

WEST VAN MATTERS

2013 Oct 7 Council NOTES; AGENDAs Oct 21 {28, Nov 4}; Calendar to Nov 8
 BUDGET 2014 • Milliken Devt • Amb Landscape/Market Study/Sp Trail

~~~ *beautiful October* ~~~

**MAIN ITEMS on Ccl Mtg Agenda Monday Oct 21:** 1300blk/Grosvenor proposed bylaws and DP; PSB facade and landscape design; Fire Protection; Tax Exemptions; HAF  
 = Lease/Sell Survey; Vive le Canada (Honorary Cdn citizens); from the EDITOR'S DESK (Woes; Website; Senate Circus; BUDGET); **BUDGET 2014 -- tax rate increase?** (for serious bean counters! and taxpayers); WVPD (Our Tweet Police; Halloween Safety); UPDATES & INFO (Cmnty Awards; Navvy Jack House; Fireworks fun; Buses; Public Art Opp; PkR; Small Biz; LPPS Newsletter)  
 = CALENDAR to Nov 8th: CULTUREWATCH (Theatre; Art; Music/Opera, Festivals, Talks, etc); NATURE (Walks)  
 = HEADSUP/Notices: 20A (highlights of ccl mtg Oct 21; events; main items for ccl mtg Oct 28);  
 20B (mtgs, Budget 2014; what happened at the ccl mtg Oct 7)  
 = **MAIN ITEMS Nov 4:**  
**Royal Cdn Legion;** Cycling; Emergency Services; **BUDGET 2014**; Rental Housing; PSB; Devt Applcn List  
 = Ccl NOTES Oct 7: KMC Annual Report; Maison/Milliken Devt Rezoning, DPA TWay & Keith (with update of DRC mtg Oct 17); **Ambleside Landscape** Millennium Pk to Music Box; **Ambleside Market Studies**; Interim Plan Spirit Trail, Ambleside 13th - 16th; Fees & Charges for adoption; **PSB Status**; Correspondence (link)  
 = AGENDA Oct 21  
 = ANIMALWATCH (spotted skunk!); PHOTOWATCH (Vancouver in fog and time-lapsed); INFObits (European MPs blocked); TEAWATCH; ROYALWATCH (Tidbits; Christening); SABEEL (Disappearing Palestine); ARTS/BOOKWATCH; WORDWATCH (Piphilology; Pumpkin Pi); HERITAGEWATCH; MAIKU; QTNS (including Harper's)/THOUGHTS/PUNS + (Pumpkin/Halloween) RIDDLES

YOUR OPINION on 1300block MARINE DRIVE -- for 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.

**Why sell land wch goes up in value to pay for a building wch loses value -- and has to be replaced again???**

If we haven't lawyers/staff/personnel expert, intelligent, skilled enough to negotiate leasing, then replace, buy land with the money from the sale thus maintaining our land bank assets. PLEASE!

Glad some now considering the Endowment Fund, borrowing, a levy, or some combination (Sept 9 ccl mtg).

NB: Contrary to a ccir's statement at a ccl mtg, the 320 Taylor Way property in fact was leased (NOT sold); so was the Wetmore property leased, contrary to the statement made at the Chamber's 'unplugged' (May 30).

**== Vive le CANADA ==** Honorary Canadians

Malala Soufazsai, an incredibly articulate, intelligent, and goal-oriented Pakistani 16-year-old, is going to be named an honorary Canadian. She will be the sixth. The others are: Nelson Mandela, Raoul Wallenberg, the Dalai Lama, Aung San Suu Kyi, and the Aga Khan.      *Canada's Citizenship Week is Oct 21 - 27.*

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

Yes, lost the whole WVM20, had to redo but worked all Thanksgiving weekend and finally finished (got most) ~23rd; then had to start on WVM21 b/c everything I wrote during the Oct 21 mtg was gone as well! That means this one late and so will WVM22 be; hoping to catch up for WVM23. Some events missed, sorry. Pls bear with me. Thank you for your patience.

**DWV WEBSITE**

Good news! New is a summary of the last ccl mtg and a list of the main items on the next. On the home page even. A great improvement. Well done.

And now they've added Newsbites: <http://westvancouver.ca/news/news-bites-around-district-west-vancouver>

**SENATE CIRCUS**

IMVHO, the Senate needs to be improved, NOT cancelled. NOT elected either, that's just a bigger House of Commons. More later.

As for PM, unsettling for him to give three different stories re Nigel Wright:  
 1) he resigned 2) I dismissed him 3) left by mutual agreement. Multiple choice?

**Save a tree.**

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



[westvan.org/2013-21](http://westvan.org/2013-21)

## **BUDGET 2014**

Unfortunately only ten minutes were left at the Oct 28th mtg for the Budget presentation so a brief overview. The Open House on Tues 29th was disappointing. All the prep and staff there but only about ten residents. Some missing info was requested. I think more of the public will take an interest when they discover there'll be a tax rate increase -- the Facilities Renewal mtgs were sirens to that effect, so when will residents realize if they don't get informed and involved not only will they be upset at how much their taxes are going up, but also upset at choices made that wd not be theirs -- what's been decreased, cancelled, charged more for, etc.

Get informed and have your say!

**Budget 2014 is on the Nov 4 agenda and there's another public mtg/presentation Nov 7.**

## **== BUDGET 2014 ==** [A Subscriber's submission to WVM; before the Open House; what to look for/at]

Editor's Notes: ~\$550K represents about 1% in taxes.

Michael Koke, formerly Acting CFO, was appointed CFO effective Oct 1st.

## **Handicapping the odds of a property tax rate increase for 2014**

What can we expect in 2014 in the way of a budget and a property tax increase? Well, from this observer's point of view, we'll have our first property tax increase in many years in the new year. How much of an increase, and why? Here's a run-down on what we might expect to see.

### **The Run-Down on the 2014 Budget – What to Expect**

**1. Financial Plan of 2013** shows an increase in "general taxation" of \$2.43 million in fiscal 2014 over the level of fiscal 2013. New additions/assessments will contribute about \$800K of that, leaving roughly \$1.6M in new property taxes to be assessed.

**2. Facilities Renewal** -- Staff will be seeking at least \$2M in revenue to pay for the backlog of deferred essential maintenance on District-owned buildings. More revenue will be required if Staff's preferred policy of funding a capital reserve fund is adopted by Council. Allow \$2.5M in new revenue for fiscal 2014, of which the majority will be either from an increased property tax rate or a new parcel levy.

**3. Post-disaster Public Safety Building construction cost**, if funded by borrowing \$36M via the MFA-GVRD financing facility in April of 2014, will require payment of interest and principal in fiscal 2014–15. Allocate this new debt service charge to fiscal 2014 for simplicity, and assume an interest rate of 3.5% p.a. with an amortization period of 30 years (the outstanding principal is due in 10 years).

The additional revenue required is slightly over \$2M per year. The revenue has to be raised prior to the payment of interest and principal, and since the borrowing will likely occur in the month of April but the tax receipts are due in July, the debt service has to be raised in the tax year prior to the year in which the principal payment is due.

A further assumption is that the proceeds from the sale (or lease) of the District-owned land at 1300-block Marine Drive are not applied to payment of debt service on the \$36M term loan borrowed to finance the Public Safety Building. And we make an additional assumption that proceeds from land sales are deposited to a capital reserve (whether that is the Endowment Fund or another capital reserve fund) for the benefit and use of future generations or for the purchase of land having a potential for appreciation in land value for the same objective as per Cameron et al.

### **4. Tax Impact**

Adding the contributions to a tax revenue increase requirement we obtain the following estimate for the property tax increase in 2014:

|                                           |                        |
|-------------------------------------------|------------------------|
| a. Financial Plan                         | \$ 2.43 million        |
| b. Facilities Renewal                     | \$ 2.5 million         |
| c. Public Safety Bldg                     | \$ 2.0 million         |
| d. <b>Sub-total</b>                       | <b>\$ 6.93 million</b> |
| e. less Tax Roll Additions/Re-assessments | ( 0.8 million)         |
| f. <b>Net new tax revenue</b>             | <b>\$ 6.13 million</b> |
| g. <b>Tax increase yr/yr</b>              | <b>10.80%</b>          |

It will be interesting to see just how this Council, divided as it is, will square the circle.

### **5. Fees & Charges Increase for 2014**

Council has already increased 2014 fees by up to 50% from 2013 levels starting from January 1st with the exception of recreation and culture fees which will be raised by a mere 2% over the 2013 levels effective from September 1st, 2014, thus favouring the recreational and cultural facilities user with a delay of a full nine months over all others who use municipal services.

### **6. Other Revenue**

Other revenue sources, apart from the property tax, are limited insofar as payment for operating expenses,

debt service, and routine maintenance and capital renewal are concerned.

#### **7. Debt Service in 2014**

It is probable that the financial officers will attempt to avoid including the debt service for the Public Safety Building in the 2014 budget, for political reasons. Doing so will simply shift the problem into 2015 budget.

#### **8. Operating Cost Reductions? -- Not Likely in 2014**

Reducing the operating division costs are highly unlikely to be a significant proportion of the 'new revenue'.

#### **9. Reserve Funds**

The Endowment Fund will end the year (2013) at about the level of the Threshold Value (slightly over \$21M). Unless Councillor Lewis's proposal to repeal the Endowment Fund is accepted by Council, the Endowment Fund will not be a source of funding for any capital undertaking for many years to come. Spending in the Infrastructure Program of the General Fund is expected to continue to increase (the tax revenue impact of the increase is included in the 2013 Financial Plan).

Leakage of spending projects from the Infrastructure Program to the Major Project capital expenditure category, which is partly funded by withdrawals from the Capital Facilities Reserve, is by now a time-worn management-conceived workaround that Council has come to accept without debate each year. The Capital Facilities Reserve no longer serves its original intended purpose, namely as a reserve to fund large capital works programs such as the recently completed Recreational Facilities Master Plan ("RFMP"). With the revision of the Capital Facilities Reserve fund into its present hybridized status, the planning discipline that was once present has been all but lost.

#### **10. "Reserves" that are "Accounts" -- Continuing a Troubling Trend**

This year's budget process will continue a trend that has seen the creation of a number of small, obscure, "reserves" being used to collect monies for specific departmental purposes and to keep those monies out of the unappropriated surplus.

So, as we heard at the September 30th session of Council, Provincial Revenue-Sharing program transfers of traffic ticket revenue will be down in 2013, but the overall revenue for the Police Dept will not be impacted because ("never fear") Staff will simply transfer from a little-known and unreported "revenue-sharing" 'reserve' to make up the difference.

#### **11. Move to a Simplified Financial Plan Bylaw to Avoid Embarrassment?**

It will also be interesting to see whether Staff decide to 'simplify' the annual Five-Year Financial Plan bylaw format to avoid having the public question specific line-item expenditures when the expenditure in question reported in a quarterly review and analysis shows that the expenditure has or is expected to exceed the expenditure level allowed for in the adopted financial plan for the year. This possibility was alluded to by the Acting CFO during the regular council session on the 30th of September.

Staff were apparently dismayed to see a query come in from a member of the public concerning an unbudgeted capital expenditure in the first half of 2013 that did not appear in the adopted financial plan for 2013. This query arose in relation to the capital item labelled "**Elec Kiosks Summer Concert**" which is reported in the 2nd Quarter Review and Analysis (see Appendix C of the report). Evidently this expenditure must have been approved by Council in a closed session earlier this year, and Staff subsequently made a commitment that was supposed to have been limited to an expenditure of \$110,000 but which has since morphed into an estimated liability of \$275,000, according to the Q2 Review and Analysis submitted by Mr. Koke.

In view of this embarrassment, Staff may decide to alter the current format of the Financial Plan Bylaw and reduce the current relatively detailed format to one that is much less detailed along the lines that the Acting CFO suggested during his remarks to Council in the regular session on the 30th of September.

As the Acting CFO stated in his remarks, most municipal governments provide limited information in their financial plan bylaws and limit the information to three lines, according to his remarks, namely, one line for "revenue", one line for "operating expenditure", and one line for "capital expenditure".

This stratagem apparently 'solves' the public accountability issue -- absent detailed disclosure of the elements in each of the three line-items mentioned, no one can be held accountable if an expenditure goes over the internal budget limit, provided the total of all expenditures in the category do not exceed the total budget allowed for in the Financial Plan Bylaw for that year.

It's a neat dodge and a practical workaround for those municipal governments and their councils who find it inconvenient to keep to a plan. It allows for things such as the "Electric Kiosk Summer Concert" capital expenditure to find their way into a spending program without having first to survive the rigours of a budget review and public consultation process.

In the case of West Vancouver Council and Staff, such a move would reverse a decade of effort and accomplishment. It would run counter to the commitment that successive councils have made to inform the public of the municipality's fiscal operations in order to ensure that the words "accountability" and "transparency" have meaning in the context of a commitment to good government that each successive WV council has striven to achieve and generally succeeded in achieving.

## 12. Building on Success

This upcoming budget cycle will be the fourth budget cycle that the Interim CAO, Ms Nina Leemhuis, has been involved with. Her prior budgets (as CFO) have been models of transparency and disclosure. It will be interesting to see whether or not she can sustain the momentum and improve on her past accomplishments.

### ==== WVPD ===

#### >>> Our Tweet Police

**WV Police are preparing to join more than 100 police agencies across six countries on Twitter Friday Nov 1st.** Police agencies are staging the 2nd Global Police Tweetathon, connecting via Twitter to participate in a 24-hour tweet-a-thon to **bring attention to the use of social media by law enforcement.**

Agencies will tweet using the same hashtag, **#polwt**, to create awareness about police work and issues police face as well as to promote the use of social media in policing.

"We have participation from agencies in New Zealand and Kenya all over Europe, Canada and the US." said Lauri Stevens, founder of LAwS Communications and organizer of the Global Police Tweet-a-thon. "We're calling attention to the great police work being done globally as well as connecting cops around the world."

WV Police joined the first Global Police Tweetathon in March, shortly after officially launching @WestVanPolice on Twitter. Twitter offers quick messaging regarding police operations. Our most commonly used hashtags include **#WVPD**, **#WVPDTraffic** and **#WVPDPatrol**.

@WestVanPolice on Twitter also provides rapid links pointing users to more detailed information available on our website [www.wvpd.ca](http://www.wvpd.ca) and on WVVPD communications platforms shown below. Your input on West Vancouver Police Social Media is always welcome.

[First-in-Canada ePolicing Direct Email Alerts](#)

[Interactive Crime Maps - See Where Offences Occur - Prepare and Protect Your Home or Business](#)

#### >>> Halloween Safety

Forwarded to Block Watch participants on behalf of the WVVPD Communications Officer.

WV Police are asking all members of the community to play their part for Halloween Safety. Through our newly launched e-Policing For Parents program we have offered our own version of a Halloween trilogy that we are sharing with Block Watch members now.

In Halloween Safety 1, WV Police ePolicing for Parents emphasized the need for understanding of [Safety Basics and Legal Issues For Fireworks Use In West Vancouver](#).

Parents putting final touches on costumes and plans for Thursday's Trick or Treating are encouraged to review our e-Policing For Parents ["Halloween Safety 2" for suggestions on how to prepare for a safe and fun event](#).

**In the third and final instalment of our Halloween Safety trilogy posted at [www.wvpd.ca](http://www.wvpd.ca), WV Police encourage all community members to share responsibility for ensuring a safe celebration**, particularly any community members who expect to be driving Halloween Night.

[Click Here To Visit Our Website For More Information And Halloween Safety Tips](#)

### ==== UPDATES and INFO ===

#### + 2013 Community Awards Winners -- Presentation at 7pm Oct 28:

[Ann Brousson – Heritage](#); [Ingunn Kemble – Arts](#); [Barbara Kaiser – Arts](#); [Bill McAllister – Environment](#); [Chris & Irene Nemeth – Civic Commitment](#); [Bill Drake - Civic Commitment](#); [Barbara Brink – Civic Commitment](#)

Details: <http://www.westvancouver.ca/news/district-recognize-outstanding-citizens-2013-community-awards>

#### + [Navvy Jack's House](#) Call for Expression of Interest

DWV is calling for established non-profit societies to submit an Expression of Interest for the future creation and ongoing operation of a new cmnty facility located at the Navvy Jack Thomas House, 1768 Argyle Ave.

**This historically significant building is the oldest known continually-occupied home in MetroV**, and has been identified as a potential future location for a community-operated facility that retains a residential component. The facility is intended to be open to the public, support WV's long-term priorities and celebrate its unique relationship with its environment.

To respect the privacy of the long-term tenant, no site visits are permitted through this process.

Depending on the number of qualified submissions received, the District intends to invite one society to develop a detailed business plan, after which the District may begin negotiations to enter into a long-term agreement with the society for the future operation of the facility. Please visit [BC Bid's website](#) for details. This opportunity **closes November 15, 2013**.

*{Still find it puzzling no mention is made that it's a heritage-designated bldg, not to mention an inside track for a group}*

#### + [Fireworks Fun for Five Bucks](#)

Fireworks permits for Halloween on sale; available at No. 1 Fire Hall (760-16th) from **Oct 21 to 31, Mon to Fri, 8:30am - 4:30pm**.

Did you know that fireworks are only permitted in WV during the week leading up to Halloween? As part of Halloween festivities, adults can use fireworks on private property only, and only with a valid [fireworks permit](#).

See: <http://www.westvancouver.ca/home-building-property/home-safety/seasonal-fire-prevention/halloween-and-fireworks>

#### + **BUSES**

Under the new agreement, employees will get a zero per cent pay increase for 2012, two per cent in 2013 and 2014, and a raise in 2014 that matches whatever Coast Mountain Bus Company employees negotiate with their employer.

See more: <http://www.nsnews.com/news/blue-bus-and-union-agree-to-4-year-pact-1.671901#sthash.E2uMtgHe.dpuf>

#### + **PUBLIC ART OPPORTUNITY**

DWV invites expressions of interest from artists or artist teams to design and integrate site specific public art for a large wall inside the Dynamic Movement space at the WV Cmnty Ctr. **Expressions of interest are due November 4.**

The site is a large interior wall on the east end of the Dynamic Movement Gym that is highly visible from all three levels of the

building. The mural will act as a backdrop to the activity in the space and be viewed by audiences witnessing the activity and those who pass by on the ground floor and move about on the upper two floors.

Interested artists or artist teams should review the requirements in the [Expression of Interest EOI13 74](#).

See: [http://www.westvancouver.ca/sites/default/files/dw/assets/art-culture/docs/revised-CALL\\_TO\\_ARTISTS\\_-\\_DYNAMIC\\_MOVEMENT\\_GYM.pdf](http://www.westvancouver.ca/sites/default/files/dw/assets/art-culture/docs/revised-CALL_TO_ARTISTS_-_DYNAMIC_MOVEMENT_GYM.pdf)

Questions: Glenn Madsen, Cultural Program Coordinator t: 925 7198 / e: gmadsen@westvancouver.ca

{As far as I can tell, \$16K -- CR}

## + PARK ROYAL -- [www.shopparkroyal.com](http://www.shopparkroyal.com) 925 9576

**Construction Update:** We are still making some improvements to ensure that the PkR Village Retail Expansion will be ready in Nov/Dec 2013 for our shoppers. We appreciate your patience as we work on a few things and wanted to let you know about what's happening at Park Royal this week. Please note that construction scheduling is subject to change without notice.

**Park Royal South:** We are gearing up for the opening of the PkR Village Retail Expansion in November 2013. The road on the south side of the parkade will be closed on weekdays for the next few weeks during the hours of 7am – 4pm in order to build upper level pedestrian bridges leading from PkR S to the new parkade. It will be open to traffic on weekdays from 4pm – 7am and will also be open entirely on the weekends.

### The road on the north side of the parkade will re-open to traffic in November.

**New Signalized Traffic Light on Taylor Way:** A new signalized traffic light on TWay S, near Indigo Books, has been installed and is now in operation. The traffic light is intended to better facilitate traffic movement on TWay S, and also provide a safer crossing for pedestrians and cyclists. It will also help to regulate traffic in this area during peak traffic times. This signalized traffic light is an improvement over the existing pedestrian crosswalk across TWay that is currently located at Indigo Books. It is a safer and more convenient option for pedestrians crossing TWay at both the north and south sides of the intersection.

**The Keg Demolition:** As many of you may have noticed, The Keg is no longer open for business. The demolition of The Keg's building has now commenced and will be in effect for the next couple of weeks. This demolition is required in order to accommodate new buildings that are part of Phase II of the PkR Village Retail Expansion. Stay tuned for future announcements of which retailers will be joining Phase II of the Park Royal Village Retail Expansion.

## HALLOWEEN -- Trick or Treat!

~ 3:30 - 5:30pm ~ Thursday October 31

It's that time of year again when the little kiddies can come out in force for trick or treating in a safe and dry environment. Trick or treating will take place on throughout Park Royal North, Park Royal South, and The Village at Park Royal. So, dress your kids up in their costumes and bring them to participating stores at Park Royal for some treats!

## THIS SATURDAY

~ noon - 4pm ~ Saturday October 26

The West Vancouver Chamber of Commerce and Park Royal are hosting the 2nd annual **North Shore Small Business Showcase in PkN**. There will be 80 tables on display, who will be offering information and people on-hand to answer your questions. There will be special events taking place, including a Whole Foods Market demonstrations, such as their Prepared Foods Dept demonstrating how to build your own canapé and their Specialty Dept will let us know everything there is to know about cheese for the Holidays, along with a Parmesan Wheel Crack!

For more information, visit [westvanchamber.com](http://westvanchamber.com)

## + LPPS Newsletter

Autumn: <http://www.lpps.ca/images/documents/Newsletters/LPPS-20-Autumn-2013.pdf>

Articles on cute river otters; talk on bears (Nov 2); next bird count Nov 3; and more!

## == CALENDAR to Nov 8th ==

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

**ABBREVIATIONS, ACRONYMS, INITIALISMS puzzling you? See: <http://www.westvan.org/glossary/>**

**== Farmers Markets -- SUNDAYS ~ 10am - 3pm ~ Ambleside to Oct 27 -- <http://www.artisanmarkets.ca/>**

= Tuesday Oct 22nd

~ 7pm ~ [Upper Lands Study Review WG](#) in Cedar Rm, Cmnty Ctr -- MOVED to Oct 29

= Wednesday Oct 23rd

~ 10:30am ~ [Invasive Plants Working Group](#)

~ 4:30pm ~ [West Vancouver Police Board Meeting](#) at Police Stn (boardroom)

= Thursday Oct 24th

~ 5pm ~ [North Shore Advisory Committee on Disability Issues](#) at DNV M Hall

~ 7pm ~ [Gleneagles Community Centre Advisory](#) Cmte at Gleneagles Cmnty Ctr, Rainbow Room

= Tuesday Oct 29th

~ 6:30pm ~ [Budget 2014 Open House](#) at Srs' Ctr

~ 7pm ~ [Upper Lands WG](#) at Cmnty Ctr (Cedar Rm)

## NOVEMBER

= Friday Nov 1st

~ 6pm ~ Nite of Hope NSh (dinner 7pm; breast cancer fundraiser); Pier Hotel, NV <http://www.niteofhope.com/northshore/>

= Saturday Nov 2nd

~ 1:30pm ~ LPPS-sponsored free public talk about the **natural history and conservation of black bears** by **Dr. Tony Hamilton**, the BC Environment Ministry's senior biologist in the Library.

= Sunday Nov 3rd

~ 1:45pm ~ The Royal Cdn Legion WV Branch 60 hosts the **Capilano View Cemetery Veterans Service and Parade**

= Tuesday Nov 5th -- Check to see if there'll be an extra Upper Lands WG mtg: 925 7178

= Wednesday Nov 6th -- Invasive Plants WG

= Thursday Nov 7th

~ 6 - 8pm ~ Open House BUDGET 2014 at Glenegles Cmnty Ctr

<http://www.westvancouver.ca/government/district-operations/financial-information>

~ 7pm ~ Glenegles Cmnty Ctr Adv Cmte at GCC

= Friday Nov 8th

~ 9am ~ Cmnty Grants Cmte in Cmnty Ctr

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

See the calendar: <https://westvanlibrary.ca/events/calendar/month>

#### SO WHERE DO YOU GO AT NIGHT?

Author, sailor, and adventurer Patrick Hill will share adventure stories from his 14-month family sailing trip through the exotic islands of the South Seas, Hawaii, and Glacier Bay. ~ 7:30pm ~ Wednesday October 30. More info at 925 7403.

#### Teen Movie Night - Now You See Me

Popcorn is provided (while supplies last)! Children under 10 must be accompanied by a parent or care-giver.

In this visually spectacular blend of astonishing illusions and exhilarating action from director Louis Leterrier (*Clash of the Titans*), four talented magicians mesmerize an international audience with a series of bold and original heists, all the while pursuing a hidden agenda that has the FBI and Interpol scrambling to anticipate their next move.

BC Film Class: PG Length: 115 minutes WEDNESDAY, NOVEMBER 6, 6 P.M., WELSH HALL

More info, visit/call the Youth Dept at 925 7408.

- See more at: <https://westvanlibrary.ca/events/teen-movie-night-now-you-see-me#sthash.wnhZWm0j.dpuf>

#### + OPERA with Nicolas Krusek The late operas of Richard Wagner, 12:30 - 2:30pm Nov 6, 13, 20, Dec 4

### +++ WV MUSEUM +++ 925 7295

[http://westvancouermuseum.ca/exhibitions/current\\_exhibition](http://westvancouermuseum.ca/exhibitions/current_exhibition)

#### October 11 to December 7

##### Dialectic of Failure -- New work by Babak Golkar

Opening Reception: Thurs Oct 10 from 7pm; Artist Talk: Sat Oct 26 from 2pm

Known for his inventive practice of developing bodies of work that navigate the spaces between cultural and socio-economical registers, Vancouver-based Babak Golkar's *Dialectic of Failure* is presented in three parts. Each incorporates clay, which Golkar uses here to speak to the painstaking and delicate nature of compromise and negotiation between dichotomies: historicism and modernity, art and craft, modern reasoning and traditional mysticism.

Golkar's engagement with the idea of craft derives from his interest in the slow process, which allows for a different model of production and time for thoughts and reflections; a model that can be studied and adapted to address imbalances in contemporary life.

In one component of the exhibit, Golkar presents 30 terracotta "scream pots". Resembling organs, these participatory works are designed to muffle the sound of a scream. Visitors can pick up a pot and scream into it; the diverse shapes of the pots give each cry a uniquely repressed sound. A second component includes a digital projection that captures the act of someone forcibly throwing lumps of clay against a sheet of drywall. The audible impact of the clay hitting the wall is recorded, as are the marks and stains left behind by the clay when it falls to the floor. The third component, exhibited in a room adjacent to the projection, is the actual sheet of drywall with its accumulation of stains. In the afterimage there are vaguely discernible and familiar shapes, such as mouths and faces. On the floor below are the shaped, bent, folded, and flattened lumps of clay, now an earthy red/brown and fused permanently by firing in a kiln.

Underlying these works are themes of suppression and emotional distress as contemporary human conditions. People are compelled to react, or to scream, in response to fear or pent-up emotion from continual and mounting pressures that are often unexplainable by reason. At once poetic yet literal, thoughtful yet mischievous and playful, *Dialectic of Failure* points to the complexity of our time beyond our binary understanding of it. Golkar invites the viewer to re-evaluate material and the function of craft object as well as the function of art object while considering the limitations of reason as the sole means of understanding and coping with challenges of contemporary world.

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

#### October 22 - Nov 7 -- 195 Studios on Pemberton

A mixed media exhibition by artists working in the 195 Pemberton Studios: Larry Achtemichuk, Mary Blaze, A. J. Brown, Barrie Chadwick, Marney-Rose Edge, Anne Gudrun, Rose-Marie Goodwin, Michael Gordon, Christie Grace, Christa Harder, Sue Hetherington, Simin Iranmanesh, Richard Marmion, Brian Matheson, Nicola Morgan, Linda Paterson, Isabelle Procter, Norman Vipond, and Grazyna Wolski.

Opening Reception Tues Oct 22 from 6 - 8pm; Meet the Artists Sat Oct 26 from 2 - 3pm

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

#### > October 15 - November 3 -- Colour Burst

Paintings by Nasser Ghaderi and Therese Joseph. On describing his approach to creating colourful large scale abstract work Ghaderi says "I abstain from using conventional tools and techniques. Instead I throw, splash, drizzle, drip, swirl, paint on the canvas, yet each painting dictates its own technique." Joseph discusses the inspiration behind her vibrant

portraits "My aim is to grab hold of the intense feeling this provokes in me and capture it on canvas. I love bright colours, textures, and detail in my paintings." Opening reception: Tuesday October 15th from 6 - 8pm

### > November 5 - 24 -- Black & White: Experimentation with Contrasting Energies

**Eryn Price** ink mandalas and **Daniela Ianorescu** graphite renderings of classical sculpture. Experimentation with Energy-a freewheeling visual experience that expands our understanding and appreciation of black and white art. Black and white offers a great contrast within artwork-simplicity of colour contrasting with complexity of design.

{Confusing: last week the website had Tues Oct 15 for the Opening Reception so I queried it. Now it has Tues Nov 15 but that's a Friday; will try to get correct date when ofc opens on Nov 4. Guessing Tues Nov 5?} Opening reception: 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)

|            |                   |                                                        |
|------------|-------------------|--------------------------------------------------------|
| ~ 8pm ~    | Nov 1, 2, 6, 7, 8 | <a href="#">The Mousetrap</a> [2 and 8pm Sunday Nov 9] |
| ~ 7:30pm ~ | Saturday Nov 2 :  | <a href="#">An Evening of Santana &amp; Steely Dan</a> |
| ~ 7:30pm ~ | Sunday Nov 3 :    | <a href="#">Pro Nova Ensemble</a>                      |

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

Office: 922 3587 Lounge: 922 1920 Fax: 922 2659

#### NOVEMBER CALENDAR OF EVENTS

MEAT DRAWS EVERY SATURDAY AT 4:30 PM

SUNDAY NOVEMBER 3 - CONKERS & CURRY 5 PM CHICKEN CURRY AT 6 PM - \$7 PER PERSON  
FRIDAY NOVEMBER 8 -- 7:00PM IN THE LOUNGE

Don't forget to buy your poppy!

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

North Shore Business Showcase 2013 ~ noon - 4pm ~ Saturday October 26 at Park Royal North Shopping Centre

### ==== CULTUREWATCH === {more in original :-( }

#### \* THEATRE

##### + ARTS CLUB -- 687 1644 <http://www.artsclub.com> -- box office at 687 1644

- *Armstrong's War*, a child reads story to Afghan soldier; Revue Stage Oct 17 - Nov 9
- *Mary Poppins*, the Broadway Musical, adapted from the Disney film at Stanley Industrial Nov 7- Jan 5

##### + WATERFRONT THEATRE -- Vancouver Flamenco Festival Nov 4 - 10

##### + JERICHO ARTS CTR 224 8007 [www.jerichoartscentre.com](http://www.jerichoartscentre.com)

Cdn premiere of *Closure* by Ron Blicq Nov 8 - Dec 1

##### + METRO THEATRE

*Moon Over Buffalo*, comic play about a small rep theatre trying to adhere to the old adage,  
"the play must go on" -- 266 7191 [metrotheatre.com](http://metrotheatre.com) Nov 2 - 30

##### + FIREHALL THEATRE 689 0926 [firehallartscentre.ca](http://firehallartscentre.ca)

*People Like Us* -- Sandy Johnson's play concerns a mysteriously Gulf War vet's fiercely determined wife,  
who battles with the very system that sent him off to war in the first place. -- Nov 2 - 16

##### + QUEEN ELIZABETH THEATRE

*The Wizard of Oz*, Andrew Lloyd-Webber's adaptation, [broadwayacrosscanada.ca](http://broadwayacrosscanada.ca) Nov 5 - 10

##### + PACIFIC THEATRE 731 5118 [pacifictheatre.org](http://pacifictheatre.org) Oct 25 - Nov 9

*Communion* by Daniel MacIvor; surprisingly funny play about love, motherhood, God, and the meaning of life

##### + THE CULTCH 251 1363 [thecultch.com](http://thecultch.com)

o Raving Theatre presents *My Big Gay Italian Wedding* Oct 23 - Nov 3

o *The Rap Guide to Evolution (hit at Edinburgh Festival)* Oct 29 to Nov 10

##### + The 2014 PuSh Festival Launch Party at the Imperial, 319 Main; 705 8285 x206; [pushfestival.ca](http://pushfestival.ca) 10th Anniversary celebration, host Vancouver comedy king, Charles Demers; 7pm Nov 6

##### + SURREY LITTLE THEATRE ---> held over; perfs Nov 1, 2

*The Foursome*, comedy by Norm Foster (a favourite Canadian comedian!) [surreylittletheatre.com](http://surreylittletheatre.com) Oct 3 - 26

##### + HENDRY HALL

Sunday Salons: a staged reading of *Heroes*, translated from the original French by Tom Stoppard,  
written by Gerald Sibleyras. 983 2633 [northvanplayers.ca](http://northvanplayers.ca) 7pm Sunday Nov 3

## \* 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** in Victoria when you show your Gallery Mbrshp card.  
For more info contact Member Services at membership@vanartgallery.bc.ca or 604 662 4711.

>>> **THE FUTURE!** See: <http://www.vanartgallery.bc.ca/future/>

**Vancouver Art Gallery seeks architect for new building:** The VAG has released a Request for Qualifications for prospective architects for its new site at Georgia and Cambie.

**Emily Carr in Haida Gwaii** ~ Jul 20 to Mar 9 ~ [http://www.vanartgallery.bc.ca/the\\_exhibitions/exhibit\\_carr\\_haida.html](http://www.vanartgallery.bc.ca/the_exhibitions/exhibit_carr_haida.html)

## EXHIBITIONS

> **KIMSOOJA Unfolding** -- Oct 11, 2013 to Jan 26, 2014

> **Charles Edenshaw** -- Oct 26, 2013 to Feb 2, 2014

+ **Caroun Art Gallery**

You're invited to visit the following exhibition Oct/Nov. If you're out of Vancouver, you could visit the exhibition online later at: <http://www.caroun.com/CarounArtGallery/Exhibitions/00-Expositions.html>

**Painting Exhibition by "Nakisa Naji"** 12 - 8pm Nov 1 - 14 **Opening Reception: 4 - 9pm Sat Nov 2**

<https://www.facebook.com/events/407368436050987/>

**Masoud Soheili Caroun Art Gallery (CAG)** [www.Caroun.net](http://www.Caroun.net) 1403 Bewicke Ave, NV

Google Map Tel.:778-372-0765 (1-8 pm Pacific time) Tel Tehran: 2256-1880 or 971-1874 (Pin: 0766#)

Call for Artists/Photographers 2014: <https://www.facebook.com/events/376725969126359/>

## \* MUSIC

+ **VANCOUVER OPERA**

Puccini's **TOSCA**: 7:30pm Oct 26, 31, Nov 1, 2nd, and 2pm Sunday Nov 3rd at QET [vancouveropera.ca](http://vancouveropera.ca)

+ **CITY OPERA VANCOUVER**

Opera excerpts by Puccini, Minoru Chapel, Rmd richmond.ca/minoruchapel **2:30 and 7pm Wed Nov 6**

**Creating Pauline: City Opera Vancouver** offers an informal presentation about the creation of the new opera Pauline (by Margaret Atwood and Tobin Stokes) to premiere in May 2014, and an introduction to the life of Canadian poet and performer Pauline Johnson (1861-1913). Guests include composer Tobin Stokes, director Norman Armour, singer Rose-Ellen Nichols, pianist David Boothroyd, and conductor and artistic director Charles Barber. Discussion welcome. Chinese Cultural Centre Museum, 555 Columbia. ~ **8pm Tues Oct 29**. Free.

+ **OPERA PRO CANTANTI** 340 8545

*Nabucco*, by Verdi at Cambrian Hall [procantanti.com](http://procantanti.com) **7pm Sunday Nov 3**

+ **VANCOUVER SYMPHONY ORCHESTRA** <http://www.vancouversymphony.ca/calendar/>

> **The VSO's 95th Anniversary Season!**

All concerts in the 2013/2014 Season are on sale, but the best way to order your concerts is still by subscribing to a series package. To become a VSO Subscriber, call the above number for a FREE SEASON BROCHURE, or browse the VSO's series packages online here. You can order your new subscription online - AND order Specials and Festivals with your 15% Subscriber discount!

+ **VANCOUVER RECITAL SOCIETY**

*Benedetto Lupo*, award-winning Italian pianist plays Brahms at Chan Ctr 602 9363 [vanrecital.com](http://vanrecital.com) **3pm Nov 3**

+ **PACIFIC BAROQUE ORCHESTRA**

*Una Follia di Napoli*; concertos composed ~1725; Christ Church Cathedral **8pm Nov 2**; WV United **2:30 Nov 3**

+ **THE GALLERY SINGERS**

*Requiem Revisited* ~ 7pm Oct 26 at Christ the Redeemer Parish Church, 595 Keith [gallerysingers.ca](http://gallerysingers.ca)

+ **SARAH BRIGHTMAN** Rogers Arena ~ 7:30pm Oct 25 ~ [livenation.com](http://livenation.com)

+ **THE SILK ROAD ENSEMBLE**

-- 15th Anniversary **8pm Nov 1st** at Vancouver Playhouse [vanrecital.com](http://vanrecital.com)

+ **EARLY MUSIC VANCOUVER** [earlymusic.bc.ca](http://earlymusic.bc.ca) 732 1610

**\* BALLET BC** [www.balletbc.com](http://www.balletbc.com)**\* FESTIVALS****+ FALL FESTIVAL OF CHOCOLATE** [festivalofchocolate.ca](http://festivalofchocolate.ca)

showcases everything one can learn about cocoa and chocolate, explored through seminars and pairings held at local chocolate shops, wineries, breweries, restaurants, cafes, and bakeries across Metro Vancouver **Oct 15 - Nov 10**

**+ OPEN HOUSE: ST. JAMES' ANGLICAN CHURCH** noon - 4pm Saturday **November 2**

At 12:30pm students from the Saint James Music Academy together with the City Opera Vancouver will give an entertaining half-hour performance.

At 1:15 join the long-term parishioner Allan Duncan for a guided tour of this unique church during which he will describe its architecture and the personalities who were involved in its construction in the 1930s.

During the afternoon, view a display by the St. James' Sanctuary Guild - "The Treasures of St. James". It features elaborate embroidered vestments, altar linens of hand-made lace, chalices, patens, burses, and thuribles.

At 3:00 listen to a dramatic reading of the medieval morality play, *Everyman*. Notables in the cast are UBC English professors Dr. Paul Stanwood and Dr. Leslie Arnovick, and actress Sheila Paterson. The fifteenth-century morality play, *Everyman*, presents an allegory of the moral struggle all Christians face as their own qualities, good and bad, push and pull them toward Heaven or Hell. Come hear what happens when *Everyman* finally encounters "Death"!

**+ VANCOUVER TEA FESTIVAL**

Vancouver's inaugural tea festival at the Olympic Village on November 2 !

Come explore the world of tea, interact with like-minded tea lovers, and taste dazzling examples of one of the world's most beloved beverages. **Festival floor: 11 AM - 5 PM Educational sessions: 1 - 4:30pm**

**VENUE LOCATION 1 Athletes Way, Vancouver, BC** <http://vancouverteafestival.ca/>

**+ 2013 DOWNTOWN EASTSIDE HEART OF THE CITY FESTIVAL**

Various times, locations, and events **Oct 23 to Nov 3** [heartofthefestival.com](http://heartofthefestival.com)

**+ DIWALI FESTIVAL 2013 Nov 2 to 8**

Annual festival of contemporary and classical South Asian arts and culture. Multiple venues. [vandiwali.com](http://vandiwali.com)

**\* COMEDY** o John Cleese Oct 24 - 30 at the Vogue Theatre; [vogetheatre.com](http://vogetheatre.com)

o Craig Ferguson Oct 25 and 26 at the Red Robinson Show Theatre; [ticketmaster.ca](http://ticketmaster.ca)

**\* TALKS****o Design Sundays: Laneway Homes** 736 4431 [museumofvancouver.ca](http://museumofvancouver.ca)

Brendan Snaith reviews laneway house plans created by emerging designers; Museum of Vancouver; **2pm Nov 3**

**o Coexisting with Cougars** [vpl.ca](http://vpl.ca)

Paula Wild (author of the new book, *The Cougar: Beautiful, Wild, and Dangerous*) and Zara McDonald (from the California-based Feliday Conservation Fund) explore the enigmatic cougar. VPL **7pm Nov 4**

**o SFU President's Faculty Lecture** web: [bitd.ly/18M2Ldi](http://bitd.ly/18M2Ldi)

**Are we having a pollination crisis? Do we really only have four years to live if the honeybee goes extinct?**

Join Professor Elizabeth Elle as she discusses these questions Shadbolt Ctr, Bby, 778 782 9577 **7pm Nov 6**

**o BOOK LAUNCH: New Commune-ist Manifesto**

Gary Engler, L Engler, Jens Rands, and Yves Engler discuss their new book. Environmentalism, economic democracy, unions, and the Left. VPL 220 8920 [newcommuneist.com](http://newcommuneist.com) **7pm Thurs Nov 7**

**+ WRITERSFEST**

(October 29) Breaking all previous attendance records, the Vancouver Writers Fest wrapped up Sunday with a ticket count of more than 16,000, more than 31 of the 81 events sold out, more than half of all events at 90% capacity and record revenues.

**==== NATURE ====** Kindest regards, David 924 0147 [cookeco2@yahoo.com](mailto:cookeco2@yahoo.com)**+ 10am Saturday October 26****A hike into the Mosquito Creek Old Growth Forest**

An event for Nature Vancouver (Vancouver Natural History Society)

**Leader:** David Cook. **Duration:** 3 to 4 hours (return).

**Meeting location & time:** We will meet at the top of Skyline Drive, NV. There is parking beneath the Hydro lines and along Skyline Drive. For those without transportation contact David at [cookeco2@yahoo.com](mailto:cookeco2@yahoo.com).

**Terrain:** Rough and steep along many sections. Deep-tread hiking boots with ankle support are essential. Do not wear sneakers. Hiking poles recommended. Wooden cross ties on the skid roads can be very slippery and dangerous if wet. This field trip is for hikers experienced with rough, steep, and slippery terrain.

**Elevation gain:** Approximately 300 metres.

**Description of event:** This will be a slow hike up the south-east slopes of Grouse Mountain to see the Mosquito Creek old growth [western] redcedar forest. This forest of dozens of veteran redcedars up to 3 metres in diameter is the largest remaining fragment of old growth redcedars in the Vancouver area. The hike up takes about two hours along skid roads. Other highlights will be a separate patch of old growth Douglas-firs and a forest of Pacific yew, some of which are old growth. Traditionally this is also the best time of year to see mushrooms and we will be collecting any outstanding specimens for the Mushroom Show which will take place at Van Dusen Gardens the following day.

Bring lunch and a beverage and prepare for changes in weather. We will have lunch beneath the cedar giants.

Registration and membership in Nature Vancouver not required.

## == HEADSUP / NOTICES == [sent to subscribers as updates]

### =x= HEADSUP 20A == Ccl & Events 22 October 1:09:10 PM PDT

#### Fall in full swing!

Herewith:

Highlights of last night's ccl mtg; Events; Main Items on Oct 28 Agenda; Event details; [at end: QTP; Fog photo].

Good news -- the new website on the Agenda Page:

<http://www.westvancouver.ca/government/mayor-council/agendas-minutes>

has the mtgs for the month and even lists the main items on each agenda.

#### HIGHLIGHTS from COUNCIL MTG Oct 21

Meals on Wheels; Lewis praise for staff (help); NV devt pressure on WV (bridges?); Upper Lands WG Interim Report (education and public input planned); **Bylaws for Grosv's 1300blk proposal (public comments more or less supportive; wanting more consultation; CAC info; Ccl motion said to reduce 30ft and Cclr CC documented down only 5ft; one floor retail; loss of parking; nine-part motion; passed to go to PH Nov 21 on basis hear from public then several on Ccl said "keeping open mind"; of course MAB recused herself during this item, 7:40 to 8:55); PSB facade/landscaping motions deferred** for more discussion with an unhappy DRC; Updates to Fire Protection and Emergency Response Bylaw Updates; Tax Exemption bylaws; Thanks to HAF staff; Child/Family Survey; Corresp: updates to Sept 27 and Oct 4 (interesting reading: cell towers, BPAHA, Baha'i, Q2 Financial Review, Eden Place, and much more; click on item on agenda to read); **spirited discussion re Spirit Trail wrt parking, cyclists, safety**, another staff report requested; PQP; mtg ended 10:23.

AGENDA: <http://www.westvancouver.ca/sites/default/files/dwv/council-agendas/2013/oct/21/13oct21-Agenda4.pdf>

#### EVENTS

##### Tuesday October 22

- = Opening Reception 6 - 8pm at FBG: 195 Studios, Artists on Pemberton
- = Writing Workshop 6:30 - 8:30pm at the Silk Purse (details below)

##### Wednesday October 23

- = Internationally renowned Rabbi Michael Lerner (in town Oct 20 - 24) 7pm at SFU Hbr Ctr

*Embracing Israel-Palestine: After Syria and Egypt, Is There Any Real Hope for the Middle East?*

See <http://buildingbridgesvancouver.wordpress.com/2013/09/19/coming-event-michael-lerner-in-vancouver-october-20-24-2013/>

##### Thursday October 24

- = Charles Marohn at SFU re planning; 7pm at SFU Woodward's; FREE (details below)

#### MAIN ITEMS on CCL AGENDA Oct 28

**NB: the regular ccl mtg will start at 5pm:**

Library Divisional Services review, Pt 2; Wastewater Treatment Plant; **2014 Budget Presentation**

**7pm: Cmnty Awards** for arts, civic commitment, environment, and heritage

See the whole agenda: <http://www.westvancouver.ca/government/mayor-council/agendas-minutes>

#### DETAILS

##### WRITING WORKSHOP Tues Oct 22, 6:30 - 8:30pm -- 'Word Whips', The North Shore Edition

This workshop is open to everyone and great for all age groups and levels of writers. Take the challenge. Write to a prompt for 10-15 minutes and see what you get. This kind of free flow writing to prompts by-passes the inner critic, removes blocks and inhibitions. With everyone in the same boat, with the same time constraints, it quickly builds trust in groups. Getting stuff out, getting it down on paper and sharing with others—these things are life enhancing, life affirming. Come try your hand at it! 4th Tuesday of every month. Hosted by poet [Fran Bourassa](#) Admission by donation

##### CHARLES MAROHN, October 24 Thursday 7 pm

Djavad Mowafaghian Cinema, Goldcorp Ctr for the Arts (at SFU Woodward's), 149 W Hastings

Details Admission is free, but we require reservations. [Reserve](#)

Over the next few months, the SFU City Program will be hosting speakers from a state that shares more than a border with Canada. We've been big fans of some of the urban thinkers there — in particular Charles Marohn, co-founder and president of 'Strong Towns'. Charles is a professional engineer who is passionate about planning and small towns, but also brings a civil-engineering perspective that results in original ideas. Like '**Stroads**' — a street/road hybrid that manages to be both expensive and unproductive. He's also a fiscal conservative who makes his case effectively to a small-government audience as much as to urban planners and engineers.

You can see more on [youtube](#). Or his [TED Talk](#). Better yet, come hear Charles Marohn.

##### Oct 2013 where from in WV? And who is the photographer?

{This was a photo from Cypress of Vancouver in the fog. See PHOTOWATCH below.}

## =x= HEADSUP 20B

**TONIGHT! Budget 2014 [Headsup 20B]** Date: 29 October, 2013 3:26:34 PM PDT

Meetings today and some info and homework for the Budget 2014 Open House

Tues Oct 29

~ 6:30 - 8:30pm ~ Open House "to learn more about the 2014 M Budget" in Social Rec Rm of the Srs' Ctr

Last night at the ccl mtg there was about a ten-minute overview by CFO Michael Koke.

Info on the District's website at [westvancouver.ca/budget](http://westvancouver.ca/budget)

~ 7pm ~ Upper Lands WG in Cedar Room of Cmnty Ctr

If you have lots of time,

~ 4 - 5:30pm ~ Invasive Plants Tour: The Invasive Plants Working Group will lead a tour.

Meet at Cypress Park Elementary School, 4355 Marine, at 4pm. Lots of street parking on MDr and on Morgan Crescent

[http://www.westvancouver.ca/sites/default/files/dwv/assets/gov/docs/Committees-Groups/working-groups/invasive-plants/2013/agenda/OCT-29-ITINERARY\\_OUTLINE\\_IPWG.pdf](http://www.westvancouver.ca/sites/default/files/dwv/assets/gov/docs/Committees-Groups/working-groups/invasive-plants/2013/agenda/OCT-29-ITINERARY_OUTLINE_IPWG.pdf)

## BUDGET 2014 INFO AND YOUR HOMEWORK -- IN THIS NEWSLETTER

### WHAT HAPPENED AT CCL MONDAY NIGHT (Oct 7) ?

Alas, I was a few minutes late so don't know if any announcements. Cclr Cameron was absent.

== Delegation from WV Arts Ctr Trust, Annual Report {KMC}

== During Reports, Mayor Smith fumed over (Mayors' Ccl mtg on) TransLink calling it dysfunctional; 21 mos of mtgs and nothing accomplished. **WV pays more per capita than any other M** but no major infrastructure. He thinks the mtgs shd be public. \$3B replacing Deas Island but they want us to have a referendum. "Where is the accountability?" he asked. We haven't had any strong representation in cabinet since Allan Williams.

== The surprise of the evening. Presentation, some v good submissions by residents, much discussion on Ccl re the **Maison/Milliken Rezoning and DP** (for srs living), and the recommended motion was defeated! Rather compelling to hear pleas/expectation that Ccl shd protect residents, not approve spot-zoning that lowers the value of nbrs' property. Applicant to talk to nbrs, proposal to go back to the DRC {Oct 17}, and staff to bring back.

[Time stamp: 7:38 to 8:57] {See WVM21's transcript for details.}

== Great landscape plan for **Ambleside Millennium Pk to the Music Box**. Cmnty Gardens to be expanded (give staff your input!). Godfrey's house to be demolished; possibly this week.

== **Ambleside Market Studies** -- glad Cclr Gamboli asked for more copies and to expand the limited distribution mentioned (will be on website too though). Staff input and staff will bring back in December.

== Debate about traffic and parking wrt the interim soln Staff have devised for the **Spirit Trail through Ambleside, 13th to 16th**. Three marked lanes? -- vehicles, pedestrians, and cyclists (with dogwalkers mentioned as well). Staff drew up low-cost soln trying to accommodate all three. Was pointed out results of loss of 48 parking spaces when probably more lost for construction at 1300 blk and Walker bldg. Recommended motion fails.

== Fees & Charges Amendment bylaw adopted.

== It was about 10pm when they got to the Consent Agenda wch included a PSB report and the Correspondence so virtually no discussion. Slam, dunk, adjournment at 10:10.

~~~ Still problems with the mics, sometimes inaudible and some have to wait for theirs to work. Sop, not recognized though had pushed a button, later felt he was being "zipped up". Hope mic problems sorted out soon, it must be frustrating and does lead to snippiness.....

==== CCL MTG NOTES Monday Oct 7 ====

ABBREVIATIONS, ACRONYMS, INITIALISMS puzzling you? See: <http://www.westvan.org/glossary>

Re transcript: ... (gap); xxx (words missing); &&& (noteworthy; shd get); timestamps so you can find on video

NB: unless I know the person, names are best guesses. In my desire to get this out, it is partial and not as complete as desired. As they say, the perfect is the enemy of the good -- and, alas, this isn't even good, but it does give you more of what went on than you ever see in the ccl minutes. :-)

==== SPECIAL CCL MTG NOTES Monday Oct 7 ====

Note: At 6:00 p.m. the special Ccl mtg will commence in open session in the MFCR and will be immediately followed by a motion to exclude the public in order to hold a closed session, pursuant to section 90 of the *Community Charter*. At 7:00 p.m. the reg Ccl mtg will commence in the Council Chamber.

6:00 PM

1. Call to Order.

EXCLUSION OF THE PUBLIC

2. RECOMMENDED: THAT in the public interest, mbrs of the public be excluded ... under the following...: 90. (1) A part of a council meeting may be closed if ... relates to or is one or more of the following:

- (c) labour relations or other employee relations;
- (d) the security of the property of the municipality; and
- (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 (*added October 3, 2013*).

Purpose of meeting: security of the property of the municipality, proposed provision of a municipal service and labour relations matters. {At least the purpose is not missing this time!}

3. ADJOURNMENT

==== REGULAR CCL MTG NOTES Monday Oct 7

For On-Table Items Please see Items 3, 12.1 and 12.2

7:00 PM

---> NB: Cclr Cameron absent

1. Call to Order.

2. Approval of October 7, 2013 Regular Council Meeting Agenda

{STRANGE:

Here the Mayor simply asks for approval of the agenda and it's promptly done. There is NO mention of any amendments however the agenda and the minutes on the DWV website has:

Amended by:

- adding to Item 3 the September 23, 2013 special and regular Council minutes;
- adding to Item 12 Items 12.1 and 12.2 regarding correspondence

does this mean the minutes had an omission? and if not so, why not mentioned???

3. Adoption of Council Meeting Minutes

Adopted as circulated: September 23, 2013 **special and regular** Council meetings. (On-Table)

DELEGATIONS

4. C. Giroux, West Vancouver Arts Centre Trust, regarding Annual Report

PowerPoint presentation to be provided.

PT: I'm Paul Tutsch, Chair of the WVACT, dba Kay Meek Theatre; with Claude Giroux our Managing and Artistic Director ...I miss coming to ccl mtgs -- if you believe that I have a bridge to sell you

{laughter}

update annually, how progressing

KMC try better ev year; produces, provides, and presents excellent performing arts experiences and opportunities.... will recognize other bd mbrs here.....

CG: ... my favourite subject, KMC

right now project is Frankie and Johnny...

African proverb, takes a village to raise a child [analogous to KMC]

SLIDES

our demographic: 44% WV; 35% NV (28% last year); 10% Vancouver; [7% Bby; 3% Lions Bay; 1% each Surrey, Coq, Delta, X]

Partner with xxx, [list]; outreach events ... WV Sch Dist.... new jt-use agreement; ...

volunteers = 6,083hrs; 1738 shifts; 120 volunteers; welcomed over 54K ppl

Fundraising... Mr Sharp even calls ev Sept to ask for his donation form, always first one; ...

Concerts at Westerleigh

looking forward, new: just kidding series;

just bought cabaret tables.....

City Opera coming back...

and Norm Foster, Canada's most produced playwright, is coming to WV and performing in his own play On a First-Name Basis. We're v proud of that too.

{and so they shd be! He's been out to Vancouver several times. Been at Playhouse and Metro.

One of his plays is on in Surrey now, was sold out, so they've added performances Fri/Sat Nov 1/2}

Series 45 -- performances for Grades 3 to 5....; Theatre K

Questions Comments?

Mayor: your fundraising?

CG: I'll reserve that for another time

MB: {inaudible} ... outreach consistent with original wishes of Kay Meek

key part of education prog; tyvm

CG: pleasure

PT: v much in line with what Kay Meek herself wanted

ML: Kay Meek is really part of the soul of the cmnty {....cannot hear}

Motion: ... received for information, with thanks.

Sop: [pause] difficult

CG: always pushing and pushing; arts going through a change

how engage cmnty b/c we do can be seen on a computer

think we're succeeding, walking in to theatre, meeting friends; connection with an artist and their work also tangible
have to understand how that is and better how to 'message' our audiences

Someone said: the performing arts have been dying for 4000 years; it takes a tough and diligent ppl to keep it alive.

And Man, I'm tough and diligent, and so is my board

Sop: remember (from school) Caroline Cave.... now back....

PT: same; we love this cmnty; all focused on the same thing

Mayor: keep on pushing!

REPORTS [-7:20]

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

Mayor: before we start, announce the following decisions from closed ccl mtgs in Sept are being released to the public for information

The M is not going to seek reimbursement of legal expenses re Lepiarczyk

(Glenmore resident(s) took DWV and Collingwood to court; for details see:

<http://www.courts.gov.bc.ca/jdb-txt/SC/13/14/2013BCSC1474.htm>

Teresa Canning appointed to the NSh Family Court and Youth Justice Cmte, one-yr term

James Boyd appointed to the Cmnty Grants Cmte for a three-year term

re recycling, we're entering into neg with BC Multi-Material re paper, packaging, etc, financial incentives for residents; staff will return to Ccl if unable to reach an agrmt

Expression of Interest for the Navvy Jack House will be advertised; deadline is Nov 15; staff will return in Jan with their recommendations

we want to thank ev who attended the public mtg re cell towers last week, next one is Oct 16

ML: Pumpkin Fest on the weekend; stellar display, great fun; thank everybody for organizing with others Waste Water Mgmt mtg; more info to come

Oct 9th, the second Facilities Renewal; requires public participation

TP: mtg on Climate Change; affects WV; pass a few of my minutes over to Dir/Engg

RF: corridor from MDr up TWay backing up beyond capacity; part of Hwy 99 so M hasn't jurisdiction but hv bn engaging ministry.

backup due to capacity of LGB particularly when sgl lane; key is operation of the counterflow lane; we've been advocating real-time

MInistry v cooperative; timed with ferries

cars in intersection after light changes; talked to WVPD, remind ppl shd not be blocking the intersection

the green time exceeds ability to get through so go and hope to make it through before changes

tweak the signal timing; green time to match cars that can go through...

Sop: I'll break precedent and promise not to speak too long

agonizing four lanes trying to get into two; shd be challenged to go into two lanes.... wd speed up

...master plan for area -- Min, Sq, PkR, etc

Solid Waste Cmte, NV, Mayor Mussatto chair; closer to some decisions on the tier; no word from prov or feds re any \$\$\$ work on your behalf

figs fluctuate; interested in what you have to say, Mayor Smith

Mayor: glad to hear you're always interested in my comments, Cclr Sop

MAB: Cmnty Ctrs Society Bd -- want to congratulate co-chairs of the Pumpkin Fest cmte; huge amt of work; attendance impressive; booths

NG: not mentioned so far

at Gleneagles for the Howe Sound Forum; discussing ways to work together for future; hosted by us

Westerleigh has opened; 39 new parking stalls underneath

John Lawson Pk opened last week; congratulations to cmte and Parks Dept

mtg for PkR towers, encourage you get involved...

Mayor: re TransLink; attended for 21 months and achieved absolutely nothing

met with third Minister, briefing notes, etc and said same as first Minister

TransLink still dysfunctional; WV pays more (through prop tax) per capita than any other M in MetroV; we're really at a disadvantage

NSh only region not slated any rapid transit, any new bridges, or any major infrastructure

only solution, these mtgs between mayors and ministers shd be public so public can hear exactly the same story (for 21 months)

referendum (required for us) but announced \$3B replacing tunnel; heard this morning \$300M on Patullo, losing \$40M on the Golden Ears Bridge, a six-lane bridge to and from nowhere with huge infrastructure at ea end

wonder how these decisions get made, where's the accountability

when is the NSh going to have any input?

four Ms on NSh, no strong representation in cabinet since Alan Williams days; the NSh really needs help
will end there

6. OCP Amendmt, Rezoning, Devt Permit Applcn for 825 TWay & 707 Keith Rd (Maison Seniors' Living)

Appendix E

PowerPoint presentation to be provided.

LB, Planning: April, Ccl directed Ccl to consult with nbrhd

SLIDES

FAR 1.1, a sgl bldg split into two wings; dining room wing, three-storey resident wing; 40 parking spaces, 8 visitor access from Keith Rd, no independent living proposed

consultations re suitability (listed mtgs); distributed questionnaires; half agreed this type was needed, but did not agree here; concerns raised re parking, traffic
 nbrs immed north and west had concerns
 resubmission recommended; further examined/reviewed; want more usable space, tree retention, sustainability; screening opps

redevt is consistent with broader OCP objective creating such housing...

wd provide needed housing; those needing 24-hr care; DRC has said good location

Mayor: number of speakers

> Andrew Franks [text supplied]:

My name is Andrew Franks and I live at 736 Eden Place. My wife, Jennifer, would also have liked to be here, but she is at home with our three young children. So I would like to speak on behalf of all of us about how this proposed development will impact us all.

We moved into our home in Eden Place 13 years ago. At that time, we were newlyweds. Given our limited financial situation, we scrimped and saved so that we could live in West Vancouver. We thought it would be a great community to raise a family. We chose our home on Eden Place because it was a home well-suited for children, with bedrooms on the upper level, on a child-friendly cul-de-sac and a usable flat backyard. It was in the middle of the single family nbrhd of Sentinel Hill. Our new neighbours welcomed us and our growing family.

We brought three newborn babies into our home. They are now elementary school students. They love our home and nbrhd, and have all told us they never want to move.

Now, the nbrhd of Eden Place is at risk of being destroyed, by an arbitrary decision to change two single-family nbrhd lots into a huge 24/7 business enterprise completely out of keeping with the surrounding community. Where my children play in our backyard will be 18 feet away from a common area with the possibility of literally hundreds of people, including 110 residents, staff, and visitors. From that adjacent property, we can hear the current residents coming and going. How could our children's enjoyment of our private yard not be impacted by dealing with the cacophony of hundreds of people 18 feet away from us? Will the round-the-clock staff be using the back for their breaks regardless of the time of day, or using it for their smoking breaks? Probably and it will have a significant negative impact on my family. From our bedroom windows, we are able to see well into this property. We can even see their mailbox. Not only will we be able to look down at this common area, but also look into the windows of the facility, with their lights on and activity going 24 hours a day seven days a week.

My older two children are tweens now. Will my son and daughter have to deal with living behind shades in their room because they have no privacy without it?

The property already has dense vegetation, and yet we can still see straight through the property, down to Park Royal and see the lights of Lions' Gate Bridge and the cars travelling across it at night. This is even more pronounced in winter. With this devt, instead we will see a wall of a building and lights from rooms 24 hours a day glaring back at us.

Although we had specifically identified this area as significantly affected, this has been ignored. We have to assume because it would illustrate how much this part of our property would be impacted.

We have seen the revised plan, and our objections remain unchanged. Our property will be significantly affected in terms of views, privacy, and usability.

We bought a home in a nbrhd protected in the OCP to be an area of single family residences. This amendment fundamentally undermines the Eden Place nbrhd, and greater Sentinel Hill nbrhd, and should be soundly rejected.

> Diamond Karim [text supplied]:

Mr. Mayor, Members of Council, Staff. My name is Diamond Karim and I live at 752 Eden Place. I have lived in this home for past 23 years and have no intention of leaving or being forced out of my home. I am directly affected by the proposed Milliken Commercial devt and I am appearing before you to speak on one aspect of the many reasons why my nbrs and I want you not to proceed with this project. I wish to address the matter of this proposal's impact on property values. Please bear with me I have a sore throat, this issue is very important for me to communicate to the Council.

The effect of this proposal on the value of the surrounding homes is large and negative.

One house was being sold when news of the proposal was made known. The transaction had to be renegotiated, resulting in a decline of nearly \$100,000 in the closing price. As you are aware capital gain on sale of home is tax exempt. To put it in perspective one would have to earn approx. \$200,000 to be left with \$100,000 after tax.

Several realtors have been approached to obtain estimates on the change in value of the houses in the circle at Eden Place. The projected impact ranges from \$75,000 to \$150,000. [Non-adjacent properties: 721 Eden Place and 745 Eden Place. Their realtors both said \$150,000 decrease.]

If we use conservative figure of \$100,000, the nine homes directly impact would represent a reduction in property value of \$900,000.

And if we use a lower impact for homes nearby, say \$70,000, those six homes would add a further \$420,000.

That totals \$1.3 million in impact. It is a very large sum.

Permitting this Milliken project to proceed would benefit the sellers of the two properties presently zoned single-family. The uplift from re-zoning the property into commercial space would be significant. Some of that would flow back to West Vancouver through capturing the Uplift, but none of it would flow back to the people who own property and live in their homes; they would bear the loss in their property values by themselves. This is not just.

The equitable solution – which we do NOT favour – would be to rezone the entire nbrhd as commercial and allow the

present properties to be sold at those rates.

We think that the proper thing to do is to leave this nbrhd zoned as it is: single-family. Please don't proceed with this proposal.

Thank you.

> **Veronica Loat [text supplied]:**

Mr. Mayor, Members of Council, Staff. My name is Veronica Loat and I live at 780 Eden Place.

I am directly affected by the proposed development, and I wish to speak about this proposal and the Official Community Plan.

Policy H1 calls for dialogue at community & local level, particularly when it involves nbrhd character. The degree to which this has been followed by Staff is not very evident.

In response and defence, the nbrhd has defined nbrhd characteristics and obtained broad support for that definition.

I have a copy for your review; would the Secretary please mark received on this document?

This statement has received significant support from the surrounding cmnty, which we will detail at a later time.

Tonight's Staff Report says there are some problems with the OCP. In our view Staff has been highly selective of facts in various ways. Suggesting that only 53 per cent of attendees at the community meeting opposed this proposal is ludicrous! – and they have done so here as well. We contend there is conflict on numerous important protections of single-family nbrhds in our Community Plan.

Presently, H-3 permits spot-zoning where consistent with the OCP.

In single family nbrhds, spot zoning should apply only in limited circumstance. Your decision here will shape how meaningful this limitation really is.

I note that the final draft of the OCP contained a provision that said spot-zoning might occur where the proposal would retain density of existing nbrhds. That provision was removed in preparing the OCP which Council passed.

Sites should be unique opportunity – some like Evelyn Drive were named and have proceeded. There is no suggestion, anywhere on this list, that property north of Keith Road was contemplated for changes in zoning.

The OCP calls for spot-zoning to demonstrate minimal impact on established areas access, traffic, parking, obstruction. The impact this proposal has on EACH of these items is major , major – NOT limited or minimal.

There is another interesting omission from the final version of the present OCP. The final draft called for the active involvement of the affected nbrhd in the rezoning process. That clause was removed from the final document, and there has been little effort to actively involve our community.

The OCP requires that a spot-zoning site must provide physical separation (defined as a road, a green belt, alternate use, or a change in natural grade) from surrounding nbrhd. This proposal does not contain ANY of these items.

Finally, the OCP says that special needs housing should be on relatively flat sites, close to transit, services, and amenities. This site is not flat, on a major route, and a long walk from amenities.

These are 8 or 9 points of direct conflict with the wording of our OCP. They are very substantial ones too.

This proposal should not even BE before you for discussion.

It fails too many criteria in our OCP and it should be removed. Please do so!

> **Marie Payette-Falls [text supplied]:**

Mr. Mayor, Members of Council, Staff. My name is Marie Payette-Falls and I live at 770 Eden Place. I'm appearing before you to speak about one of the many reasons why my nbrs and I do not want you to proceed with this project. I'd like to talk about the financial and ethical implications of SPOT-ZONING.

Spot zoning of a commercial development within a single-family nbrhd transfers wealth from one group to another.

Unfortunately, this does not place evenly, raising questions about the justice of doing it at all.

Property that's zoned single family has a known market range, roughly based on square footage. So does commercial property. But they're quite different in value, based partly on the revenue generation occurring.

There is a dynamic effect of changing the zoning that's at work in this case and herein lies the problem of equity and fairness.

Defining one or two parcels of land as commercial has an immediate effect on the surrounding properties. Property values are reduced for the single-family properties: they cannot develop their land commercially, and the relative value of their properties will be de-valued by the commercial activity. Only when their single-family zoning is changed to commercial zoning will they gain comparable status with the land first changed.

So there's a multi-staged effect here: first, the single-family property becomes less desirable as a residential property, and thus more difficult to sell, which then leads to reduced values and long-term de-valuing of the property.

This represents a transfer in wealth from those who are late to getting a re-zoning. All the major gains go to those who own the property that's changed first. This wealth transfer can be quite sharp, and as the family home is perhaps the largest single investment of most families, it represents a major blow to their investment.

In short, if you re-zone one or two parcels, the owners of these parcels are going to benefit significantly from the uplift in value from residential to commercial valuations. But what follows is a de-valuation of the remaining properties. Wealth is transferred from existing owners to the speculative developer.

This begs the rather pointed question of whether Council's intention is to inflict financial hardship of existing residential nbrhds, for that is the effect of spot zoning on existing nbrhds. Does council plan to spot zone all the way up and down Taylor Way?

Of course there are ways of overcoming this hardship. If the whole nbrhd is re-zoned at the same time, the gains are shared amongst all the owners. That was why Evelyn Drive worked from the perspective of the majority of owners who chose to sell their interests to a major re-development. That could be done here, though it's hardly supported amongst the present residential owners.

A more just solution is to leave well enough alone and leave the whole area zoned for single-family dwelling. This option would seem the appropriate choice to make.

{some applause}

> **Philip Falls** [text supplied]:

Mr. Mayor, Members of Council, Staff. My name is Philip Falls and I live at 770 Eden Place and have been a resident there since 1992. I am directly affected by the proposed development and I am appearing before you to speak on further aspects of the many reasons why my neighbours and I do not want you to proceed with this project.

You may have noticed that **we have not spoken to the traffic problems – not because they are not important but because they are GIVEN.**

The impact on traffic is beyond defending. You may recall the three independent studies done three years or so ago for the Evelyn Drive project. They all showed how bad the traffic was. Now, the developer's own traffic study also points to the existing gridlock at the intersection. This proposal worsens it. Parking is non-existent, other than on-site. We fear cars appearing on our streets from employees at the facility, which will have staff coming and going 24/7.

My wife, as part of her volunteer work, has made over 100 visits to care homes over 20 years – she will say she has "always" needed to park on the street – that includes her visits to Amica and Inglewood. There is simply not enough parking.

{Interesting. My mother is in Inglewood and we've always been able to park in its parking lot, off the street.}

There are limits to how many more cars and trucks you can expect to use this area. We believe we have passed this point already -- Is this responsible planning?

As well, we all know Taylor Way is a provincial road and as Council and Planning [have] commented many times – again at a recent council meeting several weeks ago and also TONIGHT just before our questions, there is very little "we, the [District]" can do about it -- but you can help -- by not adding to the density in this area and by not voting in favour of this project

We don't have any good numbers regarding how many beds will be required for invalid seniors requiring extended care particularly those who are going to have to pay \$6,000 to \$12,000 per month to reside here. This facility will be a very expensive for-profit project that will have damaging effects on the surrounding neighbourhood.

Where will patients come from? The catchment area for private for-pay patients with Alzheimer's and dementia – as is the case in other cities and provinces and as I experienced with my own mother - is up to 50km – considerably beyond West Vancouver's boundaries. As such this will not be a local facility but one that will cater to the all of the Lower Mainland.

Accordingly, it could be built anywhere on the Lower Mainland – as such the only reason for the [District] to consider it here – is for the revenues it will bring.

Community costs – what is the value to put on destroying a neighbourhood? Immediate real estate costs may be \$1.3M, as we have discussed. That is a large number, especially coming out of the pocket of existing residents! And yet staff wants you to consider the merits of this proposal without identifying any of these costs to the community.

In conclusion:

We pay well for Police to protect our neighbourhood and we get it

We pay well for a Fire Department to protect our homes and also receive good service

We pay well for Planners to be on our side – the side that should consider and make a priority the rights and concerns of existing residents and the character of existing neighbourhoods BEFORE considering making changes. I don't think that's what we're getting!

Instead, as residents, nbrs, and voters, **we feel we are always one step behind Planning, staff, and the devpr – we are never fully informed or considered, and always put in the position of having to defend our views that our nbrhd will be significantly damaged and that the value our properties will be reduced by this project.**

There's something wrong here. Thank you for your time.

{some applause}

> **Keith Pople** [text supplied]: I am a **director of ADRA** and speaking on their behalf this evening in opposition to Milliken's proposal to construct a Senior Living Residence at Taylor way and Keith Road.

ADRA has been following this rezoning application for some time. Our directors have attended Open House Presentations regarding the proposal and have discussed it with Sentinel Hill residents many times who are opposing the application.

We commend this group for their action and manner in which they have communicated and met with property owners on Sentinel Hill. We understand they have received positive support from ppl spoken to, for the positions they have expressed this evening.

ADRA's position regarding this spot zoning application is:

- All spot zoning proposals should provide residents with the opportunity to provide meaningful neighbourhood input at an early stage of the application. Sentinel Hill residents were not afforded this opportunity.
- The new Keith Road and round-about between Taylor Way and 11th Street was designed and constructed to accommodate the additional traffic generated by the Evelyn Drive devt. I was a mbr of that too. This recently upgraded road was not designed to accommodate the add'l traffic imposed by the Milliken devt.
- If there is a demonstrated need for this type of accommodation it should be constructed in an area which is currently zoned to accommodate this type of devt – not in an area designated for sgl-family residences.

> **Cathy (sp?) Palmer:** I live on Keith Rd

re some of the process; v concerned about what told you tonight
attended and got parking report; what I didn't expect was report in support; the ppl I sat with were all against.
traffic and parking spoken about tonight; not enough parking; ppl now not allowed to get to TWay.
asked about staff parking and as told not a problem b/c they'd wdn't have enough salary for a car
yet told to benefit all of WV; when change on TWay

become a further prob; suggest decline this proposal and finding another way to assist seniors in the future

> **Carolanne Reynolds:** Good evening, Mayor and Ccl. I just have some questions, concerns, and suggestions
btw, I was plsd to see the retention of trees and the removal of invasive species addressed, but my first concern is
wrt the nbrhd.

Some months ago the residents sent in a letter indicating the process they had been led to believe wd take place,
including informing them -- but that process has not been followed.

I hope this has been addressed.

This upzoning will have considerable impact on the nbrhd, and as you know, I've spoken before, the nbrhd must be included in the discussions on what's being done. That's their quality of life. That's their life, that's where they live.

Pls allow me to recommend that there be a template for the process involving a rezoning. It wd indicate when residents wd be informed, and when information made public, thus ensuring nbrs are included and input welcomed -- EARLY in the process. and in a timely manner.

So I hope something will be done to mitigate and address what the nbrs, quite rightly concerned, hv brought up.
My second, of course, is not just that we shd hv a process of how this shd be done, so you can look at it and see what step we are on, if something's going on in our nbrhd.

There's also the question of Uplift, quite rightly known as Windfall in the States.

Perhaps I've missed it but I don't see the Uplift amt in the documentation. It's calculated before decisions made wrt Cmnty Benefits [CBs] or Cmnty Amenity Contributions [CACs].

Again, if you have a template with the Uplift section, it will be filled in for all to see.

I understand that the policy is to indicate Uplift, whether it's commercial or not, so that we know what's involved, and I listened tonight -- what a v good point being made -- that the two ppl who sold their properties are going to have an increase in value of their props, while the ppl who stay in the nbrhd, their assessments go down. that, but I do think we shd know what the Uplift is for this devt, and I also agree that you shd hv a study of all of the nbrhds to see where it wd be desirable to have [such a srs' devt] and maybe ratepayer/cmnty groups can get together and say we'll take one over here, we'll take one over there so that they don't have things imposed on them. I think that's the part that upsets them.

We all want to do our part and help the seniors, but we want to be involved in the decision-making and have compromises to do the best for everybody.

Thank you.

Tom Rafael: not intending to speak; two observations:

just saw the staff report, surprised the turnabout on Keith Rd is not shown on the map

attended Sept 28th mtg and agree with speaker objecting to traffic and parking

report seems to indicate something can be done about parking, but nothing about traffic

Ccl to recognize Cedardale is a locked-in cmnty. There are only -- 500 residences -- only two exits out of Cedardale now that they've closed the exit out to the hwy (I've lived there since 1977). The only two ways out are Keith Rd, the intersection we're talking about, and Inglewood; those two intersections are inter-related. When traffic builds.... 500 residents stuck in their cmnty. This proj is going to contribute to the problem for existing residents. That's one point.

The second point.

I've read the traffic study. Disappointed in staff in not focusing on this. But the study indicates in its conclusions that their driveway -- possible to put the SLIDE up? ...

the study looks at the backing up of traffic, on Keith Rd, in a westerly direction

Keith Rd is to the right of that diagram -- not shown but shd be. The proponent indicates traffic will back up down in peak hours so that means M-F, and block that driveway, so will be blocked for those residents, emergency vehicles, etc

{ding} Just heard the bell.

Really think there shd be more communication between staff and the public and Cedardale particularly.

Mayor: anyone else?

{from gallery}: is it possible to get the raw data from the survey that was done? specific questions, and answers?

Mayor: comment on that?

Sokol: don't think that wd be a problem

want to clarify that the info, numbers provided, was not the sum total of attendees at the mtg, just of the questionnaires returned

{from gallery: all I'm asking for was reply}

TP moved: THAT

1...the project advance in the application review process;

2. Staff bring forward proposed bylaws to amend the OCP/Zoning Bylaws, and a proposed Devt Permit for Ccl consideration, subject to prelim devt plans for ... (proposed 'Maison Srs' Living') being further detailed, specifically:

- a. to provide more nbrhd contextual information (for re-submission to the Design Review Committee);
- b. to be more responsive to context and materials;
- c. by blending the buildings with a cohesive architecture with more variety to the massing and materiality;
- d. to increase the amount of [usable] open space;
- e. by re-examining tree retention with invasive species in mind;
- f. by providing a more specific sustainability approach;
- g. by considering screening to create boundaries without a linear fence; and
- h. by looking at ways to mitigate light pollution to neighbouring residents.

TP: always find these challenging; met with nbrhd, heard concerns; always stressful find nbrhd changing from when you moved in

been through ev, believe there's some merit to this proj; housing we need in WV

My concerns, going through H3, further devt around a degree of separation, ensuring the nbrhd character maintained cd stay as two sgl-fam homes but cd be five sgl-fam homes on those two props if that went forward, there wd be no devt permit guidelines so you wd not be able to have this conversation can't hv conversation as we're having

Someone from gallery: I, uh

Mayor: can't

TP: can't speak, we're in debate

moving forward, want it to go to DRC, more work to be done; doesn't mean that's what we're approving, a step.

proponent to do a better job within your nbrhd character

hv heard loud and clear what process was; understand it but at the same time, our staff try to do the best job they can within the procedures

MB: cd staff address the CAC issue? or the Uplift

Sokol: typically prepare CAC report at the time the bylaw is presented to Ccl

at this stage, cd be change of design, diff no of beds, etc so we tend to wait until clearly define

MB: cd be answered by staff or proponent re lighting and comings-and-goings (staff, shifts)

Sokol: applicant better prepared to respond

Don Milliken: re parking and staffing, we'll have during day at peak ~50 staff, evening 20, night, four; will fluctuate a little intention is that the entire bldg for assisted living, memory care (Alzheimer's); need out of control light transfer -- rear portion three storeys; have dropped bldg a storey and a half; b/c of topography about a storey and a half exposed; if light on cdn't see it

landscaping leaving in place lots on Eden Place; intending to spend \$400K on 25 - 30ft mature trees (have to get) to augment

gone to each of the five props, three photos to see what view is, before and after (with trees)

fencing, high landscaping to screen light

for privacy for everybody, screens in room closed -- light, slim

traffic, sent info to Ccl; none of our residents [drives], 90% of staff don't have cars -- nature of employees -- take transit and bus stop across TWay

parking, ten stalls for sr staff wch leaves us 30; don't have visiting hours; typically don't come at peak time (come between 7am to 10pm).....

Mayor: thank you for that re lighting -- and whatever the other question was

You're ploughing into your five minutes, Cclr Booth

MB: acknowledge the nbrs here not happy

Mayor: yes

MB: with this proposal and I know several of you personally -- makes it more difficult for me; met with all of you heard ev sgl concern; v informative; privacy, setbacks, landscaping, lighting, barrier; effect on the nbrhd; traffic, parking this is part of the process; PH down the road

wd like to go to next step; attended the DRC mtg, encouraged by their comments.....

our job is to balance the views of the nbrs with the need of the greater cmnty

no doubt need for this type of housing in WV, this is housing -- memory, Alzheimer's, cd affect any one of us; **44% of the residents of Ambleside are over 55**

have a responsibility to our citizens, next to transportation

Filipino caregivers and are our nannies, coming on the bus

This is going to be the first of several.....

right now we don't have assisted living, we have independent living

We're in the first years of the 18 years of greying, a tsunami

wd like to move this to the next stage..... tough decision; in my heart have to move this forward. Sorry

{the sound system!}

Mayor: Cclr Gambioli--

Sop: point of order, Mayor Smith. Is there a monster in the speaker box?

I had the button pushed here right from the time that Ms Berg had sat down and finished to ask--

Mayor: --just, just, just -- Ms Scholes, can you tell us how this works b/c I'm just going by your current speaker cue

Sop: I got the notice, something's not--

Mayor: let's not talk at once. I asked Ms Scholes to explain how this works so we all are clear. Nora Gambioli followed by Bill Soprovich, am I right?

SSch: Cclr Sop is correct

Sop: hear, hear

Mayor: why is it all of a sudden Nora Gambioli on top?

SSch: {inaudible}

Sop: I will beg off to my colleague there

SSch: there's an issue wrt the number of microphones that are active--

Mayor: so just to be clear, when I see names on there, I just flip a coin? b/c I don't know who's first and who's second... all right. I'm not going to say anything more you give up?

NG (to Sop): in the interests of fairness, pls

{the saga of the microphones -- v annoying to all, quite apart from sometimes not being able to hear}

Sop: thank you

question first and foremost -- consideration in report, is this to be a resubmission to the Design Panel?

LB: yes, back to DRC

Sop: in fairness to a sgl-fam nbrhd, if a trend along a corridor -- synagogue, private hospital, shopping ctr, residential on east side of TWay, not been some consideration, forecast, down the road a commercial strip? and at what pt in time residents aware? in fairness?

{good point, Sop}

Sokol: you're describing a signif landuse change over an entire corridor, wd only see happen through a major public outreach initiative being put fwd by Ccl perhaps, or other mbrs of the cmnty and with that, then go through a signif public consultation process, and ultimately anything like that wd only be approved by Ccl.

{but with those things Sop mentioned already there, isn't that a clue at least to do a study/plan?}

Not unfair to spot-zone as you go along rather than plan so residents know what is happening???

not something staff wd initiate unless directed by Ccl

Sop: decision by Ccl then is that we'll spot our way through, then, the entire area?

{LAUGHTER AND APPLAUSE}

Sokol: don't know if that's Ccl's decision; this is based upon one applicn that has come in, and staff has recommended go forward for Ccl's consideration

Sop: thank you for that

over the years, myself and colleagues, prev ccls, change -- some good and different. Wonder if realization around this table the blood, sweat, and tears individs wd go through getting a home in WV.

Many of us when younger did that..... blessed able to do it years ago

last ten years onerous, props rise; big intrusion for the last ten years to see props rise

My feeling is this is a big intrusion on the area residents as far as their prop values

don't think any commercial interest shd go ahead and overpower the quality of life and the character of nbrhd, specifically in this area. Know it's happened in others. But in this one, how can you have a wonderful cul-de-sac lead-in street and then suddenly a decision just to thwart that.

For everybody concerned, impact everyone, prop value; one by one they'll sell out, probably take a loss -- where do they go from there?

I think it shd be stopped in its tracks right now.

APPLAUSE

NG: one comment and six questions; hope answers will be concise b/c only have five min; well, ten if I speak twice

An excellent idea that Carolanne Reynolds proposed, to have a template for these kinds of issues

{thank you, Nora!}

I do agree that our processes to this point haven't been great in engaging residents for applicns {of this kind/nature} early on enough in the process. **I wd like to see a template created, so I think it's an excellent suggestion.**

That was my comment.

how many sq ft is this proposed building?

Mayor: Ms Berg, have you that info?

NG: I looked in the large pkg but cdn't find it, just area percentage coverage compared to the total area

{hm; that's odd -- why wd it not be in the doc/info/package? and why didn't Planning know or have the info to hand?}

while you're looking for that answer, staff have told us **if subdivided these two lots wd hv five sgl-fam lots with 5Ksf homes, 2500sf basements plus garages, wch means at least 8Ksf wch is about 40Ksf of built homes.**

My concern is that if that happens, wd be a worse scenario. I know b/c my next-door nbr cut down all 21 trees next to us to build a duplex and the duplex is 4ft from the prop line -- I love my new nbrs, but the point is that it was a real shock.

They also have lights on outside all night long wch shine into my bedroom, wch are 4ft from my prop line.

just concerned about the alternative -- family homes, v large

Sokol: site area is 6,430sm and **FAR of 1.1** so we'd be looking a 7Ksm -- pls don't ask me to do the conversion

{hm? it's times 10.7 so multiplying by 11 is close enough OR why not bring a conversion table to the ccl mtg?

Better still, most in WV still think in Imperial, have policy of putting both figs in material.}

NG: between 60 and 70Ksf

{76Ksf actually}

Sokol: if sgl-fam homes built wd be up to .35, less than that -- sgl-fam homes without the design control

NG: 40Ksf vs 60 or 70Ksf and potentially not a sgl tree left, five or six lots

alternative may even look worse to nbrs

also sent a note to staff, someone said maybe look at a diff location for such things, where properly zoned no matter where we want to build such an institution in a nbrhd wd get pushback so curious about alternatives that cd be built under zoning we wdn't have to change; facilitating access and transit

know parking an issue; proponent cd address along TWay

questions from comments -- charge to live there?

Ans: does vary; **starts at \$5500/mo all-inclusive**; some residents will require a lot more care than other residents

NG: catchment area?

Ans: our intention, I live in WV and have for decades; my mother who lives here and who has 24-hr care and lives on Bellevue and will be the first resident, I hope. **Our study focused just on WV, so demand that we determined -- income, available, no govt funding -- was for 900 beds**

NG: but it's true than anyone outside of WV will be able to apply; any sort of system promoting WV?

Ans: thank you for asking; have proposed, flexible on timing; **offer absolute priority for first four months exclusively to seniors either living in WV or family mbrs supporting those seniors, and often it's both**

Mayor: before going to Cclr Lewis, need some help, not tonight, from Ms Leemhuis, our Acting CAO, b/c it's v difficult to ah, you know, the motion's on the floor and Ccl is supposed to be debating the motion, and we end up debating with the proponent of the proj with a bunch of questions that cd clearly hv bn asked in advance of the mtg, and that was the purpose of [your] getting the agendas out so much earlier. So we need a process to move fwd in the Ccl debate so that we're debating amongst ourselves; perhaps you can give some thought to that, come up with some sterling suggestions.

NL: thank you, Mr Mayor

ML: this proj seems to have changed over the last little while in the documentation -- looking at the elevation north looking south; I see a wall, three storeys, and then I hear the description, we cut into side of the hill, it's only a storey and a half. little bit perplexed as to what it is I'm evaluating, not reflective of what we're evaluating today hard-pressed to make any decision let alone for or against it; a couple of things

think this proj has brought to our attention, appropriately, what was referred to as spot-zoning creep

we need to take some time to consider as a Ccl, from PkR to Evelyn Dr, to now this; what happens as we get to Anderson Crescent and as we get up to Inglewood where the private hospital is and then all of a sudden the west side of TWay is looking v different [from] five yrs ago; residential to more and more commercial. Also had the Ravenwood proposal on the east side of TWay; wd'n't be surprised to see that come back to us.....

v valid discussion this Ccl shd hv

concerned this recomm in front of us doesn't address much of what I heard raised this evening: nbrhd character; impact on what I think is a gem of a nbrhd -- drive down to Eden Place and you think: My word, why I didn't know about this, a terrific little area --, and I think we need to respect and keep paramount the concerns and expectations of the nbrhd.

In my mind, and said it before wrt props across from the United Church, the Geller proj, always the needs of the nbrhd and of the cmnty trump those of any devt applicn. We need to be consistent. Really what I heard as concerns are addressed tonight by either item 1 or 2.

unless either amendments or changes to it, I don't really see sev mos from now we'll have any more info to make decision. And I'm concerned about asking staff to go ahead and do all the bylaws, amendments to the OCP; as Sokol has pointed out in the past, if Ccl gives that direction, while not an overt, an implicit, expectation the proj is going to move fwd, and I certainly do not have that level of confidence on this proj at this moment.

Mayor: after I make my remarks, I'll ask Mr Sokol if any other options b/c I share Cclr Lewis's thoughts.

This is a v difficult decision. We do have a need in WV, clearly, and as a cmnty in WV when we identify a need we roll up our sleeves and address the need.

In this case, **I don't think this Ccl or any other Ccl has the right to negatively impact ppl's prop values. That's something, as has bn said, most ppl's net worth is tied up in their home, and they make a big investment to have a home in WV, and you rely on Ccl to protect your investment.**

So, I'll start by saying that, but I don't want to necessarily throw the whole proj out; we do need the proj; I compare where we are now with what happened with Pacific Arbour, another proj that we needed, who worked tirelessly with all of the ppl around there, including the seniors' co-op right behind the devt that was obviously going to be Impacted by his six- or seven-storey bldg, and eventually got unanimous approval that this was something that the nbrhd cd support. And tonight, we're hearing to his credit that Mr Milliken has been meeting with nbrs on the weekend, showing view corridors and that, but the point is, this shd hv happened long before now, I wd suggest. This stage we shd hv more of a buy-in from ppl, you know. all of the questions we're listening to, various things we're expecting the Design Cmte to comment on, that shd be basically put to bed.

Mr Sokol, are there any other options Ccl cd pursue tonight other than passing this motion?

Sokol: part of the confusion over three or one and a half storeys is a result of the applicant actually refining his proposal, trying to address some of the issues raised at the Design Review Cmte, and as a result of his meeting with the nbrs.

If Ccl does not feel comfortable with directing staff to prepare bylaws, what I might suggest is that you direct the proj back to the DRC where the applicant can work with the DRC to address the concerns outlined in motion 2. Upon successful resoln at the DRC, then at that point returning to Ccl for consideration of bylaws.

Mayor: wd seem to be a sound path through the maze. We have a motion on the floor moved and seconded.

in favour? None? **Motion is defeated.**

another motion?

MB: move applicant refine the proposal and go back to the DRC ...

Mayor: capture?

Sokol (totally unintelligible, then): bring it back to Ccl for prep of bylaws

ML (whose mic apparently is not working either, something including): cmnty engagement? nbrhd; feel concerns heard, [hope] addressed.....

Sokol, inaudible until: if you like we can hold another public mtg

ML: make that as a friendly amendment

Mayor: perhaps motion cd say directed back to the DRC to address these concerns, applicant to meet with the nbrs to specifically address the remaining nbrhd concerns, something like that might work

MB: yes, those two parts...

Mayor: any discussion on that motion. Cclr Sop?

{re mic} there you go

Sop: it just failed; it was a motion for resubmission to the DRC. It just failed.

so now we're making a new motion to send it back to the DRC. Can't figure that one out.

ML: the first part of the motion was {again, can't hear}

Sop: what I'm gathering is it's not going to bylaws, Mr Sokol

Sokol: no, it's not.

Sop: and it'll go back to Review; as Cclr Lewis says, public process has to be reinstigated as far as I'm concerned

Sokol: for clarification, wd you like the public mtg to be focused on the Eden Place residents or the larger cmnty?

Sop: my position is that the most affected shd hv a say and it shd hv a focus; and there shd be another focus in the whole area for future discussions

Mayor: before we get off--

Sop: --I'm on track, Mayor Smith, I'm on track

Mayor: well, I'm just trying to clarify what you're saying, you make a good point

meet with nbrs so that's more than Eden Place

Sokol: if that's Ccl's wish, we can certainly do that

ML (v soft but cd make it out): if a lack of interest, ppl won't show up

Mayor: anybody else want to speak to this motion or are we all clear in our minds?

NG (waiting re mic): *held hostage to the button*

I wd argue it wd be a better idea, understand this motion dealing with the commentary of ppl who have already spoken/written to us, as opposed to going back to the start, a humongous process; we have come a long way already. don't know if we have to go back to square one

Mayor: surely staff have enough from hearing {tonight}; clear re expectations

Sokol: will repeat expectations; primarily to work closely with the immediately impacted nbrs

Mayor: with the immediate nbrhds and the applicant to address these concerns. Okay, clear enough?

Sokol: yes

Mayor: clear enough now going back to Cclr Sop

Sop: I don't think it's just the nbrhd, it's the general broad area

Mayor: he gets that

Sop: he said just the--

Mayor: No, the West Vancouver nbrhd

Sop: as long as that's clarified

Mayor: Anybody in WV that wants to comment on this, staff will give them the opp

otherwise we're going to just be here debating about how big the nbrhd shd be and wch streets in and wch out

{Someone's unintelligible comment}

Perfect. Then Planning knows exactly. So, can I call the question? in favour? opposed? **then carries unanimously**

>>> UPDATE -- TWO REPORTS from those who attended the DRC mtg Oct 17:

> ONE -- from Diamond Karim:

Both Chris Loat and I got an opportunity to speak. The following are the points.

1. We once again invited DRC panel and the staff to come and personally visit the 5 homes and the neighbourhood to fully appreciate our concerns. Also one of the panel members, Keith Fenton had already done so and was thanked for visiting us. (Fyi We have invited the DRC panel and staff before).
2. The model of the proposed development used in the presentation did not show other homes affected. In July 25 DRC meeting one of the DRC panel member had asked that of the Milliken's architect.
3. Milliken's landscape architect in his presentation mentioned that "matured trees" will be used for screening. Whereas when the developer met with us (4 homes' representatives) on weekend he had specifically mentioned that they will bring 25 feet or higher matured trees from US as they are not available in Vancouver.

> TWO -- from Christopher and Veronica Loat

In response to your email about the DRC meeting last Thursday (attended by six of us from Eden Place), we thought the presentation was poor and hard to follow which is exactly how this whole project has been presented from the start. The Maison development was not approved by the DRC and was sent back to the drawing board with the recommendation that they address the following issues :

- Outdoor space inadequate
- Excessive massing
- Program outdoor space more effectively
- Use green roof as seating and walking areas
- Provide section for buildings through the site and through neighbouring building so we can see connections
- Use wood composites instead of wood for longer durability and less maintenance (main beams OK, consider composites for latticework and trims etc)
- Provide a material board with real samples
- Include a covenant that guarantees the implementation of an operational regime that address light pollution to neighbouring properties plus a tree planting covenant for future owners.

During the public question period, we brought to their attention the fact that the model had not been rectified as previously requested, and did not show the height and scale of the nbrhd properties. We also repeated our invitation to them to visit the area and see for themselves the real impact that this devt would have in its currently proposed location.

We also believe that the DRC oversteps its mandate when it expresses opinions on zoning issues i.e. by stating that "whatever happens, this location will never again be a single-family dwelling zone".

7. Ambleside Activation Next Steps: Landscape Plan – Millennium Park to Music Box Facility

AM: working to create a unified waterfront park, Millennium to Lawson

Amb Activation Report; landscape plan; pls to present this to Ccl

Andrew Banks: pls to present, based on Mar 11 report

subject to budget approval over next few months; consult re cmnty gardens

will go through the plan SLIDES

Godfrey House will be demolished v shortly; retain key elements, eg flagstones; working closely with Mr Godfrey toward Music Box, large cmnty lawn....; north, screen, more seating area....

make cmnty gardens feature in park....

goal to seek permission to speak to cmnty garden permit holders; six plots, subdivide to create as many ready for questions

Mayor: ... hear from public first?

Sop: can we ask some questions first before public?

Mayor: Ms Leemhuis, I don't think Ccl is getting your directive quite the way that we'd hoped so, Ccl do you want to hear from public or ask questions first?

Some: public

Mayor: so, Cclr Sop, you're outvoted. Start with Anne Cross (sp?)

AC: don't have anything prepared b/c just got a call Fri afternoon, didn't know what about talk to garden ppl, wd be good; doesn't seem to be room for 28 plots there for ppl to continue; sad b/c spent so much time. Means a lot to us.

Says we need to public more but we talk to public when they come through all the time.

wonderful, lucky to have this; appreciate consultation on the way the park is going to look.

Mayor: purpose of the motion; thank you for coming in

Ruth Mabbutt: had a garden plot for about eight years; ask Ccl to approve the cmnty gardens understand there's a two-yr waiting list; need for more gardens

why space taken for parking in front of the Music Box when there's parking on Argyle?

space cd be used for more gardens

some large trees can't put garden underneath

Mayor: if you make that suggestion in the consultations, staff will take it under advisement

There is parking at the Music Box now, so staff trying to protect what's there

Juanita Allan: the first gardener in this area; watched the house float away the day before asked staff what was happening; said maybe a garden so next morning first putting my name down and have now been there 17 years. Wonderful privilege.

I have experienced total cmnty in this garden

Chn come through and say, that's a snapdragon.....

cut flowers for ppl in their wheelchairs

language is no barrier; ppl come through the gardens; same flowers, vegetables; shd be extended more this cmnty, a piece of paradise; why do we have to make it commercial?

cmnty gardens is what WV was made of

bring more chn, more ppl; not costing you anything

{some chuckles; maybe thinking about the prop worth maybe \$4M?}

Mayor: and we appreciate it ma'am. Mr Ken Reeves

while he's coming up, I know Anne Mooi is aware of the need for more gardens; think of how to do that

AM: love to say we're opening cmnty gardens throughout WV; just opened one Gleneagles Cmnty Ctr

know the value to the cmnty and are committed

Ken Rees: I also have a garden

it says: "staff seek input from the cmnty garden" who wrote that?

you talk to us, we have had mtgs, why did you do that?

Mayor: pls direct your comments to Ccl so we can hv some semblance of order

KR: okay, can I get an answer?

Mayor: after you finish, I'll ask Mr Banks to respond

KR: we didn't know anything about this till Friday; think it was Friday I got a phone call

cd we get a map of this to see what's going on b/c we haven't a clue; don't think anyone else has but that's another matter

Rmd, Vanc, NV, opening cmnty gardens, WV none. That's it.

Mayor: app your remarks. Andrew, do you want to respond? Some of the questions you asked are why staff want to consult with the garden holders

ABanks: plan doesn't get into details; am seeking going to talk to you and others, for those details; so all proud of

Mayor: well said; thank you, Mr Banks

KR: you know what wd be a good idea? put a big lake in there and I can put my power boat

Mayor: app your coming; anyone else?

Elaine McHarg: had no intention to speak; I have no garden, in fact I kill anything in my own garden

great applaud and respect for individs who do a good job there

suggest you speak to more than just the garden holders; do think there are stakeholders such as kindergarten who wander down, go through those gates and have a wonderful experience.....

know intention to expand but may be others.... chn now older... you may want to expand it

MB moved: THAT

1. Staff seek input from the community garden permit holders for the reconfigured community garden component as shown in the 'Landscape Plan - Millennium Park to Music Box Facility'; and that
2. Staff consider the input from the community garden permit holders to refine the design for the community garden component of the 'Landscape Plan - Millennium Park to Music Box Facility'.

I'm thinking of Ms McHarg's comments--

Mayor: --okay, seconded by Cclr Lewis. Cclr Booth, did you want to speak to the motion?

{muffled chuckles}

MB: I'm completely in favour of this, I--

Mayor: all you need to say

{laughter}

you're welcome to speak to it if you want but if you haven't got anything more to say, that's, we don't--

MB: --I wd make a friendly amendment: "to any others, as staff sees fit"

Mayor: sorry, where's the amendment going?

MB: No. 1, "in the cmnty"

Mayor: that's a bit vague; Mr Banks, do you want to comment?

MB: issues around demand that can be addressed by the current permit holders but there may be other issues around cmnty demand that can't be addressed by the current permit holders that wd be the question I'd be interested in the intergenerational piece cd be an added benefit; maybe a school...

Sop [again re the mic]: is this on? I got a light on here [!]

ABanks: so, Mr Mayor -- I've got the light

{laughter}

staff will be posting this plan up on the site; will generate feedback; will take all into consideration

our practice has been v successful to date

will be working with the cmnty

gardens as a whole, parks plan for more over next few years

a high use site, plan balances all that; consult on this design, nice product all will be proud of in the end

Mayor: so maybe if it had said "staff seek input for the reconfigured cmnty garden component as shown on the landscape

xxx and that staff consider input from the cmnty garden permit holders to refine the design of just the gardens"

so just take out "from... holders" and say staff seek input b/c as you say, going to put a big sign up and ... so really seeking input.

Cclr Sop, I can see you're chomping at the bit to say something. You're live.

Sop: months ago under four ft of water; what mitigation going to take place

cd recur; need some protection

ABanks: plan to move gdns away from the ocean to Argyle; gentle berm along southern edge

push the 3m gravel path more protection

Sop: wd area be bermed?

AB: up to a metre high

TP: I'm getting a little confused; gardeners know what's going on; haven't heard anything against; info on tweaking don't want it to get bigger than it needs to me; comfortable with what in front of me

documented in Parks Master Plan; is an identity in WV; to me, straightforward; moving forward

making it a bit more complicated than we need to

NG: C'mon light {for mic}, there we go

so Godfrey's house is coming down this fall, is that correct?

Mayor: what we heard, yes

NG: the cmnty garden plots to be moved are at 1534, this diagram, not ones in 1400blk, will stay the same

{no mic, comment muffled}

NG: oh, so 28 plots, half

they wd hv to be moved and ready to go by spring, veggies, so we don't have a lot of time in the scheme of govt bureaucracy

so all consultation in next few months

plan wonderful, total confidence in the Parks Dept esp since John Lawson Pk a great success in your ability to consult. go for it

Mayor: so ev clear, seek input re config of the cmnty gdns

8. Ambleside Market Studies – Response from Coriolis Consulting Corp. and Urbanics Consultants

Mayor: these studies for the public

Sop moved: THAT

1. Council receive for information the report dated September 19, 2013...., and

2. Ccl direct staff to **circulate the reports for public review and comment and report back** to Council in December.

NG: just want to note reports being av to [listed] orgs. Want to suggest limited. I cd give ten copies to [some] groups. Not certain that's enough consultation. Okay?

Sokol: let staff know and be happy to make copies and deliver or give to you to

MB: like this report; worry about accessibility of the report; know there are executive summaries; maybe an addl precis; don't think the exec summary captures it all; perhaps something in the middle between that and 267 pages

Sokol: cd separate the appendices; still be av; the entire report will be av on the website -- save a lot of paper.

9. Interim Spirit Trail through Ambleside – 13th to 16th Streets (File: 1785-19) Attachments A to D

RF: introductory remarks before handing it over to John McMahon

NSh Spirit Trail vision is a continuous multi-use pathway, some day from Deep Cove to HBay

in WV, fortunate proceeded, Ccl priority through Ambleside, at Mar 11 mtg activation

proposal; supported by (listed groups); Trail presently ends at 13th through Amb Pk and Argyle frequently used a number of challenges continuing through Amb; Dist has yet to acquire all the waterfront props, at present require vehicle access

hv seen surge of cyclist and ped use yet nearest concrete sidewalk is N of the rlwy tracks

16th/17th no vehicle access, just cyclists and peds

jumble of access

interim is to improve on current; formal reallocation of space there

what planning

JMcM: SLIDES trail ends at 13th; vehicular access has to turn up 16th conceptual sketch; trying to find compromise on these three blocks

purpose of this interim, low cost; compromises: space allocn, three: parking (parallel where there's angle now), drive, trail concrete capital work, curbs at ends of block; narrow pinch-points; proposal to move back for cars to go through 1400, 1500, similar to 1300

pros and cons; PROS: increased safety (over seven years 75 incidents according to ICBC but doesn't include not cars; have anecdotal reports); relative low-cost soln, \$80K; extends Spirit Trail where a lot of conflicts now; tried to find best compromises; CONS: loss of parking going to parallel, can create ~30 here (13 to 28 stalls)

RF: staff have tried to mitigate; parking the most signif impact; think we can offset that

Walker proposal may be coming, through CACs, cd be 20 to 35 add'l spaces

on the whole staff recommend proceeding; needs disc with CN but favourable

Peter Schofield: is the mic on?

here to support this recomm, was on the Transp WG

reading through, read part ("continuous walkway through the waterfront area, consider xxx re parking")

problems: it is ot a continuous walkway; there is no signage; disorderly cars, bikes, etc

13th to 15th congested, two walkways

angled parking is hazardous, easy to get in but difficult to see coming

Argyle is not a designated cycling route but Bellevue is; Argyle vehicle one-way so against cyclists

this plan solves prob at 13th

Mayor: former cclr Bob Wyckham

Bob Wyckham: think this is a wonderful proposal, congratulate Mr Fung for pushing it

easterly end, crossing of 13th, notice on the plan, marking on the roadway, Argyle and SpTrail

b/c extremely dangerous area, suggest flashing light

not fam with park makes dangerous

suggest marker to differentiate between walking/cycling trail and where cars are turning

angle parking imp, cars come down Argyle looking for parking; important segregated from walking/cycling

maybe some gravel 18th to 19th, used by cyclists and also those ppl who follow the (seawall) rules and don't walk their dog[s]

Paul Hundal: I'm opposed to this plan, lived in Amb for 28 years; I'm a cyclist and a walker

prob I see is that there's already congestion but when you compress as this plan does, you increase congestion now cyclists, strollers, weaving through the public: use largest corridor to allow this to take place [otherwise] congestion so this plan will end up being a waste of money

wrt loss of parking, don't think it says here, but the actual loss is 48 parking stalls; the offset shd be done anyway one of the banes of our existence living in Amb is the lack of parking. When I want to go for something quick to buy from the store, it's easier to go to PkR than it is to shop in Amb. I rarely shop in Amb using my vehicle b/c I can't stand the nightmare just driving in circles and congestion, so there's already a shortage of parking. If there's 30 spots that can be put in Amb Pk, that shd be done independently anyway, that shdn't be linked to this. That's not an offset, that's something we NEED.

Looking at it independently, you're talking about a loss of 48 parking stalls along this three-blk proj over the summer, one of my jobs to pick up the grandkids at the Sailing Club after work -- no parking so ended up parking at the Police lot most times

already insufficient parking; take away 48 stalls, that's serious impact.

the other prob, if this whole proj for the seven-storey {1300blk proposal} goes through, going to lose parking for three years, no parking cuz for construction (site and workers)

if art gallery being built at Lawson Pk, going to lose all that parking, so the timing does not work

You're taking away 48 spots at the same time as losing parking all around there; there's a serious prob here that's not been addressed

not going to work for cyclists or pedestrians as well b/c of the compression so leave the angle parking, in my opinion

Mayor: motion to go past 10 o'clock, sorry to say

Carries unanimously

NG moved: THAT Council supports [sic] implementation of an Interim Spirit Trail along Argyle Ave between 13th and 16th Streets, as outlined in the report dated Sept 18 from the Mgr, Roads and Utilities.

in favour, report clear, pros and cons, angle parking, v dangerous

this is an interim plan so we can still make adjustments; cars getting a lot more [space]

if ev squished into one side, we'll, as read out by Mr Schofield, realize make wider to completely eliminate cars from Argyle Ave

TP {mic not on}: xxx supposed to

glad mentioned continuous public walkway, guiding principle

glad moving in that direction, safer for recreational cyclists, angle parking better for kids, cyclists

key is signage; needed; supporting this plan

Sop: prob between 24th, 25th on south Bellevue

residents were concerned about cars backing up, angle parking; painted a line wch said to ev, stay to the right of that line walking east, west, left of it; seemed to solve the prob; move was to eliminate xxx

is it not our intention to see over time removal of all the cars on Argyle and SpTrail to be next to the CN tracks?

JMcM: choice of where SpT will go lot more disc further down the road

safe to say CN wd not be in favour having immediately adjacent to the tracks

ev else up for disc, that's why this is an interim soln

Sop: next seven to eight years construction perhaps on Bellevue, other places, maybe even Amb events, two concerts a year....this model you're eliminating about 50 spots and the pickup is way down the road in light of all that construction, in my view wd be advantageous not to eliminate the parking. Period.
 cd put a line [as] you did in Dundarave, at least keep ppl within that venue and keep the parking if something happens at 1300 and they take over the tennis courts, that parking's gone
why not look at a plan that wd at least a bigger area in Amb for parking?

Mayor: think Ms Leemhuis wants to comment

NL: questions of this nature are v difficult for staff to respond to on the spur of the moment it's much more helpful if questions are presented to staff earlier so that they can either respond to them in written format and bring them forward to Ccl and the cmnty. I'm sure John has the answer but wdn't be able to give as full an answer to some of the questions wch again is why I wd request that Ccl pls put their questions to staff in advance

**Sop: Mayor Smith, under this circle here in a democracy, why am I having a zipper put on my mouth?
 I shd hv the freedom to ask this gentleman about my decision as to why I may or may not like this.**

Mayor: it's 10 o'clock

Sop: this is getting ridiculous

Mayor: when a motion is put on the floor, the purpose is to debate the motion, pro or con

Sop: ask a question, write it down on paper beforehand?

I asked a question today and I was referred back to this locale

Mayor: I think what Ms Leemhuis is saying is that it's 10 o'clock at night and we're staggering toward the finish line

{The mic system is incredible; often not on. You can see the red light go off so the Mayor's sound is cut off while he's speaking!}

this... every ccl mbr gets the full package complete with staff reports more than a week in advance what she's asking is, if there are questions -- and there always are -- just give the staff mbr an opp to respond to the question, having time to think about the question and give you a fruitful response.

Sop: and I do that already

Mayor: perfect. So, do you want to speak pro or con for this motion?

Sop: Well, I'll go against it then, tyvm. I'm not getting all my answers here, I'm being zipped up.

Mayor: no, you're not

Sop: Yes, I am, I am

Mayor: never--

Sop: this is not the right way to do this, and you know it

Mayor: okay

ML: I think this loss of parking is a mistake..... probably shd hv further dialogue with the Chamber and with the Biz Assn don't believe it's going to work, don't believe it's as big a prob as suggesting it might be today wrt probs that exist down there

don't see anything that quantifies number of accidents, injuries, any of those sorts of things
 do know going to be a whole lot of construction, whole lot of parking go off-line for a period of time and I don't think we shd contribute by taking an addl 48 spots

Mayor: Mr Fung, did you have any comment about this issue?

RF: app Ms Leemhuis's comments; to address Cclr Sop's question wrt Dundarave

the situation we have in this corridor is busier than Dund; wd be as Mr Hundal pointed out squishing the cyclists with the pedestrians even more

feel something has to give and felt by changing over the angle parking to the parallel parking was the most modest impact while still retaining vehicular access on Argyle

definitely not without a cost; app some construction projs going on but an attempt to get something happening now to more properly allocate the space and then wrt potential conflict between cyclists and peds, in v v busy spots we can put up signage to regulate the speed of cyclists

in extreme bottlenecks can even instruct cyclists to dismount and walk through specific areas

just a way to mitigate some of the impacts of this corridor

Mayor: thank you for that

MB: I'm quite torn on this one

always questioned having a mixture of users on the site

at first blush thought of getting rid of parking down there; challenges around that

prepared to give this a try, a low-cost approach

if it doesn't work, it doesn't work; won't really know until we try it; cannot a slam dunk for me

use of SpTrail, conflict among the users, but I don't think adding another line down that road is going to simplify

perhaps Mr Fung's suggestions are going to ameliorate

prepared to give this a try but have some reservations

Mayor: my brief comments

thank staff for bringing proposed plan, but think basically, echo comments from Mr Hundal

48 parking spaces in Amb is huge; not fair to say that replacing with spots in Amb, shd be doing it anyway. I agree with him

it's a long way from Amb to Bellevue and MDr merchants, merchants on 16th 15th 14th, so we cannot afford to lose those 48 spaces

the other comment needs to made, this has been going on for 40 years, interim measures, along Argyle

spending \$88K of public money on another interim measure and I remain doggedly committed to the fact that we need to acquire the final three props there and come up with what was promised to the cmnty in 1976 when Mr Wyckham was on council that we wd hv a plan of what we were doing on the waterfront, and we still don't have one

so I think we have to acquire those props and make a proper plan with what we're going to do with peds, traffic, parking, the whole thing has got to be wrapped up

\$88K on a bandaid soln, put a line down the road, is IMO short-sighted. We cannot afford to lose those 48 spaces. the last comment I wd make -- go down to Mission Beach, or some of these other areas of California, or Kauai where I have a house, there's a ten-mile path along the waterfront, and it's open to everybody -- dogwalkers, cyclists, joggers, everybody, ppl in wheelchairs -- everybody uses he path and ev gets along. They don't need the lines; it just works. At Mission Beach, the popn is huge.

I walked along there and cdn't believe how well ev gets along -- b/c they know they have to so I'm opposed to this as well.

and without further ado, I'll call the question. Oh no. Can't be happening. Cclr Gamboli Sop: can't get away with what?

Mayor: can't get away with making my own comments?

NG: I wd just mention you didn't mention cars in that mix

wd also point out 48 stalls, it's between 13 and 28 stalls, that is the accurate number when you do the plus and minus cd you pls repeat the list of five or six WGs District has had for many years

Mayor: do you have the list?

RF: it's on the first page

NG: sounds better coming from you

Mayor: this is ridiculous

NG: okay, I'll read it: {does so} -- six diff plans Ccl has approved; I'd be embarrassed if I were on Ccl right now b/c supports at least six diff plans and objectives that have been on our books for years.

Mayor: can I call the question

all those opposed, that's three, so the motion is defeated

{Mayor, Sop, Lewis, opposed; MAB doesn't raise hand so two in favour however anyone who does not vote opposed is deemed in favour -- a tie vote, 3 - 3, fails. Then a bit hard to hear b/c of mics.}

NG: 3 - 3

Mayor: moving right along

ML: pls clarify, MClik, if you don't vote, you're in favour?

NG: that's correct, 3 - 3. She knows.

Mayor: so it's defeated whether it's 3 - 3, or 2 - 4

don't want to discourage staff; we all buy into the long-term plans, not the interim plans, so there's a big distinction

BYLAW ADOPTED

10. Fees and Charges Bylaw No. 4414, 2005, Amendment Bylaw No. 4761, 2013 (Fee Schedule Revision)

If the proposed bylaw rec'd first, second, and third reading at the Sept 30 regular Ccl mtg then Ccl may consider a motion to adopt the proposed bylaw.

CONSENT AGENDA ITEMS

11. Consent Agenda Items

11.1. Public Safety Building – Project Status Report for August, 2013 (File: 0500-01)

RECOMMENDED: THAT the report dated September 4, 2013, be received for information.

11.2. Amendment to 2013 Council Meeting Schedule (File: 0120-01)

RECOMMENDED: THAT the 2013 Council Meeting Schedule be amended by:

- Cancelling the October 28, 2013 Committee of the Whole meeting;
- **Scheduling the October 28, 2013 regular Council meeting re financial matters to begin at 5pm; and**
- **Scheduling the October 28, 2013 special Council meeting for community awards to begin at 7pm.**

11.3. Correspondence List (File: 0120-24) ([click here to view correspondence packages](#)) RECOMMENDED:

THAT the correspondence list be received for information.

> Council Correspondence Update to September 13, 2013 (up to 12:00 Noon)

Referred for Action

- (1) C. Poulter and S. La Porta, September 9, 2013, regarding "Coach Houses – Eagle Island should be included" (Referred to Director of Planning, Land Development and Permits for consideration and response)
- (2) R. Richards, September 6, 2013, regarding "**Southeast corner of Marine at 23rd St**" (Referred to Director of Planning, Land Development and Permits for consideration and response)
- (3) D. Dansey, September 10, 2013, regarding "Cost of Programme at Seniors Centre" (Referred to Director of Parks and Community Services for consideration and response)

Received for Information

- (4) North Shore Neighbourhood House, August 29, 2013, regarding "Edible Garden Project Growth Report."
- (5) E. Chetner, September 6, 2013, regarding "follow up: TransLink ad situation"
- (6) S. Verver, September 9, 2013, regarding "You Will Be Asked to Help Make BC Free of [GMOs]"
- (7) A. Lepiarczyk, September 10, 2013, regarding "**Lepiarczyk vs. The District**"
- (8) CivicInfo BC, on behalf of the Min of Crntry, Sport, Cultural Devt, Sept 11, re "Message from the Ministry ..."
- (9) City of Cranbrook, September 11, 2013, regarding "**UBCM Resolution B89 – Two Tiered Police Force**"
- (10) M. Anthony, Sept 12, regarding "**STOP RESHAPING WV LOTS' Letter to the Editor, Friday, September 6th**"
- (11) 14 submissions, dated September 8-13, 2013, regarding Wireless Cell Towers

> Council Correspondence Update to September 20, 2013 (up to 12:00 Noon)

Referred for Action

- (1) V Makin MD Inc., September 19, 2013, regarding "Underground menace to children in Ambleside" (Referred to Director of Engineering and Transportation for consideration and response)

- (2) S. Slater, September 20, 2013, regarding "**Request for information (1300 block Marine Drive)**" (Referred to Acting Chief Financial Officer for consideration and response)

Received for Information

- (3) Committee and Board Meeting Minutes – **Glen Eagles Cmnty Ctr Adv Cmte** Mtg Minutes – June 13, 2013; **Bd of Variance Hearing** Minutes – July 17, 2013; WV Memorial **Library Board** Minutes – July 17, 2013
- (4) Govt Finance Officers Assn, August 19, 2013, re Distinguished Budget Presentation Award Achievement
- (5) Youth Parliament of BC Alumni Society, Sept 7, 2013, regarding “BC Youth Parliament, 85th Parliament”
- (6) North Shore Crisis Services Society, Sept 10, 2013, regarding Appreciation for Community Services Grant
- (7) City of North Vancouver, September 12, 2013, re “Climate Adaptation Strategy Milestone 2 and Next Steps”
- (8) BC Society for the Prevention of Cruelty to Animals (BCSPCA), Sept 12, re “Request for Bylaw Change to Restrict the Sale of Dogs, Cats, and Rabbits at Retail Locations”
- (9) G. Bruendl, September 12, 2013, regarding “1365 Camwell Drive”
- (10) September 16, 2013, regarding “Proposed Public Safety Building Project Funding Strategy: Debt & Taxes.”
- (11) A. Moghadamfar, September 16, 2013, regarding “HGW1, Taylor way, Lions’ Gate Bridge”
- (12) 16 submissions, dated September 14-18, 2013, regarding Wireless Cell Towers
- (13) 3 submissions, dated September 18-19, 2013, regarding 1300 block Marine Drive

Responses to Correspondence

- (14) Dir/Parks, Sept 16, response to St. Paul’s Indian Church Preservation Trust Fund, re “Restoration of...”

> Council Correspondence Update to September 24, 2013 (up to 4:30 p.m.)Received for Information

- (1) The Kelly Effect, September 1, 2013, regarding “My Clean City – National Environmental Campaign”
- (2) A. Caruth, September 16, 2013, regarding “2643 Nelson Avenue Building Permit Application”
- (3) September 21, 2013, regarding “CAAD” (No Art Design Building)
- (4) L. Mason, September 22, 2013, regarding “John Lawson Park – Priceless!”
- (5) LashFabulous! Studio Inc., Sept 23, 2013, regarding “Grosvenor project support” (1300 block Marine Drive)

Responses to Correspondence

- (6) Dir/Planning, Sept 20, response to G. Pajari, “Public Disclosure of Docs Related to Rezoning of 2074 Fulton”

OTHER ITEMS

12. Ccl has requested the following corresp be brought fwd for discussion, and may propose a motion if Ccl considers that further action is required.

Mayor: brought forward by Cclr Booth

- 12.1. K. Lovell, Sept 1, 2013, re “My Clean City – National Environmental Campaign” (On-Table)**
- 12.2. Director of Engineering and Transportation, Sepr 25, 2013, response to B. Brink, J. Banning, B. Tata, F. Namdaran, A. Atash, J. Simmons, M. Hayes, G. Zavediuk, W. Beckett and D. Ross, “Official Community Plan Amendment and Rezoning Application No. 12-085 for 752 Marine Drive (the “Project”)” (On-Table)**

MB: Letter spoken to at beginning wrt Ministry, real-time monitoring of LGB hasn't been going on till now

Spoken to Ms Mooi, she hadn't seen the letter

Items 12.1 and 12.2 received for information.

13. Public Questions/Comments

Mayor: no one? so there you have it.

14. Adjournment [10:10]**==== CCL MTG AGENDAs Monday Oct 21 ====****SPECIAL COUNCIL MEETING AGENDA**

Note: At 4pm the special Council meeting will commence, will be immediately followed by a motion to exclude the public...

At 7pm the regular Council meeting will commence in the Council Chamber.

4:00 PM**1. Call to Order.****EXCLUSION OF THE PUBLIC**

2. RECOMMENDED: THAT in the public interest, members of the public be excluded...

90. (1) A part of a council meeting **may** be closed to the public if ...

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the M or another position appointed by the municipality;
- (c) labour relations or other employee relations; (*added on October 11, 2013*)
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure cd reasonably be expected to harm the interests of the municipality; and
- (k) negotiations and related discussions respecting the proposed provision of a M service that are at their preliminary stages and that, in the view of the Ccl, cd reasonably be expected to harm the interests of the M if they were held in public.

Purpose of meeting: personnel, proposed provision of a municipal service, labour relations, and land matters.

3. ADJOURNMENT**REGULAR COUNCIL MEETING AGENDA Monday October 21****7:00 PM****1. Call to Order.****2. APPROVAL OF AGENDA****3. ADOPTION OF MINUTES** *Meeting minutes to be provided.*

RECOMMENDED: THAT the following Minutes be adopted as circulated:

- September 30, 2013 special and regular Council meetings; and
- October 7, 2013 special and regular Council meetings.

DELEGATIONS

4. D. Murray, North Shore Meals on Wheels Society, regarding Annual Update

REPORTS

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

6. Upper Lands Study Review Working Group Interim Report *PowerPoint presentation to be provided.*

RECOMMENDED: THAT the Upper Lands Interim Report presentation be received for information.

7. Proposed Devt of the 1300Blk Marine Dr - Proposed Bylaws and Devt Permit *Schedule B to Appendix M*

RECOMMENDED:

THAT opps for consultation on a proposed OCP amendmt, with persons, orgs, and authorities, as outlined in the report from the Sr Cmnty Planner Sept 23, **be endorsed as sufficient consultation** for the purposes of Section 879 (LGA);

RECOMMENDED:

THAT proposed "OCP Amendmt Bylaw ..." has been considered in conjunction with the District's financial plan and the regional waste management plan;

RECOMMENDED:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4767, 2013" be read a first time;

RECOMMENDED:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 4769, 2013" be read a first time;

RECOMMENDED:

THAT proposed "OCP ... Amendmt Bylaw...", proposed "Zoning Bylaw ... Amendmt Bylaw ...", and proposed "Phased Devt Agreement Authorization Bylaw..." be presented at a **Public Hearing scheduled for Nov 14, 2013 at 6pm in the Main Theatre of the Kay Meek Centre** ..., and that the MClerk give statutory notice of the scheduled PH which shall include notice of the PH to the owners and any tenants in occupation of all parcels of land as shown in the "Proposed Notification Area" in Appendix F to the report dated Sept 23, 2013 re Proposed Devt of the 1300 Blk Marine Dr – Proposed Bylaws and Devt Permit;

RECOMMENDED:

THAT proposed "Road Closure and Removal of Highway Dedication Bylaw No. 4763, 2013" be read a first time;

RECOMMENDED:

THAT staff be authorized to issue statutory notices of proposed "Road Closure and Removal of Highway Dedication Bylaw No. 4763, 2013" and to set Thursday, November 14, 2013 as the deadline for written and oral submissions; and,

RECOMMENDED:

THAT proposed Devt Permit ... be presented at a **Public Meeting scheduled for Nov 14, 2013 at 6pm in the Main Theatre of the Kay Meek Centre** ..., to be held concurrently with the PH scheduled for Nov 14 at 6pm in the Main Theatre of KMC ... and that the MClerk give notice of the scheduled Public Mtg wch shall include notice of the Public Meeting to the owners and any tenants in occupation of all parcels of land as shown in the "Proposed Notification Area" in Appendix F to the report dated Sept 23 re Proposed Devt of the 1300Blk Marine Dr – Proposed Bylaws and Devt Permit.

8. Public Safety Building: Recommended Exterior Facade and Landscape Design -- Appendix 1

RECOMMENDED:

THAT the "recommended exterior facade and landscape design" for the PSB with features including those set out below (and as set out in Appendix 1 to the report dated October 3, 2013), be approved as the basis for the detailed working drawings and the final design for the Public Safety Building:

- "Base" of the building to be treated with the concept of a "garden wall", a warm grey masonry cladding material. The north facing wall of the base to be clad with masonry to mimic the exteriors of the existing M Hall building;
- "Body" of the building to be comprised of a combination of ribbon glazing treatment and simple, flush, white and light coloured metal panels;
- Opportunities for building identification – fire logo on the apparatus bay, and police logo on the police stair at the southeast corner.
- Wood to be used as an exposed structural element in particular in the Atrium as well as the Fire Hall Truck Bays;
- Paving patterns of the plaza and fire truck apron which work with the new Ambleside Streetscape Standards;
- Removal of poor conditioned existing trees along the N edge of the site and relocating two existing memorial trees;
- Central plaza area designed to accommodate small scale rain gardens, opportunities for public art plinths, and to support varied civic programming;
- Landscape at the north side of Esquimalt Avenue to feature climbing vines and ornamental planting;
- Landscape at the east side of the building to feature a large rain garden designed to filter the run-off water from the north parking lot; and
- An extensive green roof on the main building roof.

9. Fire Protection/Emergency Response Bylaw No 4366, 2004, Amendmt Bylaw (proposed updates)

RECOMMENDED: be read a first, second, and third time.

10. Tax Exemption Bylaw No. 4766, 2013 (proposed permissive tax exemptions for the 2014 taxation year)

RECOMMENDED: THAT "Tax Exemption Bylaw No. 4766, 2013" be read a first, second, and third time.

11. CONSENT AGENDA ITEMS

The following Consent Agenda items may be considered for approval in one motion, or considered separately, or items may be excluded for debate.

RECOMMENDED: THAT the Consent Agenda items as follows be approved:

11.1. 2013 Harmony Arts Festival (File: 3016-06) [Appendix C](#) [Appendix D](#)

RECOMMENDED: THAT the report dated October 2, 2013 be received for information.

11.2. North Shore Child and Family Friendliness Survey

RECOMMENDED: THAT the report from the Mgr of Cmnty Devt, Youth, and Families, be received for information.

11.3. Correspondence List (File: 0120-24) ([click here to view correspondence packages](#))

RECOMMENDED: be received for information.

> Council Correspondence Update to September 27, 2013 (up to 12:00 Noon)

Referred for Action

- (1) D. Derreth, undated, regarding Noise Concerns
(Referred to Director of Lands, Bylaws, First Nations and Legal Affairs for consideration and response)
- (2) R. Wesley, Sept 20, re "SIDEWALK CONDITION – 2400 BLOCK MARINE DRIVE – DUNDARAVE"
(Referred to Director of Engineering and Transportation for consideration and response)
- (3) G. Askew, September 22, 2013, regarding "Town Meeting October 2nd, 2013"
(Referred to Acting CAO for consideration and response)
- (4) Cell Towers Action Grp, Sept 26, re "Cell Towers – Rogers announcing wireless internet in vehicles – so is this what the towers are for?"
(Referred to Acting Chief Administrative Officer for consideration and response)
- (5) R. Davenport, September 27, 2013, regarding "Driveway at 5759-5747 Marine Drive (revised)"
(Referred to Director of Engineering and Transportation for consideration and response)
- (6) N. Anderson, September 27, 2013, regarding "Garbage pick up days."
(Referred to Director of Engineering and Transportation for consideration and response)

Received for Information

- (7) Metro Vancouver, Sept 19, 2013, re "Board Report on "Paying for Our Cities" Regional Sustainability Dialogue"
- (8) Metro Vancouver, September 19, 2013, re "Board Report on "Shaping Regional Prosperity and Competitiveness"
- (9) H. Sproule, September 21, 2013, regarding "Proposed Art Centre on 1600 block Bellevue"
- (10) F. Thijssen, September 26, 2013, regarding "FW: Save Riverview"
- (11) 28 submissions, dated September 11-27, 2013, regarding Wireless Cell Towers

Responses to Correspondence

- (12) Director of Engineering and Transportation, Sept 25, 2013, response to J. Bremer, "Bridges, Roads and Logistics"
- (13) DirEngg/Transp, Sept 25, response to B. Brink, J. Banning, B. Tata, F. Namdaran, A. Atash, J. Simmons, M. Hayes, G. Zavediuk, W. Beckett, and D. Ross, "OCP Amendmt and Rezoning Applcnn... 752 Marine Drive (the "Project")"
- (14) Director of Engineering and Transportation, Sept 25, 2013, response re "Unacceptable Road & Bridge Closures"

> Council Correspondence Update to October 4, 2013 (up to 12:00 Noon)

Referred for Action

- (1) British Properties Area Homeowner Association (BPAHA) Board, Sept 29, 2013, re "Fwd: Rogers feedback forms"
(Referred to Deputy Chief Administrative Officer for consideration and response)
- (2) September 29, 2013, regarding "2nd Quarter Review (2013) -- Expenditures in excess of authorization."
(Referred to Chief Financial Officer for consideration and response)
- (3) A. McFarlane, September 30, 2013, regarding "The enormous eyesore to the entrance to West Vancouver"
(Referred to Director of Planning, Land Development and Permits for consideration and response)
- (4) Eden Place Residents, Oct 2, re "OCP Amendment, Rezoning and Devt Permit (825 Taylor Way/707 Keith Road)"
(Referred to Director of Planning, Land Development and Permits for consideration and response)
- (5) Oct 2, re "Public Safety Building – Project Status Report for August, 2013 : Agenda Item #11.1, Oct 7, 2013 Reg Mtg."
(Referred to Chief Financial Officer for consideration and response)
- (6) D. Weber, October 3, 2013, regarding "Municipal Operating Expenses"
(Referred to Director of Parks and Community Services for consideration and response)

Received for Information

- (7) Committee and Board Meeting Minutes – Gleneagles Community Centre Advisory Committee – June 13, 2013;
Community Grants Committee – July 12, 2013; Design Review Committee – July 25 and September 5, 2013
- (8) North Shore Community Resources Society, September 20, 2013, "Leading Edge Community Event – November 7"
- (9) Hon. S. Cadieux, Mini of Chn/Family Devt, Sept 30, re "Letter from the Hon S Cadieux" (Foster Family Month)
- (10) K. Lovell, September 30, 2013, regarding "My Clean City – National Environmental Campaign"
- (11) The Unity in Diversity Award Cmte, WV Bahá'í Cmnty, dated Oct 2013, re Fifteenth Annual Unity in Diversity Awards
- (12) D. Ellis, October 2, 2013, regarding "Traffic problems"
- (13) G. Taylor, October 4, 2013, regarding "Proposed Arts Centre"
- (14) 30 submissions, dated September 27 - October 4, 2013, regarding Wireless Cell Towers

Responses to Correspondence

- (15) Community Recreation Manager, Sept 27, 2013, response to D. Dansey, "Cost of Programme at Seniors Centre"
- (16) DirEngg/Transp, Oct 1, 2013, response to V. Makin MD Inc., "Underground menace to children in Ambleside"
- (17) Dir/Planning, Land Devt/Permits, Oct 1, 2013, response to R. Richards, "**Southeast corner of Marine at 23rd St**"
- (18) Director of Engineering and Transportation, October 2, 2013, response to M. Carter, "Maintenance"
- (19) Dir/Planning, Oct 2, response to G. Bruendl et al, "Demolition of the present house and construction of a new Residence at 1365 Camwell Dr. West Vancouver."

> Council Correspondence Update to October 8, 2013 (up to 4:30 p.m.)

Referred for Action

- (1) Bayside Towers Apartments Ltd., October 7, 2013, regarding Opposition to Changing Current Zoning Bylaws
 (Referred to Director of Planning, Land Development and Permits for consideration and response)

Received for Information

- (2) Cdn Labour Congress (CLC) and United Way Labour Participation Depts, Oct 3, re "2013 Labour Appreciation Night"
 (3) 4 submissions, undated, re **Milliken's Proposed Devt at Keith Road and Taylor Way** (Devt Permit Application)
 (Previously received at October 7, 2013 Council meeting)

Responses to Correspondence

- (4) Director of Planning, Land Development and Permits, October 4, 2013, response to S. and D. Holmes, "Easements"
 (5) Dir/Planning, Oct 8, to **Ambleside/Dundarave Ratepayers' Assn (ADRA)**, "Ccl Mtg – Sept 9th – Coach Houses".

12. OTHER ITEMS

13. Public Questions and Comments 14. Adjournment of October 7, 2013 Council Meeting

==== ANIMALWATCH === RARE SPOTTED SKUNK

Rare skunk rescued after being caught in a trap in West Vancouver

[[The Province](#)] This spotted skunk is being treated for injuries to its teeth and a paw after being caught in a trap designed for rats. Submitted photo/Wildlife Rescue Association ... [See all stories on this topic »](#)

News for rare spotted skunk west van

Rare skunk rescued after being caught in a trap in West Vancouver

The Province by Ian Austin 4 days ago A rare spotted skunk — a variety last seen in the Lower Mainland in the 1980s — has turned up in West Vancouver. That's the good news.



What a cute little creature. Didn't know there was a spotted one. Have seen some striped ones scooting across the streets some nights here but of course no spotted ones. Hope they're making a come-back.

SAD UPDATE: <http://www.theprovince.com/news/metro/Rare+spotted+skunk+dies+after+being+caught+West+Vancouver+trap/9110504/story.html>

==== PHOTOWATCH === (Vancouver)

FOG!

Many asked about the photo I sent to my elist (not to WVM subscribers but there is an overlap) with the view from WV at sunset during our fog. Didn't know then but think found. [Foggy Vancouver from West Vancouver | Flickr - Photo Sharing!](#) Foggy Vancouver from West Vancouver. ... GoToVan's photostream (9,346) · Foggy Vancouver from West Vancouver · Foggy Vancouver from Cypress Mt. www.flickr.com/photos/gotovan/10443873064/

In Time-lapsed Photography!

Oh, our beautiful city! <http://www.youtube.com/watch?v=Al1N7oelEW0>

For the photographers among you who want the technical info (a reply to a comment):

[TimeLapseHD 3 days ago](#)

We took about 50,000 images in the last 6 months for this video. Not all made it in the video. There are 30 images / second not 3. The video is 5 minutes and 26 seconds long or 326 seconds; the first 20 seconds isn't time lapse so 326 seconds - 20 = 306 seconds. 306 seconds X 30 = 9,180 images made it into the final video

==== INFObits ===

Israel blocks European parliament members from visiting besieged Gaza Strip <http://bit.ly/18Wz2P1>

Submitted by Ali Abunimah on Sat, 10/26/2013 - 18:05 [ashton-netanyahu.jpg](#)

Israel has apparently taken this message to heart: this week an Israeli official revealed Israel intends to proceed with [another massive expansion of settler-colonies on occupied Palestinian land](#).

Overall, Israel's construction of new housing in its illegal colonies shot up 70 per cent in the first six months of this year, according to the Israeli group Peace Now.

If ever there were a measure of the utter failure of EU efforts, that is it.

Israel's ongoing theft of Palestinian land, and now its ban on the parliamentary delegation visiting Gaza, are signs of its confidence that it can bully the EU not only with impunity, but while reaping rewards.

==== TEAWATCH ===

The Tea Festival is at the end of CultureWatch above.

As you know Murchie's supplies tea for our RoyalTea-by-the-Sea and we bought some unusual blends from them recently. In particular, sugar maple!

==== ROYALWATCH === Tidbits/Christening

four fab photos: <http://www.vanityfair.com/online/daily/2013/10/official-royal-christening-photos>

...The seven godparents were also present. They are: Oliver Baker, a friend from St. Andrews* University; Emilia Jardine-Paterson, who went to school at the exclusive Marlborough College with Kate; **Hugh Grosvenor****, who is the son of the Duke of Westminster; Jamie Lowther-Pinkerton, a former private secretary to the couple; Julia Samuel, described as a close friend of the late Princess Diana; Zara Phillips, who is William's cousin; and William van Cutsem, a childhood friend of William....

...Palace officials said water from the River Jordan — where Christians believe Jesus Christ was baptized — would be used for the christening. The river's waters have often been used to make the sign of the cross on the heads of royal infants....In Israel hours before the London christening, busloads of Russian tourists descended Wednesday morning on Qasr el-Yahud to immerse themselves in the River Jordan. The site — five miles (eight kilometres) east of Jericho — is considered Christianity's third holiest site after Bethlehem and Jerusalem.

<http://www.bbc.co.uk/news/uk-24639645> <http://www.vanityfair.com/online/daily/2013/10/hugh-grosvenor-royal-baby-godparent>

- * No, I didn't forget the apostrophe. I thought it was strange so researched. St Andrews was established before there were apostrophes!
- ** Yes, indeed, THE Grosvenors.

== SABEEL ==

NECEF Sabeel Canada is a member of the Palestine Awareness Coalition made up of seven local Vancouver-area peace and justice groups. The Palestine Awareness Coalition launched and posted the "Disappearing Palestine" Transit advertisement campaign on August 27 on Vancouver public transit. The advertisement depicts the shrinking land of Palestine and Israeli expansionism over the past 65 years. For more information, please visit:

<http://palestineawarenesscoalition.wordpress.com/>

The "Disappearing Palestine" wall mural displayed at a Canada Line SkyTrain station was stolen by vandals for the third time overnight on October 9, shortly after it was replaced following two earlier thefts.

The Skytrain ad was vandalized previously on the weekends of Sept 21 and Oct 5, when it was also stolen from the station by unknown vandals who appear to have scraped the ad from the walls. The ad has been re-posted again. For more on the "Disappearing Palestine" ad campaign:

<http://rabble.ca/blogs/bloggers/ijv/2013/10/disappearing-palestine-ads-uncontroversial-exposing-israels-nature-despit>

== ARTS/BOOKWATCH ==

The Arts Alliance puts out lots of great 'culture' information.

See: <http://allianceforartsandculture.cmail2.com/t/ViewEmail/r/6C0C176594081F262540EF23F30FEDED/CC549A72FCE2B20DFCACEB58A033025D>

== WORDWATCH == Piphiology Pumpkin Pi

Many persons have **memorized large numbers of digits of π , a practice called piphiology**. One common technique is to memorize a story or poem, in which the word-lengths represent the digits of π : The first word has three letters, the second word has one, the third has four, the fourth has one, the fifth has five, and so on. An early example of a memorization aid, originally devised by English scientist [James Jeans](#), is: "How I want a drink, alcoholic of course, after the heavy lectures involving quantum mechanics." When a poem is used, it is sometimes referred to as a "piem". Poems for memorizing π have been composed in several languages in addition to English. The record for memorizing digits of π , certified by [Guinness World Records](#), is 67,890 digits, recited in China by [Lu Chao](#) in 24 hours and 4 minutes on 20 November 2005

== HERITAGEWATCH ==

+ HERITAGE SOCIETY of BC <http://www.heritagebc.ca/home/>

HBC ANNUAL CONFERENCE

Heritage BC Annual Report (http://www.heritagebc.ca/pdfs/HBC_Annual_Report_2012.pdf)

HERITAGE BC CONFERENCE & AWARDS Click on » Annual Conference and Awards Ceremony

+ HERITAGE WEST VAN heritage.westvan.org

See pix from summer's RoyalTea-by-the-Sea -- www.royalteab.ca ~~~ Contact: 922 4400, heritage@westvan.org

Time to start thinking about Heritage Week in 2014 (Feb 17 - 23); Theme: **Heritage Afloat!** Any ideas?

+ HERITAGE VANCOUVER SOCIETY

E-bulletin sign-up for event listings, alerts, heritage info; all coming events: www.heritagetvancouver.org

Walking Tours: [all tours >](#)

Heritage Talks: The Future of Vancouver's Heritage Schools

~ 7 - 9pm ~ Tues Oct 29 -- Location: Arts & Culture Alliance; #100 - 938 Howe St. (street level entrance)

Admission: Admission is by donation, pre-registration is required. Registration is limited to 50 people. There are still a few spaces left. For a number of years Vancouver's Heritage Schools have been under threat of demolition or changes that threaten the character of these neighbourhood landmarks.

Heritage Vancouver has had one or more heritage schools on its Top Ten Endangered List since Charles Dickens in 2004 (demolished in 2008). Currently demolition is planned for General Gordon School and Cecil Rhodes/L'Ecole Bilingue. The

DISAPPEARING PALESTINE



5 million Palestinians are classified as refugees by the UN

Province has not yet provided funding to restore Strathcona School.

The future of many of our heritage schools is still to be determined. It is time to have a conversation where we as a community come up with ideas that would retain our neighbourhood heritage schools while at the same time making them safe for our children.

Heritage Vancouver welcomes guest speakers Rob Wynen, Vancouver School Board Vision Trustee; James Meschino, Director of Facilities with the Vancouver School Board; Jean Gordon, community member, who has been on the planning teams for both General Gordon and Kitsilano High, and Gerry McGeough; UBC architect and former senior heritage planner with the City of Vancouver. Gerry has been involved with the seismic upgrading of many of UBC's heritage buildings.

Following the presentation, we invite you to ask questions and share your ideas about the future of our heritage schools. If you have any questions you want to make sure get addressed please send them to info@heritagevancouver.org

Come join the conversation!

For more information on L'Ecole Bilingue click here to see [Heritage Vancouver's 2013 Top 10 Endangered List](#)

Here you can find a copy of the [West Kitsilano Residents Association letter to the Vancouver School Board](#) re the Little Yellow School House. Click here to read our letter [HVS Little Yellow School House](#)

To Register Online: [hvs-heritagetalks.eventbrite.ca](#)

+ VANCOUVER HERITAGE FOUNDATION --

- o **TAKE A WALKING TOUR** <http://www.vancouverheritagefoundation.org/take-a-tour/walking-tours/>
- o **Places That Matter [PTM]** <http://www.vancouverheritagefoundation.org/special-projects/places-that-matter-plaque-project/>

== MAIKU == 2013 October 21

*gold, red, and orange
bedecked trees flaunt, flirt, strip, midst
faithful evergreens*

QUOTATIONS THOUGHTS PUNS

HARPER QTNS

When a government starts trying to cancel dissent or avoid dissent is frankly when it's rapidly losing its moral authority to govern. -- Stephen Harper, Canadian Press, April 18, 2005

You change the people in charge, but you also have to change the system. The first thing I'll do is pass the Federal Accountability Act. It's a real plan to clean up government. -- Stephen Harper campaign ad 2006

At worst, he personally ordered it done and chose the people who executed the plan. At the very least, he fostered an attitude within the party [...], chose the managers of the people who committed these crimes and completely and utterly failed to exercise any oversight, supervision, or leadership. In the end, it doesn't really matter where [his] actions or lack of them fall on that scale. He is the leader and a leader is responsible for the actions of the people he leads. If he had a right or honourable bone in his body, he'd admit that and resign immediately.

-- Stephen Harper during the Gomery Investigation

The first step towards the solution of any problem is optimism. -- John Baines

Bureaucracy: a difficulty for every solution.

-- Herbert Louis Samuel, 1st Viscount Samuel GCB OM GBE PC, British politician and diplomat (1870 – 1963)

Boys will be boys, and so will a lot of middle-aged men.

-- Frank McKinney "Kin" Hubbard, American artist/cartoonist (1868 - 1930)

The proctologist reassured the patient that his condition could be rectified.

An elevator makes ghosts happy because it lifts the spirits.

A car can't make you high, but can a bus?

RIDDLES:

Why do Jack-o-lanterns have stupid smiles on their faces?

You'd have a stupid smile, too, if you had just had all your brains scooped out!

What do you say to a fisherman say on Halloween? ~~ "Trick-or-trout!"

What's the ratio of a pumpkin's circumference to its diameter?

Pumpkin Pi (3.141592653589793238462643383279502884197169399375105820974944...)

What's black, white, orange, and waddles? ~~ A penguin carrying a Jack-o-lantern.

What's a ghost's favourite ride at the carnival? ~~ The roller ghoster

Yours thoughtfully, Carolanne Reynolds, Editor, West Van Matters ph 926 8649 f 484 5992 www.westvan.org