

look at old C2 zoning, the ht was 35ft but measured differently

demonstrates what is possible under C2

for the purpose of comparison, using AC2 xxx but all xxx

**demonstrate what we lost from C2 to AC2**

rear yard setback 20f; under C2 from centre line of lane  
 AC2 zoning; 1800block N side  
 first storey at the lane level xxx  
 a workable bldg under two diff zones  
 applicant assumes wd be a three-storey applicn  
 old two storeys off MDr but as you know I've done many; typically approved as three-storey projects  
 prior to 2008 reasonable and more likely a three-storey wd be approved -- across and Hollyburn Medical Bldg  
 so reasonable assumption  
 if 120ft in this location, cd build a four-tstorey bldg on this site; just missed this by 1.3ft  
 many years ago, had prop for over 80 years, started by his father  
 Hollyburn encroached so  
 [7:14] used to be 120ft  
 at open info mtg some discussion over view corridors  
 Amb zoning doesn't talk about view corridors but the xxx do  
 60% xxx  
 we're not looking at a four-storey, a three-storey so view corridor doesn't come into play  
 under C2 as with AC2  
 residential can do all for AC2  
 xxx AC1  
 no difference  
 we're asking for a change  
 AC2 1.75 FSR xx sf; our proposal 2.0; 39K a net increase of 14% \$4K+  
 look at parking calculations -- 5.44 cars, under old was # of cars  
 5 cars  
 not a bldg just a change in xxx  
 C4 my bldg in Dund, larger increases but C4 has xxx 19K v tight, v similar  
 under construction now  
 1.97 FAR so not unusual what I'm asking for  
 [7:18] what we're not asking for:  
     not xxx  
     not xxx  
     not xxx

or if consulting cd hv more  
 not changing xxx

#### **just asking for a change from 1.75 to 2.0**

look at 2008, happened to be on the cmte, Amb guidelines, idea was to stimulate growth  
 nothing's happened; many reasons  
 partly b/c it doesn't achieve what it cd achieve, not enough incentive  
 provide incentive for ppl to come forward.  
 Rob Harrington has a few things to say.  
 RH: owned for last 80 years, WVF has been v generous to [LISTed at 7:20]  
 my dad was a volunteer fireman  
 2008 I strongly believe it was downzoned  
 advised us what to do, drawings, new instructions  
**strongly believe we were downzoned in FAR and think we've proven it**  
 suggested a devpr come, wrong, we own that  
 we pay \$82K in taxes ev year  
 a devt like this wd be a catalyst to get things going  
 residences support the cmnty  
 pay taxes 100%; not sustainable, a couple of residences  
 that's why you see vacant stores, not healthy for the cmnty  
 desperate for the merchants  
 with this we cd be a small tenant, residences on top of us  
 take transit and walk; location is sustainable  
 cmnty ctr, shop at new food store; don't have to drive a car  
 I don't know what will happen, that's up to the devpr; nothing on the books now  
 hope this will get some interest  
 Mayor: described procedure  
 list of docs from Clerk's  
 [SSch listed submissions]

#### **6. PUBLIC INPUT**

Melinda Slater: I do not object to the applicant's request to increase to a 2.0 FAR. If it's just a "change in number" as was suggested (by architect K. Gustavson) tonight, then why not convert back to commercial zoning?

I **do** object to an increase in FAR under the applicant's current zoning (Ambleside Centre Zone 2) as it would set a precedent not in keeping with the OCP.

I also object to the **unfortunate choice of wording** in the district's Notice of Public Hearing regarding this matter which appears to promote this request as rather inconsequential by stating that the proposed amendment "would increase the FAR for this property **only** from 1.75 to 2.0".

District staff should stick to the facts rather than try to influence the outcome of an applicant's request one way or another.  
 Sokol: depending on how  
 it's on only this house

MS: didn't read that; others were shocked on this reading

[Melinda responded to the effect that while that is what he may have intended what was written says otherwise and staff should take better care with wording/punctuation.]

Sokol: staff's intention xxx

Mayor: Mr Sokol's from NY xxx

CHUCKLES

Scenery Slater: My name is Scenery Slater and I live at 1730 Duchess Avenue.

I have no objection returning this site to a C2 (Commercial 2) zoning designation in order to permit a Floor Area Ratio (FAR) of 2.00. This would be a fair option for the property owner and could allow for the addition of another Commercial anchor in Ambleside.

However, I strongly object to allowing a FAR increase above 1.75 for any AC1 or AC2 (Ambleside Centre 1/2) zoned property. It is **not in keeping with the Ambleside Village Centre Strategy and sets an inappropriate precedent.**

It is my understanding that Commercial zoning does not allow a significant residential component. Ambleside Centre zoning does which adds a significant value to the property. I don't expect the property owner to point this out, but I certainly would have expected that district staff make such key information well known.

The fact that this essential information was omitted from the Notice of Public Hearing gives the impression that what is being considered is merely a corrective action to return this property to a previous state, which is decidedly NOT the case at all if density is increased under AC zoning.

I cannot help but feel this is yet another example of district staff with a pro-developer agenda.

Both Council and residents deserve to receive complete, balanced, and above all unbiased, information in order to determine what is best for our community. Please council, make it so.

Sokol: C2 does allow xxx [7:31]

Mayor: Mr Sokol, can you clearly explain?

CC: talked about it off line

is the proponent after the rezoning -- was he able to build any more residential units or sq ftg xxx on this site?

**Sokol: the C2 zone allowed for residential over, so no add'l resid the AC2, more is allowed but can do an entire residential**

**{is he and then GB contradicting themselves? See what GB says. During this section you can see ppl's eyes rolling around, dazed}**

CC: for purposes alleged

**more commercial**

**AUDIENCE: more residential**

**Sokol: no; in both can do both; will ask Ms Boyle**

GB: dealing with a prop currently zoned AC2

does allow? 100 resid and mixed use comm on floor

CC: what's diff?

**GB: diff between AC2 and C2**

**under C2 cd not build an all-resid bldg and AC2 you can**

under C2 not xxx? AC xxx

**CC: so owner's benefit to build all resid from C2 to AC2**

GB: that wd be a good summary

**Mayor: our staff employed by the cmnty to act in the best interests of the cmnty so I can assure the public, there's no bias**

{the CAO had gone to speak to the Mayor so the guess is that's why the (staff) commercial break.

The audience reactions indicated not quite convinced.....(see PQP Feb 4)}

{to gallery} **can clear your throat till you're blue we accept the fact no bias**

{more}

Don Dunbar: live across the lane

views of the majority of -- Memorial Pk enclave

only lot sgl fam on a commercial lane

largest effect on S side of Duchess

lanes; we use as others; do not want add'l traffic -- increased risk esp to chn

lane 17ft not sited for entrance of a large parking garage

**1.75 to 2.0 intended for conceptual only; will not be built**

**hypothetical sequence of events**

**will not be built so will not require scrutiny**

xxx

sold; new owner submits design maximizes

no xxx

no xxx [7:39]

aim profit; risk plans for a real zoning; consider before a bldg is provided

flawed -- how do before idea? xxx

can't help thinking... waste of valuable

how can Ccl consider ..... not limited to decreasing the value of our property

xxx; invited Ccl come for tea and cookies and ooo'd and ahed

not sensible to solving

this subm by 80% of the residents, and 60% overall  
unanimous endorsement

{ie opposed to this rezoning}

Jim McAllum: agree

Brian Blamely: four things, who benefits; effect on our nbrhd

don't think amendment at this time

commitment to area five years ago

negative

5

at mtg said 8

traffic will increase by 14% on that devt

wd be v concerned

**Karl also said not asking for a four-storey**

**a future devt cd ask for a variance -- wd allow for four storeys**

**one little step into allowing future density**

**14% wd reduce xxx by 20ft**

**signif sunlight and views**

why presented at this time.....

CR: CR, Editor WVM

Good evening, Mayor and Ccl[, and Happy New Year].

May I preface my remarks that I have not spoken to the owner, the proponent, or the residents. My remarks, and as you can see, already printed, before I heard what was said tonight.

So I have a few comments and questions for you.

As chair of Heritage West Van (Heritage Week starts Feb 18, I want you all to know) of course I note that WV Florist is one of West Van's heritage companies, established here in 1933, so celebrating its 80th anniversary this year, an integral part of West Van for all these years. I hope there'll be a big birthday party this year!

A pleasure to be one of their customers.

I've been struggling to try to find out what the planners have in mind and how this will fit in. Apparently it was commercial, that was changed to residential, and now wish to restore the density they had previously.

The Ambleside Village Strategy wants commercial from 13th to 18th so this is past that boundary -- however there are businesses on either side.

I'm sure with communication and negotiation, and consideration of the local residents concerned, something suitable for the biz and the cmnty can be worked out. I'm optimistic that this will be the case.

**To my questions.**

**Some years ago at an open mtg, a proponent made some statements that were not true. I had assumed, perhaps incorrectly hence my question, that staff there wd clarify for the residents in attendance. When they did not, I stated the facts so that ppl wd not be evaluating under a misapprehension.**

For the open/info mtg in this case, WVF, the proponent/spokesman stated the previous change reduced the value of the property, wch is not true. No staff spoke but a citizen pointed out that that was not true.

**So, my questions.**

**Do your procedures not require staff to be at these info mtgs? Shd they not clarify, or correct, any claims made during the promotion of someone's proposal? Given that most ppl listening to a presentation will assume it to be true, esp if staff present do not explain**



differently or clearly, what is the role of staff?

If staff is not there to help make sure OCP, zoning, etc are accurately given to the public, with any implications, perhaps that fact shd be understood by the public. I'm sure a lot of those figures went over the [heads] of a lot of ppl b/c they don't know what it means, actually, even if they follow the figures.

Another concern is that the notice states this increase in FAR is "only" 1.75 to 2.0. This sounds as if supporting it b/c so small, and that may be a valid point of view, but is it the place of staff or the District to do so? Isn't that judgemental or spin? That alarmed me. Certainly if staff, or the District, were to describe Grosvenor's proposal as a "huge" increase in FAR from 1.x to 3.x, it wd not be viewed as purely objective, as staff or the District ought to be.

Now, I know that the Director of Planning mentioned that it meant that it applied to the property, but I've asked many ppl {they did not either} -- and I was alarmed when I read it -- and I used to think if they wanted to make sure that that sense wd not be taken, they shd have said 'this property only', comma, increased. Something like that to make sure it cd not ambiguous.

**Therefore, it wd be appreciated if the role of staff at info mtgs for proposed changes and devts wd be clarified.**

**We have to know that what we're given is correct. And we count on staff for that.**

Staff have a valuable, helpful role to play. So I wd appreciate v much if you wd make that clear. **Let us know whether they will be there to explain it to us.**

THANK YOU

Mayor: Mr Sokol, do you want to explain staff's role at these mtgs?

**Sokol: staff's role is No.1, to attend; No. 2 to basically be able to just observe the proceedings, and basically to ensure that when we come back in this venue, they can report back and say how many ppl attended, and what the goings-on, what happened at the mtg. Largely staff's role is as an observer and the purpose are an opp for the proponent to talk about their project and answer questions.**

CR: Well, it has been the case in the past, I'm not--

Mayor: --Carolanne,

CR: It has been the case--

Mayor: --we don't want--

CR: --said that were untrue, so--

Mayor: --we don't want to get into a debate

**CR: no, but I'm just letting you know that if that's the role then I hope you will reconsider it b/c we do count on staff to tell us the facts.**

**Mayor: we're always considering reconsidering things**

CR: that's good, that's progress and improvement!

{If preferable they not get involved in the applicant's/proponent's pitch/presentation, recommend there be a sign at the entrance and at the front, something to the effect:

**NOTE:**

**DWV staff are present as observers and resource persons only.**

**Their presence is not to be construed as an acceptance or endorsement of anything said by the proponent for this development.**

Maybe in their report to Ccl they might include anything omitted, ambiguous, debatable, incorrect since they affect the audience's support or rejection of a proposal.}

Karl Gustavson: ...only been able to achieve....  
 more you add, less FAR  
 17ft, IG [?] a  
 said lane 17ft; they're all 20ft  
 talked about parking on Thursday; I wasn't prepared for that question  
 came up with a number; worst scenario saxxx, it's 5.4.4  
 come back with a variance of xxx  
 to staff; dead ... xxx this part  
 why are we doing this?  
 no one's ever doing this  
 here to support biz, res, here for 80 years  
 owners can't afford to go  
 only here to support them; achieve something for their prop  
 they're not going  
 Carolanne phoned me before mtg

{cd not leave this -- I only asked if there was a presentation at the mtg and if so, what time; nothing at all about the rezoning. Clarified at PQP.}

Ms Berg and Boyle were there

{not the whole time, someone in attendance told me}

Mayor: Mr Sokol explain? if this were to pass

{questions; didn't hear answer right away}

Sokol: [7:57]

man in gallery: already been approved

Mayor: public wd still have opp to speak

Sokol: Devt Permit cd

cd allow changes

MB: not sure if answered in the report

increase in sq ft; in pkg stalls; increase in value to prop

where did that 5Ksf from C2 to AC2 come from?

why allowed on prev and now?

**Sokol: in old zoning no maximum density; had to fit under current a max 1.75**

**{clarification: in those days not limited by FAR, rather by height and setbacks -- see how confusing this gets???**}

**CC: the day after the prop was zoned C2 to AC2 worth more or less?**

**{good question; doesn't every realtor worth his salt know???**}

**KG: not my expertise, don't know**

**CC: you cannot comment whether increase or decrease value of the prop?**

KG: zoning has not encouraged devt of the prop

my belief this variance

more opp for potential purchases -- based one

CC: 1.75 to 2.0 makes it xxx

KG: CAC costs; nothing happened to date

CC: perhaps for Mr Sokol

**Mr Gust, FAR of 2 cd hv been achieved previously; this under a ???**

**Sokol: FAR of 2 but have to meet reqmts of AC2 zone signi setbacks on the lane; exceed those than C2 zone**

CC: xxx

**Sokol: not sure if you cd get to 2.0 under AC2**

parking and setbacks

**TP: how many sites in Amb wd fit into this scenario?**

xxx; need to get a sense of capacity

**Sokol: staff has not done a case by case basis**

**1455 Bellevue is another one**

**site has to be configured in another way**

? if cd build

**more than this one, it's at least two, not as many as ten**

**TP: not to confuse this any more**

**concern re traffic and lane; five pkg spaces**

**so forward with AC2 vs reverting back to C2**

**traffic on the lane?**

**is going to be an impact on the lane**

**C2 and AC2 impact on lane**

don't think we want to be making...hm. guess what's the impact?

**Sokol: can't say increasing by 14%, not a traffic expert can't say if traffic increase 14%**

**NG: Qs re zoning**

**changed to AC2, at 1.75 rate but this hasn't worked b/c hasn't been devpd under this**

**Sokol: can't say for sure it's a fact**

looking at the situation, there was an expectation when strategy and AC zoning put in place wd be increased.....

Hollyburn Bldg eight to ten years ago

since AC1 and 2 plus Amenity contributions

Lower Mainland has seen huge growth; maybe something in our regulations

NG: anyone here who was here when debated in 2005?

can

Sokol: was here in 2008 when debated

in 2005/6

**discussion was around 1.6 -- clearly said 1.6 was not high enough**

**wdn't work even before CACs came into the mix**

**land values, prop values risen since that time**

NG: parking entry/exit of cars

**if we don't want too much traffic, suggest going in and out on MDr**

**Sokol: our policies don't allow on MDr; wd encourage on the lane**

ML: will save most of my comments when we reconvene

it's a discussion that doesn't mean anything

if you don't know the mix you have no idea of the parking

a full resid bldg wd generate magnitudes less than Florist does on any Sat/Sun afternoon

unless you know the mix

MB: don't want to put Mr Sokol on the spot

have you had any applics that have come in along the corridor and being uneconomical? a trend?

discussion around FAR in town ctrs? locally and other cmnties

Sokol: Mgr and Boyle correct me

aware of 1.75? xxx

yes, some preliminary re site adjacent to the Shell stn

fire

they asked about higher density

second question: planners in Ms are constantly looking for the right balance.....

in Amb and WV, what really impacts us here are prop valuations

Mayor; ... Plan back Feb 4th

MUMBLINGS: Mar 4

**Mayor corrects himself: Mar 4**

## **7. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

MOVED: THAT staff report back to Council re the Jan 21 PH; be adjourned to March 4th

**Mbrs of Ccl are not permitted to receive any further submissions once the Public Hearing is closed.**

NG: wd like it if our Legislative ... be clear about what happens now; not allowed to speak

SSch: to be reconvened Mar 4

CARRIES UNANIMOUSLY

## **+ REGULAR CCL MTG NOTES Monday January 21**

*Note: At 7pm the PH will commence in the Council Chamber. The reg Ccl Mtg will commence in the Ccl Chamber immediately following the PH.*

**\*7:00 PM**

Following conclusion of the Public Hearing the following items will be considered.

**1. Call to Order.**

2. Approval of January 21, 2013 Regular Council Meeting Agenda

adding to item 9

### **REPORTS**

**3. Reports from Mayor and Councillors on Boards, Committees, and Working Groups**

NG: 10am first mtg of **Invasive Plants**

**meet ev second Wed; anyone from public welcome to join us Jan 30 at 11am**

ML: two mtgs: tomorrow: **Amb Activation mtg at 3:30 in foyer**

links with other activities in Amb not least of wch is 1300blk

imp to see in totality; xxx

**Wed next public open house for 1300blk**

anticipating large crowd

really critical that public be engaged

**MAB: implementation grp -- looking to get the voice of youth**

**youth-based service model; 11 to 17 this is the chance for you; applications at 2121 MDr by Jan 25**

**imperative we get input from young ppl**

services where and how

hold the date [mem o cx??] Ccl Congress Feb 28, 5 and 9

focus group today

Van ch survey

info so can implement child and family friendly

almost two years ago

on Hollyburn Lodge -- had a v gd mtg with Mgr of Cypress Mtn

for owner of mtn, so get Lodge under [joint????] ownership

**CC: open session Spirit Room Jan 30 re PSB**

architect various diff massing

interested welcome to attend, particularly those around M Hall

Mayor: on Sat morning went to breakfast mtg at **St Stephen's; 100th anniversary this year**

**first Anglican church in WV; planning fun and festivities**

Mayors; ccl mtg on TransLink, wd like to say something achieved but not; want to move this albatross fwd

dead set against any invasion of [8:21]

HAVE ALREADY hit us harder> [8:23]

**4. Applicability of a Cmnty Amenity Contribution for the Rezoning and Devt Permit No. 12-059 for 1455**

**Bellevue** (File: 1010-20-12-059)

*Information to be provided.*

**{how can the public review this report in order to comment if it won't be made public until the time/night of the ccl mtg? Without time, shd be deferred}**

Sokol: on Dec 10 was deferred

add' info

gaps, wording

CAC policy in other metro Ms

gathered info through multiple means

direct phone calls

info on website frequently conflicts with what told on telephone

**staff provided Ccl earlier today Mar 12 report**

summarized policies in other Ms

no clear consistent trend

some don't charge at all some for resid, some mixed, some don't charge at all [8:15] get his examples

crafted to unique circs

DWV provided as

scope and scale size and scope

as well as how it responds

related to this project

in Amb the level of CAC determined by the bonus xxx

mixed and AC1 and AC 2

Floor area

**entirely residential highest rate; mixed, pay lower**

**{er, um. Mixed does not pay lower if above 1.4! See how confusing this all is!}**

**no specific rate for all comm**

**xxx; can intuitively wd be lower than mixed**

can't say xxx on, but wd be less

[8:27] ...

difficulty for xxx market

we're affecting market by putting up the prop's value

cdn't find anything re xxxx

some recomms went into that

**no mention of comm only, just an oversight**

**{er, er; um, um. The rate goes up to 99.99% so not an oversight to omit all commercial???**

**for a primarily residential bldg, where comm less than 20%**

**includes lower rate**

xxx

**seems unlikely staff wd hv overlooked when .....**

**{???!!!}**

encourage ofc devt but not require it

logical policy fit {cto to tke -- can't guess these typos :-)}

policy encourages renovation; many do not apply CACs re goals; staff recommends not applied in this application

Scenery Slater:

I feel that it is **imperative that a Community Amenity Contribution be provided for such a large proposed**

**expansion. To not do so is simply not in the public interest. If this is permitted what would stop future**

**developments initially building at a Floor Area Ratio of 1.00 and then merely renovating in the future to avoid a**

**Community Amenity Contribution** Furthermore, I hope that Council ensures that any renovation includes provision

**of the required amount of off street parking.** The OCP indicates that buildings of four storeys only be considered in

limited circumstances and a November 2007 staff report indicates that if [these] criteria [are] met then the plan is to be

reviewed by a public process including view analysis. Does this apply in this circumstance?

Mayor: [Heather Mersey]

Heather: -- on Hollyburn Mews

Mayor: sorry, can't read



George Pajari: Good evening, Your Worship and Councillors.

You have several difficult decisions to make related to the Walker proposal, the first of which is the applicability of Community Amenity Contributions.

In order for you to make these difficult decisions, you need accurate information -- the truth, the whole truth, and nothing but the truth. So I'm very disappointed that during the presentations December 10th on this proposal **you were not given the whole truth. Not by staff. Not by the applicant.**

I only have three minutes, so I can only touch on some of the major issues but I have prepared a detailed report that includes all my authorities.

{thud! sound of about 200 pages landing on the podium}

You do not have to take my word that what I say [is the whole truth], you can check my sources.

Staff says that the rate for mixed use is less than residential -- but that is not the whole truth. The rate is only different for buildings below 1.4 FAR. The Walker building is already 1.44. The rate is the same at 1.44 and above.

**If this building were 30% commercial, the CAC rate would be \$50 per square foot. If the building were 50% commercial, it would be \$50. If it were 99% commercial, under this bylaw it would be \$50. So if it's 100%, it only makes sense the CAC shd be \$50 per sq ft.**

Staff implies there is a policy gap. **There is no policy gap. Council policy says CACs are payable on density increase. Period. No exemption for commercial or office space.** The OCP, Policy LE 2.4 says CACs apply to all three categories: 100% residential, mixed, and 100% commercial. **Where's the policy gap? There may be a mistake in the bylaw, but that's not a policy gap. That's a mistake in legislation.**

With my remaining seconds I should like to turn my attention to some of the claims made by the applicant.

**She said Vancouver is not taking CACs for office buildings. Simply not true. She said no CACs were payable on the Bentall project on Thurlow, the office component on Telus Garden, the Credit Suisse development, and the Oxford [development]. Again, not true.**

The Bentall project is a red herring. It was built without any density above that permitted [by the existing policy and zoning] so no CACs.

**Telus Garden came with \$17 million in CACs.**

**The Credit Suisse development, 100% office space, provided \$15.1 million in CACs.**

The Oxford development is another red herring. No rezoning. No CACs.

**The applicant said no municipality in Metro Vancouver takes CACs from commercial developments. Again, not true.** A comprehensive study by Metro Vancouver published last year, and which Planning seems to have discovered over the weekend, says **the majority of municipalities do have a policy for at least considering CACs on commercial bonus density -- eight out of 14 municipalities they studied.** [A copy is in my report.]

I could go on listing the questionable and misleading information surrounding this application but my time is up. As my report shows, your policy, and the policy of the majority of Metro Vancouver municipalities is to collect CACs for commercial bonus density. I urge you to **stick to your policy. Stick to your OCP. Reject this request for a gift of three-quarters of a million to offset the costs of repairing and renovating this aging building.**

Thank you. And I'm prepared to take questions if you have any.

ML: xxx

Sokol: CACs

what Mr Pajari was referring to between 1.0 and 1.4 and 1.4 and 1.75

**what is charged 4 to 75 is the same**

**Mayor: does this apply to comm only?**

**Sokol: says shd be considered, not what it shd be shd be based on how it meets xxx**

5x uplift xxx

**Mayor: put motion on floor**

**MAB: yes, based on CAC not being applied**

**ML second**

**MAB: speak against the motion**

my review of all the info, OCP, other cmnty practices

interesting info re WVFlorist applicn

another ref to amenity contributions; none existing but it doesn't diff at all

**confusion has arisen but from ev that I've reviewed, CAC shd be charged whether resid, mixed, or purely comm**

am interested in hearing from rest of Ccl

if it's something we want to encourage, good quality ofc space, and seems to be a dearth of good ofc space

**way to incentivize, reduce CAC**

**can be in kind or cash**

**that wd be subject to what rest of Ccl has to say**

no questions at this point; give it a little more thought

**ML: ultimately there is some confusion about CACs; at the discretion of Ccl**

**doc conflicting with staff report conflicting with anecdotal I got when I phoned**

**is this a devt that's going to enhance the fiscal and xxx vibrancy of Amb?**

**strikes me an ofc bldg full of employees a greater impact quite frankly than of ppl my age who go out and have lunch**

**clearly a need by prop owner and what I've heard from xxx**

**clearly there's a diff economic model from xxx**

**residential covers the commercial**

**wd have no comm if no residential above it**

**cost of construction and rents**

**a multistep devt -- does the amenity apply or not, this isn't approval really just Ccl confirming a willingness to do what is potentially needed some activity in central of cmnty**

TP: what are we trying to achieve in Amb?

xxx or not

a strong and vibrant -- comm is critical

hard to get it into

are we open to biz or not?

we always go case by case

don't see anything in Amb strategy about CACs -- is that by design?

the highest and best use is resid; but is that best use?

putting monetary CACs on this puts it at risk; I want to encourage ofc in Amb

we talk about diversity on our task base

at least \$100K a year in taxes

**our biz class rate is more than residential ---- but lowest in Metro only 7% comes from biz cmnty**

opportunity to increase, I'll support

our nbr PKR vigorously pursuing commercial

have to balance that

if putting CACs of 75% on this -- not going to get what we need in Amb

**{not provable}**

**understand a precedent here**

xxx a good point of debate going forward

aplicn came to us in July

xxx; so will be supporting it

**my understanding is that the parking behind the Walker bldg is public**

**{also not true}**

**this may be part of that in-kind amenity cmnty is looking for**

**Sokol: parking in the lane is private**

**{right}**

cd engage applicant in

number of diff approaches

raised some concerns -- spaces cd be leased

something interesting in parking in the lane

Ksf expansion reduced by [8:48] spaces wd go away

Mayor: parking behind is not counted as

Sokol: it is required parking and use xxx

GB: xxx

Mayor: how

GB: not assigned to tenant A

**cd be assigned to a tenant and gen public cdn't park there**

**gen parking with time periods; then cd be used by public**

**Mayor: are we counting behind as av parking?**

**Sokol: counting them as part of the negotiations**

**four missing spaces; wd fully disclose to Ccl how that went**

CC: xxx on Dec 10 Ccl requested add'l info

**our policy for some of us was unclear; wanted to go fwd; clear policy before going fwd; other Ms' practice**

**unfortunately the staff report doesn't provide for going forward**

what it is, going fwd

**more importantly there's no rationale in the report from staff why 100% exemption**

**intuitive a lower rate -- wd be a logical policy decision**

nice and want to encourage

**issue is whether we need to exempt this or whether a reduced rate**

??? mixed rate same as ???[8:52]

that answers our Q

**if mixed charged, then charging on the comm portion**

don't have rationale

heard Cclr Lewis that 100% xxx

**Hollyburn 100%; so residential not an essential part**

**I'm concerned about setting a precedent without setting out a well set our xxx policy**

do we need all comm devts?

**staff report finds do not**

**in fact report Cclr Booth [found/circulated] Mar 5 2012 shows most Ms do charge**

**{Gee, how did staff miss that???**

so I'm having w? have correct or reliable info

**no coherent way forward well-reasoned**

what do we do now; some time sensitivity; want it to go ahead

**no doubt upzoning increases value of prop by many of thousands of dollars**

**I will not support waiving entirely**

Staff --- can't wait to get our ducks in a row so what do we do  
**instead of denying, work with proponent, in-kind and financial CACs  
 come forward with a suggestion  
 will compromise like MAB; but not waive**

in District's upzoning  
 NG: try not to repeat

I too am torn esp at this time; see a lot of value in the comm as per our Amb Stra  
**renov rather than demolishing however it will increase the value so not fair  
 as Cclr Cam, have a diff option re CACs -- less than resid and mixed use but in-kind or reduced rate  
 not going to vote for the motion as proposed**

**Mayor: three opposed to the motion  
 I try to listen to both sides and both make sense**

Agree in Amb need badly, Panz  
 one point hasn't been made, if this project went ahead; caveat not be residential; value wd be less  
 CACs as Panz conservative estimated \$100K in tax revenue  
 either defeat and another; table or  
 what shd I do?

CC: prefer another

ML: prefer a polled vote

Mayor: in favour?

negative: MAB CC NG

Mayor: if I don't vote then in favour?

**MOTION DEFEATED**

{whether he votes or not it wd be defeated. A tied vote fails and since Sop absent, only six voting. With  
 three negative, it of course fails if the Mayor votes no, but even if he votes yes, it's only a tie, so fails.}

so will entertain another motion

ML: what wd be the CAC?

Mayor: he doesn't have one

ML: xxx

CC: I'm not going to presuppose

**Mayor: staff meet with proponent and come forward with some inkind/cash**

**NG: not just this one; get policy clear**

**Mayor: need to determine to move this devt forward  
 then I agree after we conclude that, staff a permanent policy  
 don't want to lose this application**

CC: I'll agree to amend

first as I stated... staff report back, reasonable period, Mr Sokol

sev policy options for 100% comm

Sokol: months

**Mayor: why not deal with applicns as they come fwd**

**CC: don't want to be in same situation**

policy xxx

understand time sensitivity of this one

so against in same ?

what's the policy going to be brought fwd?

Sokol: can understand

but been eight to ten years since 100% comm so don't have that concern

Mayor: all these hands up; can you put a motion and see if a seconder

CC: in-kind; and staff return to Ccl

ML: in-kind and/or financial

CC: part of their 2013 work plan

**uncomfortable making this decision before policy in place**

**see some in-kind and some cash???**

**MAB: a bit of a broken front across the Ms**

**several actually do negotiate on a case by case basis**

**support motion neg and look at policy at future date whether we can establish**

**at a minimum we shd fill the gap**

**future, not second-guessing**

ML: don't want to preclude; case by case may be approach

NG: [9:08] so staff xxx

Sokol: give some sort of framework; somewhat less than mixed ... xxx

**Sokol: M-wide it is on a case by case basis**

**predictability xxx**

**{An exasperated Correspondent writes:**

**Not sure what Sokol is trying to say here. The entire point of defining "Amenity Units" in the new AC1  
 and AC2 zones was to move away from case-by-case decisions on bonus density and to provide**

developers with a predictable formula. The problem is that Planning scr\*wed up and made a mistake when they wrote the new zoning bylaw. It provides a formula for bonus density for 0% commercial; for 50% commercial; for every %age commercial up to 99.99%, but not for 100% (which is what the Walker building is.)

Mayor: our hope we have a project we want to happen  
but hope applicant and staff will come forward with something

CAO: hear

SSch: xxx and **bring it back to Ccl**

Mayor: carries unanimously [9:10]

**NB: Saturday Jan 19: the report is now on the DWV website**

#### 5. **Public Safety Building Budget Tracking Report** (File: 0500-01)

RECOMMENDED: the report re Project Status Report for Dec 2012 dated Jan 14 be received for information.

#### 6. **Proposed Council Procedure Bylaw No. 4730, 2013** (File: 1610-20-4730) *Information to be provided.*

{Again, Cclr CC reasonably asked for documentation with changes indicated and residents shd be able to see this too so they can provide input.}

who?: discrepancy in the .....

shd say Dec 10 not 12????

Mayor: jumping

this time I'll pay attention

staff: progress

**resoln passed allowing us to report on progress -- there was no resoln per se but an excerpt in the report rec'd for information and not a resoln**

ML: if we're going to work from a report it shd be accurate??? [9:12]

SSch: as revised by staff so built into the motion

ML: just don't want to accept something inaccurate

SSch: owing to add'n to solicitor

will be coming; at Library and distributed to Ccl

**MOTION DEFERRED {good!}**

#### 7. **Restricting Westbound Left Turns on the Marine Drive Corridor from 13th to 18th Streets** (File: 1785-01)

RECOMMENDED: THAT the report dated Jan 7 from the Transportation Engineer be received for information.

{The Editor recommends you listen to the full explanation given by Ray Fung (and read the report, of course). The cost of lights is also a factor.}

NG: I'll preempt CR by saying consult with local residents/groups

LAUGHTER [9:25]

{yes, thanks, Nora! that is good news; hope it will always be the case...}

NB: Replacement of those controllers; at 15th already been replaced; will be able to address systematically.

#### 8. **CONSENT AGENDA ITEMS**

RECOMMENDED: be approved:

##### 8.1 **Street Naming Request for the Subdivision of 2190 Camelot Road, 2185 Union Avenue, and Lot 3 in the 2100 block of Union Avenue: Union Court** (File: 1785-01)

RECOMMENDED: THAT the new cul-de-sac servicing the Camelot subdivision located at Skilift Road and 21st Street be named "Union Court".

##### 8.2. **Proposed Amendment to Development Permit No. 08-041 (Hollyburn Mews) for property located at 2011 Esquimalt Avenue (formerly 2031, 2047, and 2063 Esquimalt Avenue)** (File: 1010-20-08-041)

RECOMMENDED: THAT the MClk give notice that a proposed amendment to Devt Permit No. 08-041 (Hollyburn Mews) for property located at 2011 Esquimalt, attached as Appendix 'C' to the report from the Sr. Cmnty Planner, dated Jan 9, is to be considered on Mon Feb 18.

##### 8.3. **Development Variance Permit Application No. 13-001 (1690 21st Street)**(File: 1010-20-13-001)

RECOMMENDED: THAT the MClk give notice that DVP No. 13-001 for 1690 21st Street **to allow exterior stairs from the ground to the main floor deck to be constructed within the required rear yard**, will be considered by Council at its meeting on Feb 18.

##### 8.4. **Development Applications Status List** (File: 1010-01)

RECOMMENDED: be received for information.

Do look at this to see if there's an application in your area. One I saw was from Park Royal for a **19-storey and a 24-storey building connected by a five-storey bldg with 289 units and also some commercial and also some cmnty and amenity land uses.**

##### 8.5. **Correspondence List (see link on electronic agenda)** (File: 0120-24)

**Council Correspondence Update to January 11, 2013 (up to 12:00 Noon)**

Referred for Action

1 Royal Lepage Northshore, Jan 7, re "Topic : Innovations in Housing : [Self-Owned (Secondary-Basement)] Suites"  
(Referred to Director of Planning, Lands and Permits for consideration and response)

Received for Information

2 K. Higgs, January 9, 2013, regarding "PLEASE HELP CANADA IN THIS REGARD..."



**Council Correspondence Update to January 15, 2013 (up to 4:30 pm)**Referred for Action

- 1 M. Miller, January 14, 2013, regarding "Comment: TransLink plans bus route changes"  
(Referred to Director of Engineering and Transportation for consideration and response)
- 2 January 15, 2013, regarding Marine/Ocean Energy and Geothermal Initiatives  
(Referred to Deputy Chief Administrative Officer for consideration and response)
- 3 J. Wyckham, January 12, 2013, regarding Pedestrian Overpass at Park Royal  
(Referred to Director of Engineering and Transportation for consideration and response)

Received for Information

- 4 City of North Vancouver, January 10, 2013, regarding "Wireless Communication Design and Consultation Policy"  
(Attachments available for viewing in Legislative Services Department)
- 5 **14 submissions dated January 14-15, 2013, re Rezoning Application -1821 Marine Drive (West Van Florist)**  
**(Referred to January 21, 2013 Public Hearing)**
- 6 2 submissions dated January 13, 2013, regarding 1300 block Marine Drive

Responses to Correspondence

- 7 Mgr of Community Devt, Youth, and Families, January 14, 2013, response re "Homelessness in West Vancouver"
- 8 Director of Engg and Transportation, January 14, 2013, response re "RE: Marine Drive and 23rd Avenue"
- 9 Director of Engg/Transportation, Jan 14, 2013, response to A. Kowalski re "Change to Bi-Weekly Garbage Collection"

**9. OTHER ITEMS**

Mayor: 8.2 pulled out; for second time, Heather Mersey

HM: excuse my ignorance, I thought Mr Geller wd be speaking first

NO

is the motion coming forward

Sokol: this is just scheduling; will be on agenda Feb 18

HM: more approp

MAB: ... report from last March

[9:30] RF: xxx staff feel actually quite conflicted, a work in progress; encourage that PkR finish construction

some reports that during Xmas rush some accommodations made

urging them to complete asap

landscape median and wrought iron fence replacing chain link

PkR advises the schedule from contractor shows for March

[delay] owing to weather

staff felt conflicted not got into a normal state

diff to assess success of the xxx [9:31]

know there's inconvenience

layout

in meantime some inconvenience

we understand wch is why pushing PkR to asap

MAB: can't put my finger on

ML: the remaining overpass

MAB: no

ML: bet N and S; off ramp

MAB: that's a diff one

Mayor: some semblance of order

MAB: xxx

Mayor: whip to PkR

RF: can be some confusion; already occurred

existing vehicular overpass

**PkR will be appearing Feb 4**

addressed to them directly

NG: letter from Judith Wyckham

writing to ask each of you

replacement and the Village -- the ped overpass

**last time Rick here, I asked him specifically will you consider not removing it? he said yes, and next xxx it was gone!**

**have seen dozens of ppl jaywalking there; wrote back to Rick**

**{Rick Amantea of PkR}**

**his response is going to put up barriers wch they have done**

currently no intention of [revisiting?] the overpass

**if you walk from PkR -- there are 17 lanes of traffic; as I pointed out 500m**

**PkR convinced us of the viability, telling us big improvement for pedestrians**

probably look better

**do a survey of ppl in those and see what they think**

**Mayor: on Feb 4th**

**10. PUBLIC QUESTIONS/COMMENTS**

Mayor: Carolanne Reynolds

CR: Thank you, Mayor Smith

To clarify, **Mr Gustavson's statement was incomplete**. I called him before the [public/info] mtg to ask if there'd be a presentation since it was not mentioned in any of the information, b/c ppl ask. And in the

newsletter, I like to put the time of the presentation since residents don't want to miss it. IOW, I just asked for something for the information. There was NO discussion of any aspects of the devt or of the applicn; just providing info on [timing] basis. So I didn't want that, that you thought I was misleading b/c it wasn't anything about the devt. So that was what speaking was -- finding out the time of the presentation. BTW, I shd say, that some of your presentations at the public mtgs do say: starts at 6, presentation at 7 or whatever. That's really helpful b/c ppl can then come for the talks.

And thank you for saying you'd consider staff's role b/c it's v valuable and important at these open mtgs.

There's another situation with confusion that was raised earlier this evening that I'd like to bring to your attention.

It's when something comes and it says it's "received for information". There have been cases in wch, when you've received it for information, it's a done deal, and it's done, and staff do it. Other times, when it hasn't been.

So I was v interested to hear that the solicitor said that that particular document had to be a resolu of Ccl. So that's something you might find helpful to clarify b/c many ppl over many years, both mbrs of Ccl and public, have asked: what does rec'd for information mean? and they have received several explanations. So that wd be good to clarify. So it's been magical -- they can use it either way.

And the third thing is, I want to thank Cclr Gambioli for mentioning {ie, including} the residents and maybe the ratepayer groups. I'll try to win you over one at a time. Think it's up to three now.

So, thank you very much.

Mayor: thank you. Anyone else?

11. ADJOURNMENT

## COMMITTEE of the WHOLE MTG NOTES -- MONDAY JANUARY 28 {Housing}

4:30 PM IN MUNICIPAL HALL COUNCIL CHAMBER

No voting takes place in Committee of the Whole meetings. Following discussion of an item a decision may be made to forward the item to a regular Council meeting for consideration and vote, or a decision may be made to send an item back to staff to provide further information or clarification before proceeding to a regular Council meeting.

1. Call to Order

The Mayor welcomed everyone to the first Cmte of the Whole: We're trying to cover subjects in more detail and allow the public to participate in discussions and ccl mbrs to express themselves in a free way. Expect tweaks as we go. Housing and Nbrhd Character No. 1 on the agenda.

Mr McRadu will go over format

**The CAO explained CoW (yes, he actually called and pronounced it 'cow') saying: this is an experiment major and complex projects before Ccl; take them and have a fuller opp/discussions.** Ccl identified five priorities.... Dir start, staff wd present the topic; Ccl will ask questions, then public; the Dept Head wd take questions (there'd be no speakers' list, just raise your hand, pose question to Director or Ccl); Director Sokol will facilitate; there wd be no formal resolutions but possibly report for Ccl. Ccl can raise other issues.

Next mtg is with Sch Bd over the fence; then cell towers, third on CEC (some want to make a presentation).

Advise us re future topics and we'll try to find time.

This is an experiment, tell us now to improve the process

### REPORTS

2. [Housing and Neighbourhood Character](#) (File: 2515-02)

Presentation - Part I: Neighbourhood Character and Building Bulk; and Part II: Housing Diversity.

Sokol: Staff will give a brief presentation then hear public (during that not ask questions).

MAB: one question; draft had trees -- coming session

CAO: did have it on; long so pushed off, maybe a future mtg

CC: trouble putting our discussion into context; what is our objective? clearer direction for staff?

Sokol: staff is seeking direction from Ccl; Ccl given draft plan and gone out to public

may make some revisions to the **Housing Action Plan**

CC: ...see how it plays out

CAO: want to leave it; didn't want to drill down too much

Sokol: Cmnty Dialogue and Housing WG recommendations -- 2008 made 21 recommendations

first grp nbrhd character, integrating new houses

construction process more nbrly; protect blvd... character

minimize site alterations (bulldozing of lot)

designing with nature

retention of heritage resources

articulate nbrhd character

our legis v strict, only sgl-fam houses -- they asked for allowing some variation

conditions for infill housing...

encourage green bldgs.

A lot of work done since

legalize sec stes and we have nearly 800 legal now, many not even aware in existence, so now safer

**{but most believe there are thousands of stes -- have heard anywhere from 3K to 7K}**

2011 rewriting of zoning bylaws after 40 years

sold some road ends

srs' housing -- 90 Kiwanis, 126 Westerleigh; Hollyburn Mews

nbrhd character involved in variances

green bldg covenants

Sop: legalization of sec stes right thing to do; stated strong support for housing choices

increasing sec stes doesn't provide alternative/affordable housing; 92 new

high assessments in WV; hard, looking re affordability; it's market-driven -- for the world not our citizens and families

**Sokol: we're talking about 'relatively' affordable, so talking about increasing the supply**

ppl say want more choice; allowing diff types

Sop: your own report says legalizing does not increase housing/rental supply

Sokol: ev ste now safer -- fire extinguisher, safe egress

NG: No 2.1 topic is articulating nbrhd character, current status is fit; understand only multifamily

Sokol: only for applicns for variances

NG: capacity for ev sgl-fam home b/c that's what I hear

Sokol: certainly we don't; staff can study to see if we can (re legislation)

add'l step in devt process

NG: so your work plan

Sokol: if Ccl so desires.

2.2 on same page is integrating new houses in est'd nbrhds re size and apparent bldg bulk

part of 2013 work plan?

Sokol: direction of Ccl; history of striving; discuss later

ML: bit unclear; we just had three or four slides -- talking about them or leaping to docs not addressed yet

Sokol: intent discussion around topics

ML: don't know what else is coming so don't know when questions

Sokol: docs background reading; this intended as an overview

Mgr of Cmnty Planning will discuss nbrhd character and bldg bulk

Steve M will talk on housing diversity

ML: see some sequences.....

Mayor: introduced -- now question?

Justin Webb: came to talk about the nbrhd; struggling to contain my angst -- those three slides

**your list or achievements, if you were in biz, you'd be fired**

**Go down Inglewood -- huge houses, we've lost more trees and greenery in the past five years than we did when clearcut 100 years ago**

walked our nbrhd, Esq to Mathers and 11th to 15th and photographed all the new homes, there were over 25 of them, 80% were ugly and 75% had clearcut.

You guys need to take serious action

you spend a lot of time on Marine Dr, right behind it, nbrhd being ruined, let them put down gravel, build boxes.....

fantastic list and **in five yrs that was your accomplishment? an embarrassment, you're ruining our cmnty by lack of action**

**ruining by not being tough and strong, and setting tough guidelines.....**

**don't hide behind process; make a big diff; implore you, don't let devprs make a quick buck at the expense of one of the most beautiful cmnties in Canada**

**not legacy any one of you want; work to make our cmnty green, livable, beautiful; don't sell out through shortsightedness...**

**be strategic, be tough**

**I beg you, I love this cmnty, I don't want to leave, I don't want to sell my two lots that I sit on so some guy can**

**bulldoze ev tree that's on it so I can make a buck**

**Pls take this seriously and don't delay. You don't have a tree policy. I can cut down a tree and you can't do anything about it.**

**You cd fund --, you can --, guys are dropping a million five on a lot and you can't tell me you can't charge a fee to have ppl staffed up to, you know, do a proper job in terms of governance? That's bull sh\*t.**

**There's money flowing out of here like crazy. You can self-fund all the things you need to get this done, so I ask you, pls love our cmnty, make it green, make it beautiful.**

Mayor: We get your point, Sir. That's what we're doing here tonight. We recognize we have a problem.

{JW -- stepped away from the mike so unintelligible}

Mayor: we're trying to peddle a little faster

APPLAUSE

DepCAO, BL: the rights of private property are something unfortunately that we deal with

no Ccl can come in with a draconian hand and say that those rights will be swept clean, and we will maintain some sort of notion that we wd all love to maintain about some notion of character, so I wd hate to see you leave the room under the auspices [sic] that you have the right as a citizen to say to all of our Ccl and of the staff that we're derelict in our duties.

That is-- you need to have a discussion, stay for the discussion, learn about the double bind that we're in in trying to preserve this cmnty that we also love. I think it's important [for] you to do that.

Pls stay, pls let us engage in that discussion.

JW: I'd love to stay and I'd love to engage in the discussion, and I totally understand that there are constraints on private property, but I think from that list and a five-yr window, I feel that you haven't moved the yardsticks potentially as you cd. You don't have a tree policy and you cd, and that wd be a simple one. Can you mandate good taste? No. I think you're going down the right path with that list but five years, and we are here today? **So, I think it's a question of pace, and being strategic.** And that's what I wd encourage--

Mayor: we're trying to pick up the pace, by starting with this mtg tonight. Ms Boyle, do you want to dive into the tricky character of nbrhds?

JW: want to ask me any more questions? I appreciate the offer, but I just can't stay.

Mayor: nbrhd character and building bulk; everybody's interested in that.

GB: to give it some historical context; not the first time subject has come up and shocking it's been {she said 'bin'} the subject of discussion

SLIDES

"overall nbrhd character difficult to articulate"

WV's sgl-fam zoning regulations as amended in 1982 are among the most restrictive in the Greater Vancouver area"

WV "cognizant of the residential bulk syndrome since 1980 when the trend to large houses first studied"

from the report: The Large House Syndrome in Traditional and Developing Nbrhds

**four key components of nbrhd character:**

**land use** (not even an issue in WV, we have sgl, multi, comm areas)

but **bdg bulk**, and how the bldg fits on the land, is one of the key focuses

**how sited**, how high, form and articulation, degree to wch the land is altered in order for the bldg to fit on the background also is the importance of views

**landscape** character on the lot itself (blasting and tree regs)

public realm, roads and blvds

historically what have we done?

**in 1982, FAR was introduced -- residential and only a few years to commercial zones; prior to that devt defined by side yards, bldg ht, site coverage -- that was the extent**

**in the early 1980s all of BC became faced with the monster house issue and to tackle WV one of the first**

**In the Valley where I worked in the late 80s**

**WV set an example some followed**

**the 1988 report -- WV took recommendations out to the public for discussion**

**four phases**

**when introduced FAR was 0.45 for most lots; in 1989 reduced to 0.35**

{yes, I was on Ccl and proud we succeeded in reducing it; another cclr said .38 but I stuck to .35 and rest agreed (in executive session; unanimous out in the chamber; we of course not aware when drawn up it wd have exemptions)}

but with that came exemptions, related to basements and how things fit on the site; other recommendations, some successful

beyond strict features of the bylaw

one, dealing with the Altamont area, the blvd areas wch they felt defined their nbrhd

{yes, a cmnty assn started}

at same time, 1996 a proposed roads policy (Adv Planning Commission), saying there's **a direct correlation between the organic evolution of our traditional nbrhds and the peace and harmony that we cherish; in few settings is the link between nbrhd design and quality of life so apparent ; through revisiting the design features of traditional roads, it is possible to retain what is unique and truly West Vancouver.**

**We flag the public realm is so imp in the character of WV**

can debate specifics but clearly flagged as one of the truly unique things -- nbrhd and M

last five years

2007, undertook Clovelly Caulfeild area -- look at, we were losing trees, roads being widened,

study to achieve "design with nature"

[grp] tackle tree-cutting and put in tree policy

**strong grp of indivs, but larger group strongly rejected that idea;** taken to public mtg, stopped, didn't proceed further

**{controversial; Planning enlarged the 'nbrhd' boundaries and that included residents not as committed to the heritage conservation -- eg, some wanted to subdivide and sell}**

reference to Rodgers Crk zone 2008, concern about bldg bulk; unique -- we said basement included FAR (but not mechanical rooms) and covered decks beyond 300sf

sets Rodgers quite a bit apart from the rest of WV

writing on **covered decks in 2008;** still a concern to the rest of cmnty and in the fall amendments were made generally re exclusion

**{I was part of the DNA (Dundarave Nbrhd Assn) active briefly to push including covered decks, and happy to say changed.}**

Lower Caulfeild Heritage Conservation Area Review -- over several years; started with a workshop; residents concerned

{b/c protection they thought wd happen didn't; devprs getting variances; still much discontent, now with LCAC -- cutting of trees, etc}



to explore, used workbooks; residents concerned about zoning regs, majority then thought something we shd tackle we did devp possible zoning regs -- no doubt responded to some, but revisions soundly rejected by the nbrhd  
**final review focused on bldgs and natural site features as well as looking at the edge condition, blvds guidelines were revamped moved away from architecture style and focus more on fit**

We view this as an opp to focus on housing bulk

Mayor: ev interested in the exemptions -- to basements, decks, height, -- nobody understands our rules seem logical that any space above grade, ground level shd count in FAR

{Mayor's right; several letters in Correspondence complaining}

letter to Ccl last mtg, went there, stood on Esplanade and looked back and it's obviously out of character of the nbrhd. Three massive floors you're staring it and apparently the bottom floor at grade counts as a basement

{yes, just look at the photos she sent with her letter -- overpowering across the street}

**don't know how calculating FAR; perhaps you cd enlighten us what the calculation is**

**Sokol: based on grade around the house, and what %age of the basement space is actually underground, and based upon that %age, that floor area is exempted, all that is counted is the %age of the floor area that is above ground and all the floors up above count.**

Mayor: okay; everyone has their hand up. Cclr Sop, can you keep it brief want to hear from public as quickly as we can

Sop: sounds like this is a reg ccl mtg to have it brief; we devised these mtgs--

Mayor: --let's not debate it then, just take as long as you like; that's fine

Sop: thank you

to follow up on Mayor Smith; there are some examples not too far

nbr said house next affected view..... talked.... into side and resulted in a less bulky house

on Jefferson, two units joined by a walkway, less bulky than sgl house next

[gave another example] all done under bylaws without variances

can be a bulk house on a small lot as well

wd you see elimination of the basement as not part of FAR

future? and what impact on size?

**GB: haven't done that work; including 100% of basement has been raised numerous times and the focus of our work on housing bulk**

{yes, raised numerous times over years and nothing done, eh. Wonder why not.}

can learn from work done in past; look at how been executed by bldg industry on these v large houses

{how long does anyone have to look before doing anything???

MAB: wd like to hear from mbrs of audience and then ask

ML: my sense is going to be lots of questions; they then become part of work plan for 2013 and then you will come back  
**clearly there seems to be an ability of a devpr to finesse or abuse the regs to their advantage re bulk**

{yup; you got it right, Mike!}

the Mayor's example good -- play with the topography of the lot and all of a sudden, look at this, it's an apt bldg!

wd be interesting info and discussion

**the definition of the exemptions confuses ev, clarity around that wd be v useful**

**{ask a devpr!}**

other thing I noticed, it tends to be area-specific, many of these initiatives with the exception of the deck

talking about Clovelly, Rodgers Crk

now potentially about district-wide implications; one bookmark how come about

don't expect you to answer now but in work plan

CC: feedback I get from ppl, heard tonight already

**more to do with massing and height, and removal of vegetation**

difficult to legislate taste...

when built mine I had ppl coming by saying what an awful house, they thought I was the gardener working there; they were honest

who lives there? horrible. I just shook my head and said yes, it is terrible.

so I'm skeptical re ability to legislate re taste

I know in Shaughnessy if you're putting in a house, must draw a line from the peak of one house to the other and the peak of your house has to be in line so they go quite far down that road; madness lies in that direction

**massing and removal of vegetation the key issues**

make sure fits and not upset nbrhd unduly

constraints here but we haven't done much in this regard; it's v area-specific and nibbling around the issue; take to cmnty endless discussions re nbrhds

diff between district-wide standard and tailor-made; former efficient, latter more sensitive, but staff have to scrutinize ev devt

**wd like staff to come up with suggestions better regulate mass and better enforce retention vegetation, building with existing vegetation and topography**

concrete options we can take to cmnty; if say hands-off then... and like Mr Webb happy to restrict; shd be done asap

out there, not fishing and cutting bait  
 need to have that hard conversation  
 Sokol: reason Clovelly and LCaulfeild b/c two nbrhds more easily definable; ten years ago had more definable

**{yup, lost; again wonder why}**

nbrhd voted against those regulations; that was a lesson  
 NG: earlier looked at FAR reduced -- 1988, 25 years ago;

**{1989}**

at that time restrictive, wonder if that's the case now; wd like updated info on what other Ms doing now  
 need to follow Rodgers Crk example; **propose including the basement**

**{great, Nora!}**

wd look for work plan focus on 2.1, 2.2, and 2.5 in this chart; and 2.5 not mentioned yet, minimizing site alteration so we're talking about preparing designs sympathetic, [addressing] loss during construction

wd like to see some general suggestions around that  
 have been on LCAC, a lot of work, to define nbrhd character, v v difficult and time-consuming and difficult for staff; we simply do not have the resources or ever, impossible  
 will not be able for ev nbrhd

**{Don't try to do it all at once! Don't give up so easily. Start with a couple of things most can agree with. Other characteristics can be added later. Isn't the saying, the perfect is the enemy of the good? Lately the Japanese term kaizen (continuous improvement) is being used -- sort of do what you can for now. Don't stop b/c you see a mountain, think of the Chinese saying, every ascent/trip starts with a (first) step.}**

ht; have to figure the other way  
 as falling asleep the other night, just take 20 houses nearest site and average volume, say you can't build bigger than that

**{but that means new ones will have half of them larger than they're allowed to build!}**

something creative, sure happening in other places; need suggestions

**bringing down the bulk is necessary in my opinion**

Mayor: can we hear from the public re housing and nbrhd  
 [-5:30]

Michael Geller: plsd to see this discussion, in informal way

**there is a more creative way to do zoning, it's dynamic zoning  
 devt more responsive**

slopes, sites, and diff area; worth looking at above and below ground

.35 quite low then I realized doesn't include basements

Vanc has .6 but does include

more staff time, higher FSR but has to go through Design Review

**some Ms willing to charge devprs or home-builders**

**discretionary zoning -- Vanc can do things b/c of its charter**

**infill projects get so much more scrutiny**

**worthwhile to see if a better way**

**for most of WV will be sgl-fam houses and they're the ones that seem to alter character**

Michael Evison: we're making life a bit more difficult for ourselves

**there are opps to carry through existing regs**

beat my head over years: relnshp between blvd, street, and house -- can mitigate some of the problems on what's being built

**examples we allow blvd to be bulldozed; prop owners think it's their right but it's not**

**in Sandy Cove where I live we're saying, pls have some respect for the blvd; one owner said it's only a laurel hedge. But it's part of the character!**

**nbrs on either side shd be consulted; a landscape plan for the blvd**

another thing to go through -- yes, you have to b/c 'ours'

will cost v little; almost in place; insist on right away

Sokol: they're guidelines, not put into bylaws so see teeth; happy to dust off that issue and bring it back; no reqmt to consult

**{good}**

GB: last yr made it a reqmt must initially submit a blvd plan so know and we can address up front not at tail end

CC: can I ask a question about this?

Sop: I had my hand up first

Mayor: let's hear from the public then go back to questions from Ccl

Sop: it's informal--

Mayor: --but I've already recognized this next speaker

Dianne Bryden: my name is Dianne Bryden in Dundarave area

if truly concerned about seniors living in big homes ....

saw in newspaper, four or five townhouses around a garden; shd open it up

so many monster houses we've lost character already

gated, gardens, often bark mulch

monster houses, maybe cd hv some little [coach?] houses

Sop: someone doing a house probly contacting Chapman and amazed at border

bulldoze along prop line injuring trees, nbr....

no bylaw, little experiences

**for public's info, we don't see majority of houses, they meet the bylaw; get calls after the fact**

don't want to be in staff's face; can take a drive and see

12Ksf lot -- last ten years double in wealth, value of land

infill, carriage, two houses on lot, we're going to alter the character of this cmnty, density, for who? devprs?

story re impact, future

want to see densification wch I don't like -- coach houses, infill, etc stratification? duplexes?

we stood test of time and being unique

east of Lonsdale can't find parking, homes, sec stes

doc five years ago, outdated; Mr Geller stated that

it was a targeted survey, outdated

we have to look a specific type of housing -- area or across the board

CC: re blvds; support what former Cclr Evison said

for all new construction shd require blvd plan; no scrutiny for mine; it's low-hanging fruit -- not enforced

Sokol: on blvd, since July last year requiring a blvd plan with ev; won't see that till next year

CC: does staff have to approve? cedars across line?

Sokol: compliance with blvd guidelines -- not aesthetic, just practical

**CC: to retain existing blvd conditions (2.5); not something staff is scrutinizing for**

**Mayor: Mr Sokol is making a note re blvds**

**MAB: reminds me, "to ev complex prob, there's a solution that's simple, clear, and wrong"**

captures idea we're dealing with. Sounds simple. There is a prob though-- you drive through the nbrhd and you see monster houses.... sight line, etc

**.... prob is we have sellers wanting to maximize and then they're going to leave the nbrhd**

**buyers, devprs, sell to maximum**

**zoning -- have to be realistic how you motivate to do the right thing**

**creating other options for value and density**

**buyers coming from other places asking how big (can it be) to get most**

**have to be realistic and practical**

**incentivizing for other options but resistance in nbrhds**

don't have to study more

WG in 2008 made 20 recomms around character and choice

need to focus on what we've got here: first around character, second around choice

2.1 v labour-intensive; integrating 2.2, siting requires sp consideration -- right now doesn't make sense, smack dab in

middle of lot and then forward sightlines impeded; look at FAR re basements wd like to see limit on size of house but

that's personal; 2.4; then 2.6, pilot projects without clear parameters around what trying to achieve. Prev pilot projs, wdn't support, too vague

how inter-related

Mayor: anyone else?

John Lawson: Nelson in Dundarave

reln to blvd; have experience as an owner and a nbr on Nelson Ave

**re built form, etc, can't emphasize enough how much the public spaces affect nbrhd character**

**shdn't underestimate what the public space means to ppl**

**[shdn't] say blvd too difficult so dismiss it**

**staff's work plan for 2013/14, go beyond blvd guideline; not just test against what went before**

**in terms of trying to define nbrhd character, wdn't dismiss as too hard**

**tremendous enthusiasm and energy and have opp to have residents be part of the work plan, imp elements of their nbrhd**

re value, ten years in this cmnty tend to connect value only with FSR... and think v monochromatic view

**recent study: heritage and character inherent value**

**recog nbrhd character increases value, has**

**LSE study 2012, may I table this re applicability to this discussion**

Bill Chapman (Land Surveyor): my firm has surveyed over half of WV

Mayor: we don't accept advertising

[laughter]

BCh: won't give name of my company

**basements exempt b/c not visible**

where you have v steep slope and the three floors become visible

find a way to hide; done with berms

{even if 'hidden' by a berm it still contributes to height of bldg}

BPP, not putting in basements on a lot of their hillside devts, they're doing 'reverse plans' wch also is v new in WV

you live on the upper floor and the basement is the lower floor

look at those; they sell v well

**highest building face is what staff have difficulty with; something cd be looked at**

topographic surveys are required on all props prior to demolition; brought in so ppl wdn't artificially fill in before building

Unfortunately no one looks at these surveys except the purchaser and his designer

blvd plan is what they'll look like when they finish

has just come out that the topographic survey must show what features (eg trees) are there now

that's v good but nobody looks at it

**goes to Bldg Dept, look at what blvd's going to look like with new house; they're not allowed to cut the trees down but trees do disappear -- unfortunately it's cheaper to remove a tree than negotiate a tree**

open discussion here; going to solve a prob, have to look at what prob is

**example in Vancouver with a heritage home: the lawyer went into city hall and asked what the fine wd be if the ppl demolished the heritage home. He was told \$200K. He took his cell phone and called the contractor who said, demolish the house. All he wanted to know is how much it wd cost not whether he cd save it. A lot of the rules you make, have to be thought through a little bit more.**

I don't build houses, I've lived in one house for 20 years, I'm not in the market of making money on devt. We've got a company policy that we don't compete with ppl we work for so we have nothing to gain from any of the rules you bring in, and we're more than willing to help with the soln, and try and solve the prob.

Most of the builders are willing to help with the soln too.

we all want a better WV; if you can make it better then the homes cost more.

Ppl will pay more for what we build, smaller homes

**complained about subdivided the waterfront; we haven't, the prov has taxed it so highly that your sr citizens on the waterfront can't afford to live there. Can't afford to sell their home and move somewhere else unless they subdivide**

that's why waterfront got subdivided; not b/c they wanted to but b/c they had to

\$45K in taxes! ppl pay more in taxes on the waterfront than I make in a year.

**nbrhd character: one thing ppl forget is often that character is it's eclectic but that's the not the problem; but what you don't want is monster homes, coming in ten in a block**

**sometimes the character is that it's different everywhere**

**homes are built to maximum size: I blame the prov for that and the fed govt. It's the only place ppl can make money tax-free. Build a home bigger than they want and then sell sq ftg when finished.**

try to talk them into building smaller homes, they want them, but they say they can make another half-million dollars if bigger.

want biggest they can have; don't know how you solve that.

willing to enter into a dialogue

Mayor: thx for your offer of help; over to Mr Mikicich

GB: a few intro comments; this section deals with housing diversity; in our Housing Action Plan (to Ccl in Nov)

seeking input on this action plan and want to bring it back as Ccl's priorities; Stephen will speak of priorities

SM: past practices and current issues

five actions for staff [SLIDES]

one: continue providing for srs, adaptable, etc some results signif and other modest

early in 2012, coach houses focus for 2012/13, cmnty discussion, etc

**see: [westvancouver.ca/housing](http://westvancouver.ca/housing)**

will be putting forth newspaper advertisements, using social media; mtg with a ratepayer group

housing forum based on successful dialogue, cmnty survey

hope to come back to Ccl before the summer break with recommendations

if supported by cmnty, draft legislation for coach houses; help to .... {gave examples, questions}

retain and purpose-built

discussion paper; will report before summer break; followup in fall

housing gaps

est character

identified weaknesses in our housing policy; will clarify

**the adopted plan will provide framework, will report on annual basis**

GB: new housing based on applicns coming in; here's a brief summary currently filed with the District

the Unitarian Church, revising plans from 24 heard 19 and FAR down to .41; think will be much better

**applicn for assisted living NW corner of Keith and TWay -- 110 beds and ~1.25; coming to Ccl hope before Easter**

6035 MDr not an applicn (was a pilot) but owners discussed various options; wd like to see smaller lots with smaller houses, ageing in place

rental infill housing; will discuss in more detail in report coming forward

**on PkR White Spot site, for 289 units, FAR just below 3.0, tower format; staff currently doing staff review**

**2074 Fulton -- in infill housing block, owner looking at putting three units (across the lane from Hollyburn Mews)**

an idea of housing we're starting to see from the industry

Sop: want to articulate what earlier

build them where will this go

are we going to infill throughout the cmnty below the hwy considering we're built out

my reaction right away to concerns of nbrs -- **if you can't articulate nbrhd character you have a prob**

sum of many parts; a way of life, it's kids in a lane... real value to ppl

last year or year before the highest sgl-home devt processes in years -- ppl want to stay in their homes, redo their homes, and die in their homes

I'm not going to, necessarily ... don't want to see -- will ev nbrhd see advantage of a coach house?

a person wants to go ahead and invest is going to look at some v serious money to go about

will produce a fairly healthy rent -- sec ste, chn

alternate housing rental or stratified? we'll become a cmnty of duplexes

way this moves forward, **I'm serious, this is widespread, ev questioned -- shd be a referendum question**

Mayor: 11 minutes left; lady in second row; have some pearls of wisdom

Heather Mersey: 20th St, long-time resident

wd like to encourage Ccl, Planning, at this point, and the Housing Action Plan, to **go through the process of identifying nbrhds**

I think in our cmnty, ~45K ppl, shd proceed to do that, finish it off in terms of long-term and impact of whatever is decided of infill and coach housing that **if we go with a blanket policy it does not serve the uniqueness of our existing nbrhds.** **if we're going to do that b/c economical and it's fast, then that's the wrong answer for where we live. We deserve better than that. We are a cmnty of unique nbrhds so we'd just like to say, although it may sound like an onerous job but I think we're halfway there, Let's continue, do it, and when we move fwd with the housing policy, the areas that cd possibly be impacted with infill housing or coach houses, those areas will be able to respond accordingly.** I must say -- I live close to Hollyburn Mews, and that has had a huge impact on our nbrhd. It was v controversial coming fwd and we have yet, it's almost finished, going to be a major change in the area, and wd hate to see a policy that is stamped for all of WV -- free fall for everybody. If you want infill housing you can have it anywhere, go for it! **Let's preserve our uniqueness and take the step to identify nbrhds.**

Mayor: lady in second row

Kim Little: local realtor and on contract with a laneway housing company. Today I'm here as a resident and mother of three kids, lived in WV since 1979

find interesting considering impact of coach houses when our zoning is across the board massing happening with the monster housing now

had an opp three years ago when brought about pilot prog, it was cutting edge but didn't take effect

**in that three years we've lost little cottages, post and beam homes, gardens, and instead seen a lot of these giant boxes**

**more concerned about the impact of the monster boxes than bringing in these little cottages**

when I bought my prop in West Bay, 14Ksf lot, my husband and I went to a designer...planned fantastic dream home ...

b/c wanted a four bedrooms, zoning meant we had to go further out on the main floor wch then meant further into the basement .... realized I had a 2500sf basement. I thought who's going to heat, clean that, what am I going to do with that.... We ended up panicking and bailing and ended up looking at existing cottage 1200sf with a rec room

what if we walled off the rec room to two bedrooms... that was the best thing we ever did. Our existing 14Ksf lot is lots of green area,... nbrhd thrilled; nbr 7Ksf ; wd have one little cottage on one side and another

in NV, you'll be discussing whether automatic sq ftg -- wd be a smart thing to do

build house plus laneway...in Vanc

take existing footage, instead of a 5Ksf home, why not put one 2Ksf and another 2Ksf

less bulky and less dense...

Cclr Sop you said didn't want duplexes; a home with a suite is a duplex; just that you have one owner

can have fantastic duplexes that look like a sgl-fam home

all kinds of bldg forms

**do it fast, don't wait any longer; wait three years, we'll lose little cottages and won't be many left save -- on the right track**

happy to help; Small Housing BC has done surveys, besides laneway

contrary to what ppl think, lane now clean, ppl walking instead of just garbage

nbrs that didn't want one; can have a positive effect

don't think will be massive impact as we're seeing with the monster homes.

Mayor: thank you for that; anybody else?

**Lady: encouraging infill housing, gentle densification**

don't take signif housing; was garage now house

tend to enliven as Kim said

a benefit to our cmnty; wd really like it to happen

**Sokol: wd like to get direction what you want us to work on**

heard discussion about housing bulk issue, how others doing it

want to see blanket and other instance not

interest in diversity of housing as long as sensitive to nbrhd

**will report back on Housing Action Plan as well as bulk.....**

**Mayor: Mr McRadu, how long will that take?**

**CAO: take from Mr Sokol's summary**

SSch: at end, Cmte can determine whether or not they feel prepared to Rise and Report to next ccl mtg on what action they feel the Cmte shd recommend to Ccl and bring fwd to Ccl for debate and voting. That can be part of the motion to rise and report.

Mayor: if we want to lie low and not report, we just don't pass this motion?

CAO: yes

CC: housing diversity piece: I don't think the status quo as some have mentioned is acceptable; it's not serving the cmnty's needs in many ways. it's altering character or nbrhds, not providing any diversity, not ameliorating affordability, not providing housing choice, so the longer we debate, study, endless analysis, meanwhile Rome is burning my concern any proposals staff bring back getting changes sooner than later

**massive failure before next election if not pass changes to increase diversity.**

to Cclr Sop's pt, no projects going fwd radical; to pass proponent to address nbrs; not going to ram anything down throats

Sop: moved

Mayor: report brief summary

Sokol: Feb 4th

CAO: certainly for Feb 18; trying not to get it on table

Sop: changed motion to Feb 18?

Mayor: motion carries and mtg is adjourned

CAO: uh -- maybe ccl mbrs can submit to you many suggestions for CoW mtgs

provide to me future items for CoWs as well as what went well and what didn't, how to engage; does this move in right direction



Mayor: adjourned

{looks as if they just whizzed through the rest without stopping to indicate the agenda item.}

### 3. Future Committee of the Whole Meeting Items (File: 0120-01)

An opportunity for Council members to request or suggest items for future Committee of the Whole meetings.

4. Public Questions and Comments -- none {ppl just spoke as you saw above earlier}

### RISE AND REPORT

5. Committee of the Whole rise and report to next regular Council Meeting

6. Adjournment ~6:30

## REGULAR COUNCIL MTG NOTES -- MONDAY JANUARY 28 *{Finance}*

7:00 PM IN MUNICIPAL HALL COUNCIL CHAMBER

1. Call to Order.

2. Approval of January 28, 2013 Council Meeting Agenda

Mayor: Financial Cmte minutes from 2012 have to be withdrawn (Item 7); so next mtg

ppl can speak but no need to sign up tonight

### REPORTS

#### 3. 2013 Divisional Services Reviews (File: 0800-01)

Mayor: want me to address this?

Nov 2011 everyone spoke about need to ensure we spend our public's money efficiently and wisely

**it's ~ \$115M** entrusted to us; big; want to make sure spending in best way possible

talking for a year how to go through our services, whether alternatives to do them differently

comprehensive reviews by dept; how operate, suggestions for change, ...

alternatives staff looked at?

CAO: report has...

at your urging, answering are we providing right service in right manner

what are the key performance indicators you as Ccl wish budget prepared

have 1000s of indicators

looked at past answers to those questions

December, binder with **Fiscal Sustainability Task Force** recommendations; Ccl of the day took some to heart

in 2008 Ccl/staff reopened it to see where we were

2010 rose again; **Value for Services** formed and asked that question (for one year) right services in efficient manner?

challenge; we look at continuous improvement; process, we can learn

explain our indicators, our biz plans; are they appropriate, what happens if not provided or reduced; how come up with

fees and charges? tweaked? added?

take a tree down rather than rationalize it?

**Core Services Review**; talked to KPMG

our recomm staff be able to explain to you service, implications (new/cancelled)

Mayor has said what he wd like to see in this

staff explain not just high level but all

ask, provide not just justification but what you feel comfortable about.

Mayor: Mr Koke?

MK: no, CAO has

MAB: Cclr NG has provided us a link to what Pr Geo has done

a lot we are already doing -- diff what PG is doing; in debt paying interest, they're twice as big as us

hiring KPMG, some consistency -- raise revenue, etc

we're doing divisional service reviews, so options 2 and 3

what I see coming out is a way for Ccl to make better discussions

want to hear recommended tools from staff; first part shd be how

do want to see recommendations from staff, tools to apply in a strategic way

Mayor: Cclr Booth, then Cclr Sop

Sop: Cclr Booth just spoke

Mayor: I'm sorry, Cclr Panz; having a senior moment -- you'd know all about that.

LAUGHTER

TP: helpful for me looked a FSTF and V4S and a lot relevant, structure and mgmt

like a little checklist -- what have we done

not clear about Core Services Review for 2012

agreement full service review not appropriate but did like the CSR in PG

legislated so we have to do it

formats helpful -- we have to do that, we don't have to do that

traditional, optional, etc

**what comes to Ccl turns out to be political decisions**

learning, where's independence

Sop: starting to pick **gnats** out of a dog's collar

staff workload over the years, we have AAA credit rating, incredible investments, beautiful cmnty

everyone wants to live here

over 16 years and it's improved and even greater in last three to four years

time lines? cost factor? we're going to get an education over the year and starting with Parks tonight...

Core Services Review need, don't have to reinvent the wheel

good things going on; will be listening with an open mind

Mayor: suggesting we leave the **gnats** on the dog's collar?

Sop: no, we can pick those off later

NG: I support this idea of divisional review; like public to learn consultant comes in \$200K+, speaks to many, 500-page binder ppl don't read all look at this room, best backdrop I've seen

ML: of two minds, supportive of reviews; concerned we've done these internally in past as well with grps at end, substantial cmnty participation with many recomms and many not implemented external expertise, need for reports; an approp process followed, recomms made, and they too not followed going down path of cat guarding the canary.

perhaps there's a hybrid; not suggesting \$1000s of dollars but benefit of external objectivity this forum is great but not radically different from the two others, both were open to the public concerned that at the end of the day, a year from now and no further along

**have high expectations re deliverables, timeframes, etc**

**don't want to leap into divisional reviews till we have that decision**

**don't want to go through a whole six hours of patting ourselves on the back**

**how much does it cost, diff ways, how much diff ways, revenues subsidies, approp?????**

perhaps have it

this is not going to be an easy process, likely to be painful but equally rewarding -- to residents (too)

shd hv some external expertise -- citizen volunteer or a consultant

CC: echo concerns

getting criteria of efficiency; objectives we don't see

**self-reflection nec but human nature likely to think doing a good job -- bias to status quo**

thirdly, agree Cclr Lewis what's good, use M's service with my family and staff doing a good job

how to substantiate what we're doing well at what cost, quality

what we cd do better

had benefit of divisions, high, [this more]

NG: re objectivity, agree, but Ccl's pretty objective, public at these mtgs, objective; hybrid if questions staff can't answer hive off to a consultant with expertise in that area rather than consultant from day one

CAO: FSTF and V4S -- not done in public, xxx

you're asking, ask the right questions

of course it's difficult; don't delegate this; look at continuous improvement

if we can't recommend/improve, then

review, will tell you what services legislated -- I'll tell you: "that many" *{but amt can't be seen on video}*

ask, challenge, why in your biz, why doing x for seniors, why charge \$5 for swim -- how much does it cost you?

get to tipping point and revenue can go down

independent review? these hard questions -- you have to decide, we have but together in public

I can tell you from 30 years' experience certain Ccls will have different....

Fiscal responsible -- I'm v proud of this Ccl and staff. We've never supported a zero increase.....

public: how money is spent; fiscal challenges ahead

be clear what you want independent person to do

consultant come in and still political decisions to be made

partnership: Ccl, staff, public

if no sound biz case then something wrong

Mayor is challenging me, saying what's your biz case, what about six years from now

Mr Koke has provided options

try the first one and if you want someone to validate, great

know someone from V4S here tonight, invested time, a lot will ask tough questions

Mayor: name of the game is to get results in a relatively fast manner

Ccl mbrs have a broad overview, but don't really understand how prog decisions made, delivered, xxx

when public asks questions, we give them a blank stare, no idea why we subsidize some progs and not others, ... all over the map...

Cclr B made a good point; object to make better decisions, have to have better knowledge

make sure the knowledge that is out there, we understand

I bit my tongue and didn't say anything but having spent a lot of time in biz dealing with lots of lawyers, consultants, biz reviews, xxx, we have seven mbrs of this Ccl, we're the ones who shd have a good idea of what cmnty expects

**we're the one who shd take an independent look; I'm not going to take a back seat to any consultant who comes in here**

**we are the ones who shd be doing this review**

**I wd suggest -- I made myself a worksheet, what I want to glean from each dept, chair, happy to share my worksheets to fill out**

**for each prog I hope to understand the objective, what the action prog is, planned outcome is, service level plans, service level trends are, what the key success factors are, what the capital plans are, if the budget is increased 5% what impact that wd have on service levels and what if decreased 5%, want to know what the dept's strengths and weaknesses are, what suggestion the dept has for improving their operations internally and externally, what's happening outside the dept that can help; whole plethora of knowledge and facts we can find out by going through this review**

can emphatically state, no group more capable than the mbrs of this Ccl

NG: I'll move: THAT staff undertake divisional services reviews as recommended in the Divisional Services Reviews memorandum dated January 22, 2013 from the Acting Chief Financial Officer.MAB: appreciate those guidelines

Mayor: it's for sale

LAUGHTER

MAB: looked at year's [topics], wd like to have some v clear objectives set for each mtg, staff can work toward answering questions

want to see what I'll get.....

at the end of the session you'll be able to do what and one is to answer those questions

TP: see roll; questions bang on; want to feel confident get info and can act on them

good questions, Mr Mayor

if not getting what I want will make m voice known

BL: V4S; zero; budget discipline; working hard what will stay and what will go; imperative

sev years, tight enough, excellent context, nec

CAO: this is a process that we want to learn as much as we can

more than prepared to make any changes, tweak it, so you and cmnty get questions answered

Ms Mooi been working on this process

She has a teaser tonight, vastness of her division; she has her staff here; if passes then will tweak

ML: prepared to go along with anything that will improve situation

**we may have had no tax increases but our operating budget is growing well in excess of inflation, and well in excess of CPI, in a cmnty that has no growth in popn**

need to get our heads around this but don't want to look at slides and listen to a presentation that pats ourselves on the back b/c the cmnty ctr is beautiful

I want to get down to meat and potatoes quickly

Mayor: get this motion passed and dive right in

Sop: that's all well and good, Cclr Smith -- er, Cclr Lewis

no doubt in my mind in course of time staff follow best mgmt practices, efforts, tools, are doing the job

if want improvement, shd listen to them; go through ea dept, that's how we educate ourselves

think made major headway in three, four years

cooperative, educated, better decisions, think we shd go through with it

Mayor: well said, Cclr Sop. {vote} In favour?

**Motion carries unanimously**

#### **4. 2013 Council Meetings regarding financial matters – Agenda Items (File: 0800-01)**

Mayor: Mar 25 spring break and end of week Good Friday; can meet 4, 11, and 18, so two ccl mtgs and one CoW mtg.

MAB: glad you raised that; Mr McRadu said we weren't going to meet during spring break; it's the week of 18th and 25th

Mayor: we need to have mtgs at some point, so 4, 11, and 18; still gives everybody a two-week break.

MAB: 18th is the Monday, the start

Mayor: if you want a two-week break you cd leave on the Tuesday 19th and come back on the Sunday week. Leave it up to Ccl; happy with majority decision

NG: we have CoW on the 11th so propose that we do both [as] we did today

TP: open to moving it

Mayor: 11th CoW and ccl mtg and ccl mtg on 4th; not have one on 18th if we don't need one; if we do, have one and who can't make it we party on without us

MAB: as former co-chair of Finance Cmte -- things out for conclusion

had fees and charges -- 45 minutes may not be long enough; don't know if makes sense going to CoW

asked about having a fulsome [sic] decision about unclaimed damage deposits, growth of the operating budget including staffing; Harmony Arts; some in financial reports; carrying forward

CAO: fees and charges -- hope to have in ev dept, so have in specific areas; bylaw tied together; a major unclaimed and Harmony Arts, bring as staff reports

BL: there was a report, will send link, debriefing and if like more ...

MAB: divisional service review; Library is third; in V4S Planning has come up; why Library came up, how

CAO: they drew the short straw

trying to deal with the two largest first, wd take most time

Chief Librarian said she cd easily spend two hours

maybe putting two boards at same mtg; explanation of how Library operates and their legislative function, and what role

Ccl has in developing their budget; same with the Police Bd.

can sequence this any way you're comfortable with

wanted to start with the two largest depts, divisions, first, tweak that so you feel comfortable and however you want to do it after that

the direction that the Mayor has given is wants to move this forward and have a good dialogue

can change as we move along; that's what the arrangement is

Mayor: so you're saying the first two are Parks, then Engg, as we go can make adjustments, if Ccl wants to see another dept come fwd

CAO: yes

Mayor: call question;

MOTION: THAT the 2013 Ccl Mtgs re financial matters – Agenda Items be received for information.

carries unanimously

#### **5. Financial Services 2013 Divisional Objectives (File: 0800-01)**

Mayor: need to pass 5 or move to 6?

MK: this is the first draft, prepared for your ref

will be reviewing this doc quarterly, updating Ccl, happy to ans questions

Mayor: maybe receive report and if any questions, bring them up at next mtg?

MK: absolutely

Mayor: acceptable to Ccl?

Motion: THAT the Financial Services 2013 Divisional Objectives be received for information.

PASSES

**6. Divisional Services Review – Parks and Community Services (File: 2100-01)***Presentation to be provided.*

Mooi: ask our sr staff to come fwd.  
they'll be involved in this discussion also  
Mayor: I think we're outnumbered!

CAO: this is only an introduction, not intended to be the divisional review tonight; just the vastness of the division will start getting into it then detail later.

Mooi: pleased..... will return in February  
share wide range and scope of services we provide  
how division collaborates with the cmnty  
v aware in this environment be responsible, cost containment, always in our mind; evaluate...  
.... organizations.... partnerships....  
describing breadth  
picture tells a thousand words

SLIDES

will provide a high-level overview  
Mayor: at some point an introduction?  
Mooi: yes, introducing our staff right now  
sr staff here, signif services

**Jill Lawlor, Steve Kellock, Arleta Beckett, Pam Fretz; Alex Hejduk, Andrew Banks, Corinne Ambor, Dan Henegar, Ian Haras**

Mayor: we shd hv bn using the mike  
Mooi: go round the other way

{did, this time names cd be heard}

SLIDE

**shows our budget; we receive \$9.4M in revenue, \$15.7M in expenditures with a net [sic] of \$6.4M**

{must mean a difference}

**per household that works out to about \$420**

FTE 144 including golf and cemetery; recovery rate has been increasing  
this increase does not include any of the volunteer hours

how know providing value  
accountability, situational analysis, yearly work plan...

binder shows xxx, etc

work with Engg; synergies

quarterly reviews -- these staff with theirs

using an interactive tool for this tonight

this pictograph in front of you -- in blue, services responsible for  
not time tonight, go round the table and ask you, you ask.....

highlight

we've made copies of this tool -- at your own discretion can look at and provide feedback at the next mtg

Mayor: thank you

Mooi: choose from blue

Mayor: concessions

IH: three concessions; asking public, what they want, part of Amb Action plan

what type of food, when they want it, fine tune, [etc]

Mooi: neglected to tell you how this image works

area in black is the cmnty benefit; table are examples of metrics, .....

little ppl who we work with

ML: can I click on something to see how much revenue from

Mooi: don't have that right now but there are slides with that info on

get commentary from Ccl of what they want to see

CC: presumably other metrics; you just haven't shown them

Mooi: correct

CC: wd like to say how much revenue generate and how compares with other Ms

qualitative; some cuz nothing else around; some wdn't go

full panoply

financial return so can decide if maximized and if not, why not

CAO: where are we with our RFP

another question is shd be even be in concession biz

money-maker? are we really true cost-accounting? is there another provider?

food trucks for example; not enough of a market?

why are we in that biz? are we making money? .....

two Amb and Dund, can explain how going fwd

CC: seems present-focused

Amb concession, what cd be there -- like what we have at Kits or English Bay

we're not going to get that from present -- forgone opps

Mooi: we're asking those questions in the Amb Action Plan

what are their expectations

CC: think you'd find cmnty demand

concession only open three months a year; restaurant all year

case re this much revenue

[8:10] CAO: challenge is short-, medium-, long-term.

short, concession

what are we going to do? prob with parking

need to invest in change room facilities

what shd we do in two years, next five years, ten?

need to dig down

ML: going to go through this, think there's going to be benefit, but at the end, when do we actually have the discussion as a Ccl and as a cmnty as to what is a core service and what isn't what's discretionary?

we have to have a library and a police force but honestly over and above that, pretty well discretionary

how do we get from cmnty what truly matters to them

where do they put a hanging basket in comparison to their toilet flushing?

I get more calls on garbage day when not picked up than I've ever had on anything else

when have that discussion

**a prioritization exercise as well of the limited resources we have**

**toilets flushing, police come when there's a burglar, fire comes when I'm having a heart attack**

CAO: interesting part of this discussion

why shd Fire Dept come, it's not in our/their mandate; it's first responders

we have absorbed that responsibility

other Ms don't come for heart attack

{Correspondent says: With improved building codes and mandatory sprinklers, the number of serious fires has dropped significantly. Fire departments quickly realised if they did not find something else to do, their multi-million dollar budgets would become harder to justify. They hit on the bright idea that since there are many more fire stations than ambulance depots, they could get to medical emergencies faster and provide first-aid. While true, it is not clear that a good value-for-money analysis has been done on this fire department mission-creep.

My comment: saves lives.}

ML: you're missing the point

**irrespective, the issue is what really matters**

**turn on tap get clean water, sewer works, garbage get picked up and they feel safe**

CAO: **others say we need to support our seniors**; provide bylaw enforcement; need to provide parks

\$4M to buy house on waterfront, some say those are our

each time

you need to ask

if you're saying we shd not be in the concession biz, then do it

don't use weight room

lot of time on value for services WG...

changes for other ppl

some say I don't use the Library so why put any money...

collectively you have to ask

hodge-podge of responses

cmnty gardens, or cemetery -- why is the WV cemetery the only one that makes money

Mayor: getting back to concessions, the topic; cmnty has paid for three

MAB: to Cclr Lewis's point; golf courses -- I love to golf

in the Pr Rupert? report, was terminating

always asking ourselves; topical b/c of what they're going through in Vancouver re Langara

sustainable even private enterprise

Mooi: the intent of this exercise is to make sure Ccl understands what we do [8:21]

best info you can to make decision

Mayor: intending to stay on topic

Mooi: xxx

Sop: concessions or cmnty ctres

SLIDE

\*\*\* 134K GCC; over 400K CCC \*\*\*

**March celebrate our tenth anniversary**

147xxx

won many awards for design and programming

Sop: couple of points

Mayor: question?

Sop: that's my point xxx staff...

Mayor: not a valid point for staff to answer

Mooi: I can answer that

SMIRKS

cmnty mbrs that are part of the operation of the services of signif benefit to the cmnty

Tiddly Cove Lions Club -- so many orgs there giving time and expertise to help us xxxx and improve

Sop: volunteer hours

Mooi: we have a slate of volunteers to help

Sop: Leisure Guide

what's with the hands?

Mayor: we're listening

Sop: all those hands going?

[8:24]

in course of year this didn't work, are these altered

Mooi: Yes, examined regularly

Jill Lawlor: our situational analysis

take it in front of our bd, society or cmnty; here's where we at financially wise to carry on? or 'society?' benefit

Sop: guide is that thick

all efficient effective and cost-effective as well

you net out in course of the year

wd that hv any effect if scrutinized regularly

Mooi: it is regularly; if they don't meet cmnty's orgs they're reviewed

wd help if we explain the situational analysis

it's v analytical way of looking at it

BLONDE: some work we were doing with the cmnty services board

they asked for stacks

they cdn't absorb it so wanted a one page

wanted to see graph -- benefit + how much costing

we do it once a year across all except for yourh

CC: metrics, don't find it that helpful

xxx those aren't separate ppl

large but hard to get a sense of what that means

cmnty ctr 44K get \$1.87

guess interesting on a global scale

a lot of progs dollars? negative

have to show a whole suite of metrics

easy to compare with other cmnty ctrs

cost recovery; 68% is cost recovered

xxx

much ctr in excess of that

successful in LMainland

Mooi: Ms don't necessarily provide the same services we're providing

nor analyze financials in the same way

we have found comparable Ms; our recovery rate 10% better than other

CC: bunch of kids, not

summer camps; big ticket item

ML: curious re \$5 fee

**any sharing of the mbrship fee between the facilities?**

**Gleneagles has nearly 50% of the number of participants as the ctr has**

**why wdn't they be entitled to some portion of that fee to support progs**

don't want an answer tonight

Mooi: good; mbrship fee at ctr goes to funds; don't oversee the Gleneagles so don't pay a fee

ML: register for at both so pay

xxx [8:33]

Mayor: how many \$5 fees going to cmnty ctr?

NG: decide

we shd put this on a big poster and inform everyone

Cmnty Gardens

Dan Henegar: in growing demand from our residents

active and learn from each other

Mooi: xxxx; gardens north shore

Mayor: not the Victory Gardens

NG: think it wd be helpful, prioritizing; esp in Parks and Rec

get an estimate of the volunteer not just hours but value

say \$20/hr

really relevant to our budget

Mooi: having Ccl determine a value to houses, wd enable us to c

incredible contribution

imp to equate that in dollar value

Mayor: someone's signed to speak; it's 8:37 so that means have to 8:57

TP: urban and wilderness trails

NAME?: below hwy trails and xxx

150km trails in District

amenities being used 365 days; always trying to make new trails

many stop and end so trying to continue

Mayor: ans your q?

TP: just start

cost of urban vs rural trails; standard? expectation

Ans: can get back



ML: shuttle bus?

Jill Lawlor: service for our snrs: assist with walkers, opening doors, service unlike other

ML: think this is fabulous and not quite ready to use it

10K ride since 2012

interesting to know the costs

Sop: at one point in time they raised the funds; driver, gas; and well used

do they have to go year after year on fundraising

**Mooi: we're not contributing to the shuttle bus any more**

devising a model and we'll bring

CC: the trails we're maintaining and many we're not

**running past Blue Gentian to Cleveland Dam and met a guy; part of the trail well-maintained**

**ran into a guy, he says he comes up twice a week and he maintains the trail**

**understand we don't maintain any of the trails -- Baden Powell and TransCanada**

**bunch of trails and we're not xxxing a penny**

inventory

trails are deteriorating, that one is for sure

Andrew: Pks Master Plan process

look at all our infrastructure; trails, grass, tree, forest areas

one recommendation was to look at mgmt and xxx

key aspect of our future is to engage with groups, volunteers to look after

re trails in poor condition

devising a trail mgmt plan

match volunteer hours toward our trails

Mooi: anyone want to ask about the srs' ctr

there are some hidden facts

ML: ask about format and content of next session?

Jill: qtr mill; 3600 mbrs

SLIDE of a day in the life of the srs' ctr

we had volunteers, a day in the life

**GREAT SLIDE -- 8:46**

Mayor: re liquor licence; still can't have a drink of wine

with MLA Sultan

too many events

to Police Stn

Mayor: back off

Sop: "Mikey Smith" (bistro)

[?6 658 cinnabun soles in 2-12?]

CAO: intent to put on the web

when we look forward

**Parks \$18M, no one of those is legislated**

**spent b/c past ccls believe services shd be provided to WV**

**what we need to do -- collectively -- is it what we need to provide**

**reduce? limit? better way (contracting?) more services (as in Vanc)**

**this is not going to be an easy task**

cd bring a consultant in

really hard work -- have to do it ourselves; challenge

we need to provide you with information

fees and charges, taxation, or eliminate

CC: xxx

areas of interest

long-term issues, eg ice arena, concessions; long-term planning in these areas

controversy such as dog area -- political heat

third are, maybe all I35[?]

where actual choices to be made

some areas maybe only tinkering

certain areas hard choices to be made

staff: here's top ten, top 15

allow us to xxx all through

Mayor: that wd be helpful

staff come with the hot button issues

Mooi: come up with our list and send to Ccl

wd be helpful

make sure you have all the info you need

Mayor: Sop, Lewis, and Panz

Sop: next six months

wd it be helpful to look at \$18M and net out

are we going to sustain that level?

net out more

what other vehicles

things are working

ev look in Cmnty Ctr, they're moving

can you see

change in next ten years

been doing this consistently and amt been growing

what do you see?

Mooi: one of the most imp pieces of info are plans, master, sports fields, resp xxxx

these plans inform us what the cmnty is looking for

the boards around you are some plans that hv bn completed

a lot of work this cmnty has done to set the direction

ML: think we're getting a bit off track already

seven of us roll up ourselves and get involved to detail to make a diff

to do that, we need data; certainly want data; want to see the books

no way I have any idea as efficient xxx [8:54] as

that's what

this has been interesting and been fun

Mayor: staff have idea what needed for next

TP: where's best opp for contracting out

Mooi: we'll come up with ten suggestions we'll circulate

material for next mtg, end of Feb

Mayor: Ccl L makes a good point

\$9.4M and \$17.4M that's \$6.4M

{subsidy}

if we strip out parks; don't know how recovery for pulling weeds along the seawall

took out fixed costs

what then is the number actually subsidizing these progs; what's the rationale behind the subsidy

these are the types of things

Mooi: will be on the list

Mayor: that leaves us to motion

RECOMMENDED: be received for information.

CAO: want to thank Anne and staff; grinding it out; didn't find out till she got back

**6. Divisional Services Review – Parks and Community Services** (File: 2100-01) *Presentation to be provided.*

**7. Finance Committee Meeting Minutes - November 2012**(File: 0116-20-FIN) *Information to be provided.*

### **8. Public Questions/Comments**

CR: **tyvm.** I'm sorry personal commitments delayed my arrival. I'm sorry I missed all the fun Cclr Lewis was referring to.

The slides were marvellous, esp that one with all the ppl at the cmnty ctr was really impressive

These mtgs, I hope, will there be videos of them on the website?

Mayor: Ms Scholes?

SSch: Mr Mayor, the mtgs are being video-streamed and tonight we're also live on Shaw TV

{several 'ohs!'}

CR: wish I'd known, I'd have put that in my newsletter

when I was at a Fiscal Task Force or V4S [mtg] some years ago, one of the experts asked staff when they gave the figures of the cost of running a facility, did they include the salaries, the insurance, the heat, and a few things like that -- and the staff said no, we don't.

So, all I was doing -- I don't know if you do now -- but when you're asking how much it costs, make sure that all the costs involved in running a facility are included b/c that was a report in wch it wasn't included, and so I want to make sure you have all the facts you're looking for. I'm sure it might have been an oversight or something but I just wanted you to be aware of that

thank you

Mayor: well, thank you for that comment; anyone else? motion to adjourn

look forward to the next mtg

### **9. Adjournment**

## **=== COUNCIL AGENDAs -- MONDAY FEBRUARY 4 ===**

### **=== CLOSED MTG 6pm:**

90 (1) A part of a council meeting **may** be closed to the public...:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the municipality;

(g) litigation or potential litigation affecting the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

**Purpose of meeting: committee membership and legal matters.**

### **=== REGULAR COUNCIL MTG 7pm:**

1. Call to Order.

2. Approval of February 4, 2013 Regular Council Meeting Agenda

3. Adoption of January 14 and 21, 2013 Meeting Minutes -- *Minutes to be provided.*

{!!! hm? before we went to mtgs only first and third Mondays, Ccl met every week and we got the minutes on Friday for Monday night. To relieve some of the pressure, minutes were then presented not at the next mtg but the one after so they had over a week to prepare them. That's been the practice now for some years. Why wd the January 14th minutes not have been ready for the 28th? and the 21st by now? Puzzling. Wonder why the delay. Cclrs and residents need time to read them to see if any errors or omissions. So defer these to the next ccl mtg? That will be Feb 18 since the 11th is our new holiday -- Family Day.}

**DELEGATIONS**

4. **North Shore Keep Well Society** (File: 0055-20-NSKW1) RECOMMENDED: be received for information, with thanks.

**REPORTS**

5. Reports from Mayor and Councillors on Boards, Committees, and Working Groups

6. **West Vancouver Police 2012 Crime Statistics Update** (File: 2900-01) PowerPoint presentation to be provided.

7. **2012 Community Grants Committee Annual Report and 2013 Work Plan** (File: 0116-20-CGC1)

PowerPoint presentation to be provided.

RECOMMENDED: THAT the report dated Jan 17, from the Mgr of Cmnty Devt, Youth, and Families, be received for info.

8. **Council Procedure Bylaw No. 4730, 2012** (File: 1610-20-4730)

RECOMMENDED: THAT Council Procedure Bylaw No. 4730, 2012 be read a first time.

9. **[Five-]Year Financial Plan Bylaw No. 4717, 2012, Amendment Bylaw No. 4745, 2013** (File: 1610-20-4745)

RECOMMENDED: be read a first, second, and third time.

10. **New Website Project Update** (File: 0138-01)

RECOMMENDED: THAT Ccl receive the report dated Jan 23 titled New Website Project Update for info.

11. **Integral Grp for Grosvenor Grp Ltd. Request for Order of Non-Enforcement of Noise Control Bylaw**

(File: 1010-20-12-069)

RECOMMENDED: THAT

- The request from Integral Group on behalf of Grosvenor Group Ltd. for an Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005, Section 6.1.2 (a) for the night of **Thursday, Feb 7 between the hours of 10:30pm and 12:30am**, allowing for night time work to conduct a condition assessment of an 8" concrete storm line running from the 1300 Blk South of Marine Dr to its terminus at the ocean, be approved; and
- Notification be provided by letter drop by the applicant on February 5, 2013 to area residents.

12. **Apply for a Liquor Primary Licence – Capilano Rugby Football Club – 305 Klahanie Court** (File: 1605-14)

RECOMMENDED: DWV participate in the licensing process for the Liquor Primary Licence application submitted by the Capilano Rugby Football Club by gathering public input in the manner set out in the report dated Jan 25.

**CONSENT AGENDA ITEMS**

13. Consent Agenda Items (considered for approval in one motion, or considered separately, or items excluded for debate.)

13.1. **Appointment of Ccl Liaisons to the Cmnty Website Development Working Group** (File: 0117-20-WEB1)

RECOMMENDED: THAT the following be approved: **Councillor Booth and Councillor Soprovich.**

13.2. **Appointments to Community Website Development Working Group** (File: 0116-20-CEC)

RECOMMENDED: THAT the report dated Jan 29 from the Cmnty Engagement Cmte informing that the Cmte approved the draft terms of reference for the Cmnty Website Devt WG and made the following appointments to the group:

- P. Best, S. Dubois-Phillips, A. Flintoft, J. Hemond, A. Mitha, R. Morris, A. Rowland, A. Schaff, and P. Wieck; be received for information.

13.3. **Amendment to 2013 Council Meeting Schedule** (File: 0120-01)

RECOMMENDED: be amended by **rescheduling the March 25 regular Ccl Mtg re financial matters to Mar 11 at 7pm** in the MHall Ccl Chamber.

13.4. **Correspondence List** (File: 0120-24) RECOMMENDED: be received for information.

(see link on electronic agenda)

**Council Correspondence Update to January 18, 2013 (up to 12:00 Noon)**

Referred for Action

1 **J. and C. Adshead, January 7, 2013, regarding the Spirit Trail**

(Referred to Director of Engineering and Transportation for consideration and response)

2 **C. Ballantine, January 15, 2013, regarding "Shadow Study!"**

(Referred to Director of Planning, Lands and Permits for consideration and response)

3 **K. Higgs, January 18, 2013, regarding "As sent to W. Van Historical Society this morning...."**

(Referred to Director of Engineering and Transportation for consideration and response)

Received for Information

4 **Committee and Board Meeting Minutes – Board of Variance – November 28, 2012**

5 **K. Higgs, January 11, 2013, regarding "Gun death tally: Gun deaths since Newtown Sandy Hook shooting: 695"**

6 **MetroV, Jan 11, re "Changes to Metro Vancouver Dog Management Effective January 1, 2013"**

7 **K. Higgs, January 12, 2013, regarding "NY Times today: The ties that bind...."**

8 **Rotary Club of North Vancouver Lionsgate, January 15, 2013, regarding Operation Red Nose 2012**

9 **Ambleside and Dundarave Ratepayers' Association, January 15, 2013, re "1821 Marine Dr, West Van Florist"**

(Referred to the January 21, 2013 Public Hearing)

10 **Five submissions, dated October 18, 2012 to January 18, 2013, re 1300 block Marine Drive**

(including submissions previously received at [1300block@westvancouver.ca](mailto:1300block@westvancouver.ca))

Responses to Correspondence

11 **Director of Planning, January 16, response regarding Privacy Concerns**

- 12 Dir/Planning, Jan 11, response to P & H Chapman re “FW: My new View/new build address is 1105 Esplanade, WV”  
 13 Dir/Engg, Jan 16, response re “re. Impending removal of second vehicle overpass at Park Royal”  
 14 Dir/Engg, Jan 16, response to M. Carter regarding “Spending”

**Council Correspondence Update to January 25, 2013 (up to 12:00 Noon)**

Referred for Action

- 1 Wood WORKS! BC, January 2013, regarding “44 Wood First commitments in B.C. and counting. Could you be next?”  
(Referred to Director of Planning, Lands and Permits for consideration and response)
- 2 J. and E. Olson, January 19, 2013, re “90th Birthday Congratulations Letter Request”  
(Referred to Mayor and Council for consideration and response)
- 3 January 18, 2013, regarding “**Caulfeild Park – more illegal tree cutting**”  
(Referred to Director of Parks and Community Services for consideration and response)
- 4 January 20, 2013, re “The bridge deck over Dogwood Creek, Caulfeild Park”  
(Referred to Director of Parks and Community Services for consideration and response)
- 5 P. Best, 5 January 18, 2013, re “DWV Use of Kay Meek Theatre”  
(Referred to Director of Planning, Lands and Permits for consideration and response)
- 6 K. Losken, January 21, 2013, regarding “Collingwood School/Glenmore properties border”  
(Referred to Director of Planning, Lands and Permits for consideration and response)
- 7 K. Hardie, January 20, 2013, regarding the Spirit Trail  
(Referred to Director of Engineering and Transportation for consideration and response)
- 8 S. and V. Thompson, January 21, 2013, regarding “Proposed Spirit Trail – Horseshoe Bay”  
(Referred to Director of Engineering and Transportation for consideration and response)
- 9 **Jan 21, re “Public Safety Building – Project Status Report for Dec 2012 – Ccl Agenda 21 Jan 2013, Item #5”**  
(Referred to Director of Planning, Lands and Permits for consideration and response)
- 10 **E. Lyman, Jan 21, re “Fwd: Radiation from Wireless Devices – Dangers Young People Need to Know About!”**  
(Referred to Director of Planning, Lands and Permits for consideration and response)  
**{Quotes Jerry Flynn, a military expert}**

Received for Information

- 11 Committee and Board Meeting Minutes – West Vancouver Memorial Library Board – December 5, 2012
- 12 E. Lyman, January 21, 2013, re “Fwd: \* ZERO POINT TO SMART METERS ! Jerry Flynn & Curtis Bennett  
ARCHIVE IS POSTED AND OPEN FOR LISTENING NOW!”
- 13 **P. Chapman, January 21, 2013, regarding “FW: I just saw this on Vancouver Sun”**
- 14 **43 submissions, dated January 20 - 24, 2013, regarding 1300 block Marine Drive**
- 15 Two submissions, dated January 20, 2013, regarding 1821 Marine Drive (**West Van Florist**)
- 16 W. Bennett, Jan 18, re “FW: Motion Picture Production Industry Assn and Save BC Film, Industry wide Town Hall Mtg”
- 17 S. Slater, January 19, 2013, regarding “Thank you”
- 18 A. McFarlane, January 20, 2013, regarding “What’s in a name?”
- 19 **G. Pajari, January 21, 2013, re  
“On the Applicability of a Cmnty Amenity Contribution for the Rezoning/Devt Permit ... for 1455 Bellevue”**
- 20 Pret-a-PorterLuxe, January 21, 2013, regarding “renovations for Walker Place on Bellevue”

Responses to Correspondence

- 21 Dir/Engg, Jan 24, response to M. Miller regarding “Comment: TransLink plans bus route changes”  
**Council Correspondence Update to January 29, 2013 (up to 4:30 pm)**

Referred for Action

- 1 Iranian-Canadian Congress of Canada, Jan 17, re “Request for Delegation to Ccl”  
(Referred to Municipal Clerk for response)
- 2 Civic Assn of Iranian Canadians, Jan 28, re “Nowruz Table Arrangements at West Vancouver City hall”  
(Referred to Deputy Chief Administrative Officer for consideration and response)  
**{Municipal Hall!!! WV is not a city; it doesn't qualify yet, well, almost does}**

Received for Information

- 3 Park Royal/The Village at PkR, Jan 21, re “Connectivity and safety are essential elements of Park Royal upgrades”
- 4 **Hollyburn Heritage Society, Jan 15, re “Re: Hollyburn Heritage Society Annual Report to Council for 2012”**

**OTHER ITEMS**

14. Ccl has requested the following corresp be brt fwd for discussion, and may propose a motion if Ccl considers further action required
- 14.1. [Dir/Engg and Transportation, Jan 14, response to A. Kowalski regarding “Change to Bi-Weekly Garbage Collection”](#)
15. Public Questions/Comments 16. ADJOURNMENT

**=== ANIMALWATCH ===**

Animal Planet's **Puppy Bowl IX**: <http://animal.discovery.com/tv-shows/puppy-bowl/videos/touchdown-tuck-and-eli.htm>

**=== INFObits ===**

- + **Lunar New Year** ~ Happy New Year, Year of the Snake, not just Chinese -- also Vietnamese, Korean, and Tibetan.
- + The end of our penny Feb 4th -- how will we cope not being able to spend a penny???
- + about 22 US veterans commit suicide every day.
- + Tsawwassen means land facing the sea.
- + **Mustique** is a small island in the Caribbean (when we were there, one store, one restaurant; the grass shack airport 'lounge' had bookshelves along a wall where books were dropped off and picked up to read during your holiday); Princess Margaret had a place there. Kate and Wills there now (see below in Royalwatch).

### === ROYALWATCH === a royal tweet! and a royal bump

> TheBritishMonarchy (@BritishMonarchy) tweeted at 3:59 AM on Wed, Feb 06, 2013:

Today is the **61st anniversary of The Queen's #Accession**.

Read about Her Majesty's #Accession and #Coronation <http://t.co/OGD2mV5d>

#Royal (<https://twitter.com/BritishMonarchy/status/299125266918285314>)

#### > Kate & Will

**Feb 6 .....Kate Middleton** is currently enjoying some R&R with Prince William and her family on the idyllic island of **Mustique** in the West Indies. It's thought **William and Kate** are staying in a swanky £19,000-a-week villa at the exclusive holiday location, which reportedly has a luxurious infinity pool, games room, and stunning views out onto the Caribbean Sea.

Meanwhile, **Kate's** parents Michael and Carole Middleton, and brother James, are staying in a villa close by.....

<http://www.marieclaire.co.uk/news/celebrity/540679/kate-middleton-to-show-off-baby-bump-during-charity-appearance.html#VhdYMg5cTd5hr7UM.99>

#### **Feb 7 Kate Middleton & Prince William's romantic break**

Read more at <http://www.marieclaire.co.uk/news/celebrity/540695/kate-middleton-prince-william-s-romantic-break-all-the-details.html#rCj5O5fkojRb6CPA.99>

### === AFRICAWATCH === MALI: amusing scene, were it not so sad

*written in April by Robert Lacville who used to live in Mali (writes in The Guardian)*

**by Robert Lacville – TRANSCEND Media Service**

*The neocolonial scramble for Africa has led to a declaration of the Independent Republic of Azawad.*

See: <http://www.transcend.org/tms/2012/04/africom-overheard-by-lacville/>

### === BEERWATCH ===

Howe Sound Brew Pub is at it again. As we said, we really liked Megadestroyer. Here are three new ones we're looking forward to trying -- they sound intriguing.

.....spring seasonal release:

#### + SUPER JUPITER GRAPEFRUIT IPA

6.8% alc./vol. 69 IBUs 16 degrees PLATO 1 litre bottle SKU: #294249

A refreshing aromatic IPA brewed with real grapefruits and dried grapefruit peel, Canadian pale, dark crystal and carastan malts, and four varieties of bittering and aroma hops. This dry hopped beer offers wonderful citrus and tropical aromas, with grapefruit at the apogee. **Named for the newly discovered Super Jupiter planet, which was identified by a team of Canadian astrophysicists in late 2012.**

*Brew the Beer you wish to see in the Universe!*

*Look for our "Super Jupiter Grapefruit IPA" throughout the Galaxy in both private and government liquor stores.*

.....*Back in our seasonal rotation is our 2010 Olympic Beer,*

#### + THREE BEAVERS IMPERIAL RED ALE

7.5% alc./vol. 46 IBUs 17 degrees PLATO 1 litre bottle SKU: #832519

A strong, malty red ale with an aromatic Cascade hop nose. Made with barley, hops, and fresh Canadian water.

**Grab an ale by the tail!**

#### + WEE BEASTIE OAK AGED SCOTCH ALE

7% alc./vol. 26 IBUs 17 degrees PLATO 1 litre bottle SKU: #231761

A rich, malty Wee Heavy style Scotch ale, brewed with 100% barley malt, hops, water, and yeast. Peated malt provides a subtle smokiness to this beer, while medium toasted American oak imparts a silky smoothness and additional complexity. Named in honour of Scottish poet Robbie Burns's famous poem, To A Mouse, written in 1785.

Wee, sleeket, cowran, tim'rous beastie, O, what panic's in thy breastie!

**A brave big bodied ale!**

Look for our "WEE BEASTIE" & "THREE BEAVERS" in private liquor stores

or ask your local GLS to bring it on for you by special order!

### === CPTWATCH === ...the sound of silent ethnic cleansing

CPTnet 7 February 2013

#### **PALESTINE REFLECTION: A night in Firing Zone 918**

by Jonathan Brenneman

I recently returned to Palestine for my second stint with CPT. I most looked forward to visiting Firing Zone 918 in the South Hebron Hills, because I have become friends with the family that hosts CPT there. During my talks in the States I noticed I always spoke most passionately while telling their story. I found out upon arrival that they had often asked when I would be returning. Recent news that soldiers had been encamped right outside their village added to my eagerness.

So although the weather was terrible, another CPTer and I trekked through Masafer Yatta to the village of Jinba to visit the family. After some warm hellos, and some time by the warm wood stove we chatted about the military presence outside the village. The Israeli military had left a few days ago, but came back often for 'training', I was told. Eventually, after a nice meal and playing with the kids, it was bedtime. The family went to another room, they turned the generator off, and the two CPTers hit the sack.

No more than five minutes after head touched pillow we heard **gurfire**. The military was doing night training. Both of us got up and looked out the window. We couldn't see anything in the dark, but the gurfire was a good distance away. Every once in a while **tracers** would fly across the sky, and **shooting** would pick up, but after about fifteen minutes the gurfire



stopped and we went back to bed. Two hours later we were awakened by a **flare**, followed by another **round of shooting**, but the shooting was far enough away that after our long trek that day, we both quickly fell back to sleep. Another two hours later we were awakened by an **explosion**. This was different. It sounded close, and it was loud. We jumped out of bed and looked around, but it was past 1am and we couldn't make out anything. The explosion seemed like a one-time thing, [we hoped].

We laid back down, but for me there was no chance of falling back asleep. Paranoia had sunk in. Now every sound (and the night wind made many) worried me. Were soldiers moving toward the house? (They had entered homes in another village a few nights before.) Was that tap on the roof a misguided explosive?

As I lay wide awake I thought about my friends in the next room. They have to deal with this every night. How do any of them ever sleep -- especially the parents? I don't have to worry about my children's safety. I don't have to comfort a crying baby awakened by an explosion. I don't have to wake up for school the next day. I don't have to feel this fear every night. I realized, lying there, that my friends were some of the bravest people I'd ever met. And I am honoured for the opportunity to walk beside them in their struggle.

See: <http://www.cpt.org/cptnet/2013/02/08/palestine-reflection-night-firing-zone-918>

*{Be grateful for and enjoy your peaceful quiet nights in our wonderful cmnty}*

### === FISHWATCH === from Alex Morton

Date: February 1, 2013 3:43:10 PM PST

Subject: **[wildsalmonpeople] ISA virus contaminated salmon now for sale**

Hello

The Canadian Food Inspection Agency (CFIA) has decided that ISA virus contaminated feedlot salmon can be grown-out in the ocean and sold to Canadians. The U.S. has reportedly rejected the product. This has become an national incident, Canada is stepping away from international protocol for this reportable influenza virus. The producer of these fish, Cook Aquaculture, is in a serious financial situation and perhaps the CFIA is simply unable to continue paying up to \$30/fish in compensation for culling ISA-infected fish. Instead the fish are going to be disposed of down the throats of Canadians, who will support this practice by paying for the product.

The situation just seems to go from bad to worse.

[http://alexandramorton.typepad.com/alexandra\\_morton/2013/02/the-canadian-food-inspection-agency-cfia-has-declared-240000-isa-virus-contaminated-feedlot-salmon-are-fit-for-canadian-co.html](http://alexandramorton.typepad.com/alexandra_morton/2013/02/the-canadian-food-inspection-agency-cfia-has-declared-240000-isa-virus-contaminated-feedlot-salmon-are-fit-for-canadian-co.html)

I hope you will consider pitching. See how you can **really** help at the end of my blog.

Alexandra Morton

### === HERITAGEWATCH ===

+ **HERITAGE SOCIETY of BC** <http://www.heritagebc.ca/home/> <http://www.heritagebc.ca/heritage-week-2013>

HERITAGE WEEK: FEBRUARY 18 - 24 2013

## Good Neighbours -- Heritage Homes and Neighbourhoods

### + **HERITAGE WEST VAN**

Heritage Week always starts the third Monday of February. If you have an idea for an event or wd like to participate or volunteer, pls write to [heritage@westvan.org](mailto:heritage@westvan.org) {See flyer at end for the week's events in WV}

+ **HERITAGE VANCOUVER SOCIETY** Read bulletins from our website: [www.heritagevancouver.org/bulletin](http://www.heritagevancouver.org/bulletin)

E-bulletin sign-up for event listings, alerts, heritage info; all coming events: [www.heritagevancouver.org](http://www.heritagevancouver.org)

Read this bulletin from our website: [www.heritagevancouver.org/bulletin/bulletin\\_20121106.html](http://www.heritagevancouver.org/bulletin/bulletin_20121106.html)

**Other Coming Events** All events: [heritagevancouver.org](http://heritagevancouver.org)

= **VANCOUVER HERITAGE FOUNDATION** -- <http://www.vancouverheritagefoundation.org>

### o **Gritty City: Vancouver in the 60s**

Presenting movies at the historic Hollywood Theatre

It all came together! We've teamed up with the lovely crew from Church at the Hollywood to bring you a mini-film festival. Through three film nights we look back at Vancouver in the mid-20th century when neon and mid-century architecture were at their zenith, and the grittiness of the city was captured on the screen. Entry and concession are both by donation, all are welcome!

7:30pm February 12

**Coast Modern (2012)** Directed by Mike Bernard + Gavin Froome

Showcases the pioneers of West Coast Modernist Architecture, and the homes that have become their legacies.

Screening of the film followed by open discussion with the directors of the film.

### **Part Two of Gritty City: Vancouver in the 60s film festival**

Our first night of the Gritty City: Vancouver in the 60s film festival was a great success! We had a fantastic turn out of engaged patrons who came to see and discuss Vancouver's neon era with *Glowing in the Dark*.

Next up in our film fest is the 2012 release, *Coast Modern*. Showcasing the amazing architectural feats of some of the biggest names in mid-20th century design, *Coast Modern* was first shown at last year's DOXA festival to great acclaim.

Directors Gavin Fromme and Mike Bernard will both be available for a post show discussion.

Entry is by donation, at the door. CONCESSION IS ALSO BY DONATION Historic Hollywood Theatre, 3123 W Broadway

7:30pm Tuesday February 12th (doors at 7pm) [More about the Gritty City film festival](#)

### === HAIKUWATCH ===

February is National Haiku Writing Month. Write a haiku every day.

New to haiku? Basho is known as the first great haiku poet; he wrote the most famous (there are several translations):



ancient pond  
 frog jumps in  
 splash

(the last line is sometimes "sound of water")

Jessica Tremblay is a comic haiku-writer. See her website: <http://oldpondcomics.com/master.html>

~~~ MAIKU ~~~ 2013 January 5

so hard to walk a straight path  
 through the moiling mess  
 of humanity

## QUOTATIONS THOUGHTS PUNS

**Democracy and capitalism have both been hacked.**

-- Al Gore in his new book: The Future: Six Drivers of Global Change

**The uncreative mind can spot wrong answers, but it takes a creative mind to spot wrong questions.**

-- Sir Antony Jay, CVO, English writer and director of TW3, 'Yes, Minister', etc (b 1930)

**Most people would rather die than think; in fact they do so.**

-- Bertrand Russell, British philosopher (1872 - 1970)

People, like sheep, tend to follow a leader -- occasionally in the right direction.

-- Alexander Chase, American journalist (b 1926)

**Never cut what you can untie.** -- Joseph Joubert, French essayist (1754 - 1824)

*{Keep in mind when discussing the Senate. -Ed}*

When in the end, the day came on which I was going away, I learned the strange learning that things can happen which we ourselves cannot possibly imagine, either beforehand, or at the time when they are taking place, or afterwards when we look back on them.

-- Isak Dinesen, Danish author in Out of Africa 1937 (1885 - 1962)

**Those who can make you believe absurdities can make you commit atrocities.**

-- Voltaire, French philosopher and writer (1694 - 1778)

He who builds walls to create exclusion for others builds walls across his own freedom.

-- Rabindranath Tagore, Bengali polymath (1861 - 1941)

**Just remember, when you're over the hill, you begin to pick up speed.**

-- Charles M. Schulz, American cartoonist (1922 - 2000)

The first SIGN of maturity is the discovery that the volume knob also turns to the left.

-- Jerry M. Wright in Chicago Tribune

**I find television very educating. Every time somebody turns on the set, I go into the other room and read a book.**

-- Groucho Marx, American comedian (1890 - 1977)

*Some Sayings:*

*Rudeness is the weak person's imitation of strength.*

*I am responsible for what I say. I am not responsible for what you understand.*

*Apologizing does not always mean you're wrong and the other person is right. It just means that you value the relationship more than your ego.*

*Your inner beauty doesn't need makeup.*

*We cannot solve our problems with the same thinking we used when we created them.*

*Friendship is when people know all about you but like you anyway.*

I like my statistical data median rare.

I just bought a pair of bad frequency shoes. I keep doppling over and my foot hertz.

I got a small ticket for speeding. It's fine with me.

The dermatologist and his wife enjoyed the backyard BBQ, while their children played a game of skin tag.

Did you see the movie about the hot dog? It was an Oscar Wiener.

AMAZING! can't help being inspired by this blind quilter. See [http://www.youtube.com/watch\\_popup?v=7lfaSmDxVZQ](http://www.youtube.com/watch_popup?v=7lfaSmDxVZQ)

Every day we decide who we will be by the actions we take.

Yours thoughtfully, Carolanne Reynolds, Editor, West Van Matters ph 926 8649 f 484 5992 [www.westvan.org](http://www.westvan.org)