Happy Hanukkah (Dec 8)  still 2013 Budget Discussion

MAIN ITEMS Ccl Agendas:
Nov 26: Utility Fees (three readings); Housing Action Plan; Dec 3: See Headsup 22B; Dec 10: See PREVIEW
>>> BREAKING NEWS: BUDGET; Invasive Plant Species WG applc deadline Dec 7
== Lease/Sell Survey; Vive le Canada (Cdn Places); from the EDITOR'S DESK; PREVIEW (Oodles of info + Budget & Dec 10 agenda); WVPD (Certificate of Merit); UPDATES & INFO (Wolves; Safety 23rd & MDr)
= CALENDAR to Dec 20+: CULTUREWATCH (Theatre; Art; Music; Opera; Ballet; Carol Ships)
= HEADSUP 22A: Utilities, Salaries; Mtgs/Events; Editor's Desk; Mounties; Ceasefire; Remembrance; Budget
= HEADSUP 22B: Event/Mtgs; WTF renamed; LCAC; Agenda Dec 3; ANIMALWATCH (otter); UN vote re status
+ Update Notices: ccl note; mtgs; WG application deadline Dec 7 (Invasive species)
= Ccl NOTES
Nov 19: Homelessness Task Force; Devt Permit for 8520/40 Citrus Wynd (to allow construction of a new three-storey house with a basement and garage on each lot); Youth Services Annual Report; Ambleside Village Centre Streetscape Standards Project: OCP Amendment and DP Applic 1300blk (read Grosvenor); Utility Fees; Correspondence includes: Drinking Water Quality Report; WTF that’s not a TF; Excellent comprehensive letter from WRA re reduced assessment of BC Ferries land/terminal (IMO reductio ad absurdum)
Mtg stopped before end so agenda continued to Nov 26 with an item added: Housing Action Plan (HAP)
= Ccl Agendas Nov 26, Dec 3, 10
= ANIMALWATCH (Dogs taught to drive! see Salmagundi also); INFObits (includes Cdn Museum of History; Hamas and Likud); ROYALWATCH (Facts, Dorgi); PHOTOWATCH (Poppies; Year 2012 Jan-Apr); CPTWATCH (Al-Khalil Reflection, a new dawn); PEACEWATCH (Hebron, an unholy day); LANGUAGEWATCH (St Andrews); WORDWATCH (Succedaneum); HERITAGEWATCH; MAIKU; SALMAGUNDI (Parrot driving buggy; amusing and amazing!), QUOTATIONS/THOUGHTS/PUNS and Cartoon

>>> LATE-BREAKING NEWS:
BUDGET 2013 to third reading Monday Dec 10; last chance to give your views to Council
In addition carefully review PSB decisions/motions <<<

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

lease1300@westvan.org OR sell1300@westvan.org

Email your choice (above), lease or sell. If you have already done so, pls ask your family, friends, colleagues to do so.
Asked Nov 19th ccl mtg if Grosvenor wd consider leasing but Ccl’s answer instead was that advised by "experts" selling was the best decision.
If we haven’t lawyers/staff/personnel expert, intelligent, skilled enough to negotiate leasing, then buy other land from the money from the sale to replace thus maintaining our land bank assets! PLEASE, Ccl.

== Vive le CANADA ==
..... but not if it votes against justice and human rights, so let’s see photos (BC shd do better!):
13 STUNNING CANADIAN PLACES YOU NEVER KNEW EXISTED
Canadians: think you know your country? These little-known towns and true Canadian gems, submitted to our ongoing Canada's Most Interesting Towns Contest, make a tempting case for leaving the city. http://v.gd/cdn_places
6 MUST-SEE DESTINATIONS IN CANADA
Planning your next trip, but not sure where you want to go? Explore Canada's vast country—we have some world-renowned treasures right here at home. http://www.readersdigest.ca/travel/6-must-see-destinations-canada

== from the EDITOR'S DESK ==
Behold double issue since the Nov 19th’s mtg was continued on Nov 26th (added HAP): b/c this behind included some info from the Dec 3rd mtg. WVM24 will have Dec 3rd and 10th transcripts and will be the last of the year. PREVIEW, just below, was sent out Saturday so subscribers cd catch Dec 10 Agenda with weekend

Save a tree.
Read this on-line or subscribe to the email edition.
westvan.org/2012-23
events in case interested -- and get the agenda for Monday night asap.
Must rush -- apologies ahead of time for any errors or omissions -- till next week!

=== PREVIEW ===
Dec 8: This weekend, budget comments/analysis, Dec 10
time running out!
much too much on my plate; mother has been in hospital for a few weeks (broken elbow surgery at LGH) -- she's not in pain and in great spirits but there is a time and emotional commitment.
This is much later than intended -- a mixture of serious and silly however
some imminent information; WVM23 will be a combo issue (Nov 19 and 26 with a bit of Dec 3 as well as the Dec 10 agenda) and WVM24 will have both Dec 3 and 10 ccl mtg notes).
NB: You can still provide input re the Budget on Monday Dec 10.

MAIN ITEMS Dec 10:
DVP for 6298 Wellington (increase max allowable bldg ht); Five-Year Financial (second and third readings of 2013 Budget); Coach House Discussion Paper (Process); Rezoning 1821 MDr (WV Florist to 2.0 FAR); Cmnty Amenity (not appl ic) for Walker Bldg (1455 Bellevue); Public Safety Building (on M site; Funding); Hollyburn Lodge Funding Strategy; 2013 Ccl Mtg Schedule (Oh groan, there’ll be mtgs every Monday); Wed 2012 Dec 12 add'l mtg; Devt Applic Status List; Correspondence

VANCOUVER OPERA -- (The Pirates of Penzance

tonight and tomorrow (Sunday matinee)

It's a hit! It's a hoot! it’s hilarious! The inimitable Christopher Gaze is a very perfect Major-General. Roaring applause for his performance, and most deservedly so.
The rhythm makes me write that

he is the very model and epitome of silliness

Just back from the pretty well sold out Vancouver Opera's version of this G&S frivolity. Most entertaining. Special jargon in the ditties -- differential calculus and hypotenuse, even. It's been adapted for us too. BC Ferries is mentioned. Impressive -- they managed to get a rhyme for Ignatieff. With such contemporary stuff, I thought the prancing police wd do some gangnam style. Queen Victoria makes a couple of appearances. With a flash of piracy portrayals, at the end the conductor's baton had a parrot. Oh yes, and you'll like the singing -- especially Rachel Fenlon and Judith Forst.
Memorable.

Two more chances to see it: 7:30pm Saturday Dec 8 and 1:30pm Sunday Dec 9.

For your enjoyment, here are two more versions of the modern Major-General (but Gaze is incomparable):
even faster: http://youtu.be/zSGWoXDFM64
a spoof on Obama (the v model of a US President): http://youtu.be/y54FRMedT_s

OPERA CANTANTI
7pm Sunday Dec 9 at Cambrian Hall: Donizetti's Lucia di Lammermoor 340 8545 procantanti.com

DUNDARAVE NATIVITY & PADDLE SONGS, SATURDAY DECEMBER 8th, NOON TO DUSK - ABSOLUTELY FREE
The True Spirit of the Season, the Best Spirit of our Community
From the exuberantly druidic steps of Morris dancing to show tunes and children's choirs, the Dundarave Festival of Lights lets the best spirit of our community blaze out in the darkest time of the year. It gathers us together as neighbours and
friends in the pure joy of music. Christmas 2012 brings the Festival to celebrate West Vancouver’s Centennial, offering four Saturdays of fabulously festive and free entertainment, from the Dundarave Christmas Fair on December 1st to the legendary Christmas Wassail and Bonfire Night on December 22nd.
For more see: http://www.dundaravefestival.com

PARK ROYAL

= The Goh Ballet Excerpts from the Nutcracker
The Goh Ballet will present an enchanted preview of the must-see Holiday classic The Nutcracker.
noon to 3pm  Saturday, December 8  Park Royal South, Centre Court

= Live Ice Carving in The Village
From 1 - 4pm on Saturday, December 8 & 15, Keeper’s Crossing in The Village at Park Royal will present a live Holiday ice carver. Be amazed as he diligently works on his next Holiday creation right before your eyes.

You’re invited to a
Holiday Open House
at the Historic
Joy Kogawa House
December 9th
1450 West 64th Ave
Vancouver, B.C.
2 to 5 p.m.
Learn more about the
Historic Joy Kogawa House
at conservancy.bc.ca

In case you haven’t heard,
TLC and the Historic Joy Kogawa House Society are co-hosting a
Holiday Open House
December 9th
at Joy Kogawa's childhood home. The house will be open from 2 to 5 p.m. for guests to mingle and tour the historic home, now one of Vancouver's Places That Matter.

Join us in celebrating the season and meet renowned Canadian author Joy Kogawa herself.
Please bring snacks or goodies to share. RSVP to kogawahouse@yahoo.ca.

NATURE • AGRICULTURE • HERITAGE
conservancy.bc.ca  1-877-485-2422

DWV

STAFF NEWS
Sad to say, just announced,
CFO, Nina Leemhuis, going on leave -- bon voyage!
Nina has transformed the Financial Services Division and the way that the District manages and communicates finance-related business to our residents; her leadership, transparency, professionalism, and commitment to this community has resulted in award-winning budgets and process improvements that will ensure the District continues to move forward in matters of fiscal sustainability. Owing to personal obligations, Nina will be taking a nine-month leave of absence from her District position effective January 1, 2013. Michael Koke, our Deputy Chief Financial Officer, will be assuming the role of Acting Chief Financial Officer during this time. Michael has worked closely with Nina since 2011 and is excited about the opportunity to continue to move the District forward to continue to implement

PARKING
Thursday, December 6 – The District of West Vancouver is pleased to announce the reopening of the parking lot at the West Vancouver Seniors’ Activity Centre. The parking lot will be open from 8am – 4pm until new lighting is installed later in December, after which it will remain open 24 hours a day. The parking lot will be closed to allow for the lighting installation.

BUDGET QUESTIONS/ANSWERS:
A = Mine (easy and some CFO answers) and B = a BeanCounter’s)
A
At the Dec 3rd ccl mtg my comments (transcript), followed by answers received subsequently:
CR: Editor, WVM. Good evening, M&Ccl
Thank you for the early process for the budget and for your efforts to keep the taxes down*. To raise revenue, last week I suggested considering a maintenance levy for users of municipally-owned buildings since infrastructure is one of our major questions we’re dealing with right now**.
To keep expenditures down, may I recommend some out-sourcing.

Edited by Carolanne Reynolds <EditorWVM@WestVan.org>
You may also wish to think about selling lanes in blocks where the residents agree.

Staff remuneration is over 80% of the budget. Are there not four mbrs who wish to address this factor?

From 2011’s figures -- last year --, we see some are underpaid and some are overpaid (many well over $100K with at least six over $150K and the highest $224K) when compared with comparable training and experience in the private sector.

How much over 2011 is 2012’s pay amount?***

How much cd be saved if there were a pay freeze for 2013***, esp given the prov govt’s policy has been zero?

During this time there cd be a thorough review of pay levels, esp to raise those below the private sector.

We treasure our municipal staff and strive to make their compensation fair -- even though many in the population have found their income static or lower in recent years.

Thank you all again for your efforts for a zero tax rate* increase -- if that’s in the latest version presented tonight. Thank you

Mayor: thank you

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** Answers with thanks and much appreciation to the CFO:

2011 Divisional Salaries - $52.3million, 80.79% of Divisional expenses
2012 Divisional Salaries - $54.7million, 81.91% of Divisional expenses ($2.4 million increase from 2011)
2013 Divisional Salaries - $55.8million, 80.19% of Divisional expenses ($1.1 million increase from 2012)

B

A READER'S ANALYSIS/COMMENTS

perhaps this will be addressed Monday night Dec 10 at the mtg

This has been submitted anonymously; I have not checked it (doubt I cd anyway!); don't know if CFO has been asked this or has answers.

Have bolded increase amts; wrt H(a), am totally puzzled over $12M for 'construction' of the main cmnty ctr; have verified that still no FCmte mtg minutes

<summary/>

Summary of the changes noted in proposed bylaw (#4743, 2012) covering financial plan year 2013.

A. Net change in Major Capital expenditure budget: Increased by $342,195 comprising,
   a. Engineering and transportation major projects lowered by $350,000 (details of cuts not provided);
   b. Other civic facilities major projects increased by $692,195 (details of increases/additions not provided).

B. Net change in Major Capital project budget funding: Increased by $342,195 comprising,
   a. Capital Facilities Fund drawdown increased by $49,000 (details of impact on forecast year-end balance not provided);
   b. Grants & partnerships anticipated revenues increased by $171,120 (details of sources not provided).
   c. Other sources of funding, by difference (A-B), is $122,075, comprising,
      i. unidentified “other reserves” drawdown increased by $122,075 (impact on forecast year-end balance not provided).

C. Net changes in Utilities, comprising
   a. Solid Waste Utility:
      i. Transfer to ‘rate stabilization’ fund increased by $2,000;
      ii. Management, outreach, North Shore Recycling Program and Admin. Charges reduced by $2,000.

D. Net changes in Cemetery operations, comprising
   a. Expenditure for Operations and Maintenance increased by $3,703;
   b. Draw-down of Cemetery Development Fund increased by $3,703 (of impact on forecast year-end balance not provided).

E. Net changes in General Fund revenue budget: Decreased by $45,000 comprising,
   a. “Other transfers” (i.e., reserves and surplus) drawdown decreased by $45,000 (details of sources not provided).

F. Net changes in General Fund expenditure budget: Decreased by $45,000 comprising,
   a. “One-time Initiatives” expenditure decreased by $45,000 (details of expenditure changes not provided).

For financial plan year 2013, the proposed bylaw (#4743) will see the following summary impacts to consolidated revenue, expenditures, and draw-down of reserves/surplus (see, A-F above)

- Revenue projection increases by $171,120 (source: Grants & partnerships, unidentified);
- Expenditure projection increases by $298,898;
- Reserves drawdown increases by $172,778;
- Surplus drawdown decreases by $45,000.

The financial plan years 2014-2017 were not included in the 2013 draft budget presented at the Finance Committee regular meeting held at 4:00pm on November 5, 2012. The following observations are relative to the bylaw’s (#4743, 2012) financial plan year 2013 incorporating the above noted changes to the draft 2013 budget.
A. General Taxation revenue year-to-year increases as follows:
   a. 2014 increase of 4.36% ($2,429,000) over 2013 level
   b. 2015 increase of 3.12% ($1,816,000) over 2014 level and 7.6% ($4,245,000) over 2013 level
   c. 2016 increase of 0.41% ($246,000) over 2015 level
   d. 2017 increase of 0.61% ($369,000) over 2016 level

B. Fees & charges revenue year-to-year increases are assumed to increase 2% per year in each of the four years of the financial plan, i.e., 2014-17, inclusive.

C. Licences & permits revenue year-to-year increases are assumed to increase 5% in 2014 and 2% per year in each of the subsequent three years of the financial plan, i.e., 2015-17, inclusive.

D. Other revenue is expected to decline during 2014 compared to 2013 by 0.785% then gradually recover in 2015-17.

E. Government grants revenue is expected to remain level at 2013 levels for 2014-17, inclusive.

F. Other transfers (draw-down of reserves and surplus) is expected to fall in 2014 and in 2015, then gradually increase in 2016 and 2017, reflecting the projected state of the reserves and surpluses ending balances as at the end of 2013.

G. Overall Operating Division expenses (excluding expenses included in the Infrastructure maintenance capital accounts) are forecast to increase at a rate of 1.6% per year in each of the four plan-years subsequent to 2013, i.e., 2014-17, inclusive.

   a. No explanation for this low estimate has yet been provided.
   b. Comparison with the increase budgeted for 2013 over the budget level approved for 2013, an increase of 4.31% year-to-year, suggests that the 2014-17 rate of increase is likely to be highly optimistic and therefore likely to be unreachable in a practical sense. This in turn suggests that the property taxation revenue increases are probably understated for the years 2014-17, inclusive. That is, unless the District staff’s ‘core services review’ identifies significant opportunities for cost-cutting measures that do not impact service level promises.

H. Legal, property, & liability insurance, fiscal services expenditures increase by 1.70% per year for each of the four years, 2014-17, inclusive. Actual expenses recorded for these three categories of expenditure show significant year to year variation, often as not showing negative variances to budget.

   a. The District is expected to borrow $12.5 million this year to finance the construction costs of the Central Community Centre, according to the 2011 annual report. This borrowing, if it takes place, can be expected to add to the expenditures in the ‘fiscal services’ category when debt service costs (principal and interest) kick in during 2013 or 2014.
   
   b. Judging from the forecasted expenditures set out for this category in the 2013-17 financial plan, it does not appear that this added debt service expenditure level has been factored in.
   
   c. The 2012 budget for ‘fiscal services’ was approved at $404,500 for “fiscal and sundry”, nil for “debt payments” for a total of $546,314 which should be compared to the proposed 2013 budget level of $355,100 and the forecast 2014 budget level of $357,100.

I. Grants in aid expenditures are level at $408,913 for each year of the forecast 2014-17 at the 2013 proposed budget level of spending.

J. One-time initiatives fall to $750,000 in 2014-17, from the proposed 2013 level of $1,885,268.

   a. This drop to $750,000 reflects the ‘place-holder’ level of spending that can be expected to change as each of the subsequent years of the plan arrive at the budget process window.
   
   b. Anticipate increases in this category’s expenditure levels in future as operating departments find their divisional budgets constrained by the forecast 1.60% year-to-year increase ceiling imposed by the financial plan policies.
   
   c. Operating departments will seek approval of “one-time initiatives” in each of the plan-years 2014-17 to meet service level requirements. The 2013 budget “one-time initiatives” list reflects this trend in spending constraints.

K. Third-party Works expenditure and its off-setting revenue, Third-party Contributions, are back-to-back offsets which are shown in this year’s budget next to one another for purposes of deflecting criticism of “Expense Increases”.

   a. There is generally a small variance between actual expenditure and actual revenue, and the respective budget levels, in this category in any given year, with the variances generally expected to average out to nil over a number of years.

   b. Year to year budget level changes reflect Engineering’s best guess of the level of service delivery.

L. Expenditures for a capital purpose (shown in Schedule “B” of the bylaw) comprise maintenance expense spending and expenditures for the acquisition of capital goods, building repairs that are ‘capitalized’ not expensed, and major capital asset construction works.

   a. The details of the forecast spending are not disclosed except for the budget year 2013.
   
   b. Spending for the years 2014-17 are lumped into four categories: “infrastructure program”, “transportation projects”, “parks and recreation”, and “other civic facilities”. In view of the absence of details supporting the proposed spending in years 2014-17, only the total expenditure is relevant.
   
   c. The proposed spending for 2013 is $14.8 millions while that for 2014 is $12.6 millions, for 2015 it is $14.3 millions, 2016 $12.9 millions, and for 2017 it is $12.3 millions. The ups and downs presumably reflect the District staff’s expectation of timing of various projects’ need for funds in these four categories.

   d. Nothing more of a useful nature can be stated regarding these proposed spending levels at this time, except that the forecast expenditure levels are likely to change, and that the significant projects, such as the new Public Safety Building (“new PSB”), which are known to be under consideration for future budget years, are not included in the numbers cited above from Schedule “B” of the bylaw.

   e. Expect an amendment budget bylaw during 2013 to cover part of the project cost of the new PSB to come before Council sometime around the middle of the year, for an amount of spending somewhere between $1,000,000 and $2,000,000 to pay for ‘soft costs’ and ‘administration expenses’, with funding to be obtained by a draw-down of...
the Endowment Fund reserve balance (i.e., paid by proceeds from sale of securities currently held in the investment portfolio).

M. Funding to support the expenditures for a capital purpose are obtained from general taxation revenues, ‘other revenues’, and from the draw-down of reserves and surplus (i.e., cash and sale of securities held in the investment portfolio), under the guise of ‘Transfers to Reserves’ placed into the “Capital Facility Reserve”, the “Infrastructure Fund”, and other unidentified reserve accounts maintained by the Finance Department.

a. The total funding from these sources matches the total level of expenditures listed in Schedule “B” of the bylaw, i.e., $14.8 millions for 2013, $12.6 millions for 2014, $14.3 millions for 2015, $12.9 millions for 2016, and $12.3 millions for 2017.

b. Of these amounts $7.97 millions is raised from taxation and fees during 2013, $9.89 millions in 2014, $10.8 millions in 2015, $10.3 millions in 2016, and $10.1 millions in 2017.

i. In terms of external revenues (i.e., excluding transfers from reserves presented as revenue) these amount to 9.8% for 2013, 11.8% for 2014, 12.5% for 2015, 11.9% for 2016, and 11.5% for 2017 of revenue dedicated to ‘capital spending programmes’ to support service level delivery activities in the municipality’s General Operations category.

c. The funding levels being sourced from property taxation and fees is only part of the funding needed to support spending in the capital expenditures category.

d. Additional funding sources include

i. sale of securities from the investment portfolio held as offsets to the Deferred Development Cost Charge

Revenue liability ($2.2 millions, $1.25 millions, $1.1 millions, $1.0 million, and $1.0 million, for the years 2013-17 inclusive),

ii. “amenity” contributions extracted from property developers ($0.24 million, $0.1 million, $1.0 million, nil, and nil, for the years 2013-17 inclusive),

iii. grants and partnerships, i.e., voluntary contributions from not-for-profit and for-profit organizations generated in part by the activities of the partnerships development work performed by District staff and in part obtained from higher levels of government and government agencies ($2.86 millions, $1.4 millions, $1.37 millions, $1.58 millions, and $1.24 millions, for the years 2013-17, inclusive).

The foregoing analysis is provided in the absence of documentary explanation from District staff of the proposed spending levels set out in the five-year financial plan bylaw (#4743, 2012) presented to council Monday evening (the 3rd of December) and read a first time by council resolution. No indication has been given as yet that staff will provide further documentation or explanation before the bylaw comes to Council on the 10th of December for second and third readings.

It will be noted by the perceptive reader that District staff have still not yet posted the minutes of the Finance Committee meetings held during the month of November to the District’s webpage (see: http://www.westvancouver.ca/Government/Level3.aspx?id=2884) as of Noon, December 5, 2012. Given the central rôle that the committee has played in the development of the 2013-17 five-year financial plan and 2013 budget, this oversight is especially puzzling, more so in light of the fore-shortened time allowed for public commentary on the elements of the 2013 budget and 2013-17 five-year financial plan. One might have thought that expeditious release of the documentation of the committee’s deliberations would have been forthcoming as a matter of policy congruence with the Mayor’s stated objective of greater public transparency in government decision-making. Evidently, staff disagree, for how else can the absence of the committee’s meeting minutes be explained?

Bottom line: The 2013 budget marks the end of the drive for “0% taxation rate increase” budgets for West Vancouver – in future, property taxation is slated to rise at rates not seen since the early years of the first decade of the new century.

</summary>

=== CCL MTG AGENDA Dec 10 ===

7:00 PM
1. Call to Order.
2. Approval of December 10, 2012 Regular Council Meeting Agenda
3. Adoption of Minutes, November 19, 2012 regular Council Meeting; and November 26, 2012 special Council Meeting.

DELEGATIONS
4. WV Secondary School Recycling Club regarding Battery Recycling Program (File: 0055-01)

REPORTS
5. Reports from Mayor and Councillors on Boards, Committees, and Working Groups
6. Development Variance Permit Application No. 12-072 (6298 Wellington Avenue) (File: 1010-20-12-072)

At the Nov 19 regr mtg Ccl received the report dated Nov 6, and set the date for consideration for December 10, 2012. Reports received up to and including December 6, 2012: Nov 6 Report for Ccl Consideration Nov 19 and Dec 10 Written Submissions received up to and including December 6, 2012: None to date

PRESENTATION BY APPLICANT

CALL FOR PUBLIC INPUT

RECOMMENDED: THAT all written and verbal submissions be received for information.

If Council wishes a further staff report: RECOMMENDED: THAT staff report back to Council or

RECOMMENDED: THAT the DVP wch wd allow for an increase in the maximum allowable building height so that a roof constructed on the existing house can be retained, be approved.

7. 5 Year Financial Plan Bylaw No. 4743, 2012 (File: 1610-20-4743)
The proposed bylaw received first reading at the December 3, 2012 regular Council Meeting.
CALL FOR PUBLIC INPUT

RECOMMENDED: be read a second and third time.

8. **Coach House Discussion Paper** (File: 2515-02)
RECOMMENDED: THAT
1. The Discussion Paper, attached as Appendix ‘A’ to the report from the Mgr of Cmnty Planning and the Sr Cmnty Planner, dated Nov 30, provide the basis for cmnty engagement on coach houses; and
2. Staff report back to Ccl, at a Cmte of the Whole mtg in mid-2013, on the results of the engagement process, including possible directions supported by the cmnty.

RECOMMENDED: THAT
1. Zoning Bylaw ..., for property located at 1821 Marine Dr attached to the report from the Sr Cmnty Planner and the Mgr of Cmnty Planning dated Nov 29 be introduced and read a first time; and
2. The M Clerk be directed to give statutory notice that a Public Hearing is scheduled for Monday January 21

10. **Applicability of a Community Amenity Contribution for the Rezoning and Development Permit Application No. 12-059 for 1455 Bellevue Avenue** (File: 1010-20-12-059)
RECOMMENDED: THAT the proposed rezoning and Devt Permit for the Walker Building, advance in the devt approval process based on a CAC not being applied where additional floor area for office space is being created.

11. **Public Safety Building** (File: 0500-01)
RECOMMENDED: THAT
1. The report entitled “Public Safety Building” dated Dec 3, be received for information.
2. (a) The budget for soft costs for the PSB for Nov and Dec of $165,000 (excluding HST and as set out in Appendix 1 to the report dated Dec 3) be approved, with funding to be provided in a manner consistent with the funding approach previously approved by Council for the PSB project, namely through the net proceeds of sale of District-owned lands which are deposited in the Endowment Fund.
   (b) Staff report back to Council with a budget amendment bylaw to amend the 2012 District Budget.
3. (a) The budget for soft costs for the Public Safety Building for all of 2013 of $3,645,000 (excluding HST and as set out in Appendix 1 to the report dated December 3, 2012) be approved, with funding to be provided in a manner consistent with the funding approach previously approved by Council for the PSB project, namely through the net proceeds of sale of District-owned lands which are deposited in the Endowment Fund.
   (b) Staff report back to Council with a budget amendment bylaw to amend the 2013 District Budget.
4. Staff report back to Council in early 2013 with a 2013 budget for hard construction costs for the PSB after a demolition and construction schedule has been prepared by the design team for Council approval.
5. **Notwithstanding Cil’s approval on July 23, 2012, of a $36M target budget for the PSB project, Staff report back to Ccl periodically to request Ccl approval for specific funding releases for each major phase of the project.**
6. While the District has confirmed that the entire PSB can be funded through one or a combination of: the Endowment Fund; land sales; other internal financing; financing from the Municipal Finance Authority; or tax, Staff report back to Ccl periodically to request Ccl approval for specific funding releases for each major phase of the project.

12. **Hollyburn Lodge Restoration Funding Strategy** (File: 0591-20-LODGE)
RECOMMENDED: THAT Council receive the DepCAO’s report dated Dec 10, and that Council direct that $150,000 be included in the 2014 budget specifically for Hollyburn Lodge Restoration.

13. **Proposed 2013 Council Meeting Schedule** (File: 0120-01)
RECOMMENDED: as attached to the report dated Dec 3, from the Mgr, Legislative Services be approved.

14. **CONSENT AGENDA ITEMS**

14.1. **Amendment to 2012 Council Meeting Schedule** (File: 0120-01)
RECOMMENDED: be amended by scheduling a special Ccl mtg for Dec 12 at 10am

14.2. **Appointments to Memorial Library Board** (File: 1905-01) Information to be provided.

14.3. **TransLink Customer Service Performance Report for Quarter 3, 2012** (File: 3205-03)
RECOMMENDED: THAT the report dated Nov 30, from the Transit Mgr be received for information.

14.4. **Development Application Status List** (File: 1010-01)

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

Council Correspondence Update to November 30, 2012 (up to 12:00 Noon)

Referred for Action
(1) NSh Women’s Ctr, Nov 29, re “Proclamation for Nat’l Day of Remembrance and Action on Violence Against Women” (Referred to M Clerk for response)

Received for Information
(2) Committee and Board Meeting Minutes – Board of Variance – October 17, 2012
(3) MetroV, Nov 28, re “Impact of 2011 Fed Census Population on Weighted Voting and Mbr Representation”
(4) 2 submissions, dated November 25-28, 2012, regarding 1300 block of Marine Drive

Edited by Carolanne Reynolds <EditorWVM@WestVan.org>
Responses to Correspondence
Council Correspondence Update to December 4, 2012 (up to 4:30 pm)

Referred for Action
(1) City of North Vancouver, November 29, 2012, regarding “Affordable Housing for the Persons with Disabilities”
(Referred to Director of Planning, Lands and Permits for consideration and response)
(2) K. Steig, November 30, 2012, regarding “District of West Vancouver Proposed 2013 Budget”
(Referred to Chief Financial Officer for consideration and response)

Received for Information
(3) Hon. J. Kenney, Min/Citizenship, Immigration and Multiculturalism, undated, re “Paul Yuzyk Award for Multiculturalism”
(Attachment available for viewing in Legislative Services Dept)
(5) Metro Vancouver, December 3, 2012, regarding “Policy of Ending Youth Homelessness”

15. OTHER ITEMS -- None

16. Public Questions/Comments

17. Adjournment

=== WVPD ===

CERTIFICATE OF MERIT
On November 15, 2012, at 5:30pm, the WV Police Board together with Chief Constable Peter Lepine presented a Police Board Commendation to a citizen who has gone above and beyond in order to provide assistance to police. A member of the WV Police Block Watch was awarded a “Certificate of Merit” following his actions which lead to an arrest.

Details outlining the citizen’s efforts were the subject of a WVPD media release on February 9, 2012 and can be located at the following link:  
The WVPD wd like to thank the citizen, who wishes to remain anonymous, and all mbrs of the WV Block Watch program for continuing to do their part by helping to keep West Vancouver the safest community in Canada. For more info on joining the WV Block Watch Program, pls contact Anne RUSSELL, the Block Watch Coordinator at 925–7363 or e-mail: annerussell @wvpd.ca.

=== UPDATES & INFO ===

+ WOLVES
The BC Government has created a Draft Wolf Management Plan. They are asking for public feedback until Dec. 5 at the website [http://www.env.gov.bc.ca/fw/public-consultation/grey-wolf](http://www.env.gov.bc.ca/fw/public-consultation/grey-wolf)

+ SAFETY 23rd & MARINE from Engg

In response to some accidents that have occurred at 23rd Street and Marine Dr over the years, staff engaged a consultant to provide a safety audit of this location. Issues identified include restricted sight lines for northbound vehicles on 23rd; the pedestrian crossing on the east leg not being well located, as it is on the crest of a vertical curve; and the eastbound bus stop blocking sightlines for 23rd Street.

**Recommendations include:**
- restricting movements to right turn only northbound on 23RD to deal with the sight line issue associated with the geometry of Marine Dr (that is, no left turns or straight through);
- removing the pedestrian crossing on the east leg, due to the geometry of Marine Dr, and as there was a low volume of users counted, removal will not significantly impact pedestrians;
- moving the bus stop to the far side of the intersection, even though it has been there for many years, as it would result in better sight lines, and the far side of an intersection is considered safer for operators, drivers, and pedestrians; and
- in conjunction with relocation of the bus stop, constructing a pedestrian bulge in the southwest corner of the intersection to shorten the west leg crosswalk for pedestrians, thereby improving safety.

As the works are fairly minor and there are some funds available within the roads capital envelope, staff have proceeded with making improvements in 2012, as a sign of due diligence now that the District has received the consultant’s report. Further, the bus pad work is eligible for cost sharing under TransLink’s Transit Related Road Improvement Program (TRRIP).

=== CALENDAR to December 20th ===

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

=== Monday November 26

~ 4pm ~ Finance Cmte

The first mtg was a visionary workshop to develop design parameters for the website so that cmnty preferences can be identified. October 25: [Meeting Notes](http://www.westvancouver.ca/uploadedFiles/Projects_and_Initiatives/Website_Engagement/WEBSITE_TASKFORCE_MEETING_ONE_ION.pdf)

=== Monday December 3

~ 4pm ~ Finance Cmte -- CANCELLED
WVM2012-23: Ccl NOTES Nov 19th & 26th • AGENDAs Dec 3rd & 10th • Calendar to Dec 20th

=== Wednesday December 5
~ 5:30pm ~ Library Bd mtg at Library
~ 6pm ~ Spirit Trail Public Workshop; Gleneagles Cmnty Ctr; http://www.westvancouver.ca/Level3.aspx?id=41656
A workshop to discuss alignment of Spirit Trail between Seaview Walk and HBay (see above); NOT on DWV Calendar

=== Thursday December 6 -- National Day of Remembrance and Action on Violence Against Women
~ 4pm ~ Awards Cmte -- MOVED to 8:30am Friday 7th
~ 4pm ~ Cmnty Website Engagement Group (for some reason not on DWV Calendar)

=== Friday December 7 ~ 8:30am ~ Awards Cmte

=== Monday December 10 ~ 4pm ~ Finance Cmte [CANCELLED]

=== Thursday December 13
~ 4pm ~ Design Review Cmte
~ 7pm ~ Gleneagles Adv Cmte at Golf Course
~ 5 - 9pm ~ The Second Annual Holiday Open House in Horseshoe Bay
Wine, cheese, and all of your holiday shopping! Presented by Indah Imports, Lalli Loves It, and Presence.

== Friday December 14
~ 9am ~ Cmnty Grants Cmte mtg, Cmnty Ctr (Cedar Room)
~ 6pm ~ WRA Christmas Dinner Party
Bay Moorings Restaurant, 6330 Bay Street, Horseshoe Bay. Door prizes include two nights' accommodation for two in Whistler and a return ferry trip to Vancouver Island for a car and two people.
Tix $35 each. Contact Dave Patrick or Karen Hardie 921 1956 or email: davekaren6458@shaw.ca

+++] WV MEMORIAL LIBRARY +++++ http://www.westvanlibrary.ca
= English Corner -- Friday Dec 14 from 10 to 11:30am
If you would like to practise English conversation -- develop skills, learn vocabulary, participate in interesting discussions, and make new friends, come to English Corner. For more info pls call Nadia Vargha Majzub at 922 5152. English Corner is facilitated by the Baha'i Community of West Vancouver in partnership with the Library.

= ESL BOOK CLUB
Do you enjoy reading stories and wish to improve your reading and conversation skills? The second Fall Session of the ESL Book Club will meet Tuesdays, 10:30 - 11:30am in the Elizabeth Musto Room. Next December 11 and 18. Watch this space [WVML website] for information on our next series, to start in 2013 (Registration Dec 18).

= MOVIE NIGHT
"The Dark Knight Rises" 6pm Wednesday Dec 5

= Friday Night Concert : The K SISTERS
7:30pm December 7 -- Join us for an evening of bright, tight harmonies, spirited sing-a-longs, and sassy seasonal spirit, for ages 2 to 102! There is plenty of virtuosity, energy and charm in this sparkling all-female vocal quartet. Check out the K Sisters on their website.

= PHILOSOPHERS' CAFE
10:30 - noon Friday Dec 21 Join Moderator Randall MacKinnon on the third Friday of each month, from Sept through June for a discussion at a Philosophers' Cafe, part of SFU's Continuing Studies.
Governing Outer Space: Should outer space be governed? Should financial, environmental, or military restrictions be placed on individual nations and businesses? Admission is free; no regn required.

+++ WV MUSEUM ++++ http://westvancouvermuseum.ca/exhibitions/current_exhibition 925 7295
Selwyn Pullan: PHOTOGRAPHING MID-CENTURY WEST COAST MODERNISM
Exhibition on view to December 15
The stark beauty of an iconic architectural movement is captured in this rare collection of stunning images
The exhibition coincides with the launch of the book produced by the museum and published by Douglas & McIntyre. The West Vancouver Museum is pleased to announce the publication of Selwyn Pullan: Photographing Mid-Century West Coast Modernism and the museum’s second exhibition featuring the work of critically acclaimed photographer Selwyn Pullan this fall.

+++ FERRY BUILDING GALLERY ++++ http://ferrybuildinggallery.com ~ 925 7290
> November 30 - December 21 -- Great Stuff Gift Sale (see Preview above for more info)

+++ SILK PURSE ++++ http://silkpurse.ca/exhibitions/ 925 7292
> December 4 – 16 -- “Gifted”
Did you know that many of the volunteers who make the Silk Purse run smoothly are also gifted artists? From painters to textile artists, these dedicated volunteers deserve some time in the spotlight to share their amazing talent with the community they so greatly enrich. You just might find that perfect holiday gift amongst these works of art!

+++ KAY MEEK CENTRE ++++ http://www.kaymeekcentre.com/on_stage/events_calendar
MYSTICAL PERSIAN SUFI MUSIC ~ 8pm Thursday December 6
IN THE SACK - PANDORA'S VOX & ESPIRITU ~ 8pm Fri/Sat December 7/8 (+ Sat Matinee 2pm)
7TH ZORASTRIAN & IRANIAN CULTURAL FILM FESTIVAL Sunday, December 9 (no time given)

Edited by Carolanne Reynolds <EditorWVM@WestVan.org> 9/38
WEST VANCOUVER TANKER TOWN HALL  ~  7pm Monday December 10

COAST MODERN *SOLD OUT*  ~  7pm Tuesday December 11

MINGLE OF THE JINGLES  ~  7pm Wednesday, December 12

A COTTAGE COMMUNITY CHRISTMAS
Thursday Dec 13   ~  2 and 8pm;  Friday Dec 14   ~  8pm;  Saturday Dec 15  ~  2 and 8pm

MIKAYLA SAGER SOPRANO AND AGNE RADZEVICIUTE PIANO  ~  7:30pm Tuesday December 18

+++ ROYAL CANADIAN LEGION BRANCH 60, West Vancouver +++  http://www.westvan60.com/
7pm Saturday December 8th: CHRISTMAS BUREAU FOOD BANK FUNDRAISER!
“Bring Non-Perishable Food Items” Gifts/Cash Donations (chqs payable to “Branch 60 RC Legion” for Christmas Bureau)
DANCE in the Lounge, Graham Fidler (Diehards) and John Shields (John Shields Band) ~ with a Christmas Twist!
7pm Friday December 14th: KARAOKE in the Lounge with Rob Miller
4pm Saturday December 15th: CHRISTMAS MEAT DRAW! Hams and Turkeys
6pm Friday December 21st:  MINI MEAT DRAW

+++ WV CHAMBER of COMMERCE + http://www.westvanchamber.com
The Chamber's annual Christmas Dinner - 90% SOLD OUT!
6:30 - 11:30pm Wednesday December 12
The Chamber's annual CHRISTMAS DINNER will be at the beautiful Capilano Golf and Country Club, on
Wednesday, December 12th, starting at 6:30pm.
In support of our local businesses, we will host a LIVE Auction featuring gift baskets from the five villages of West
Van: Ambleside, Caulfeild, Dundarave, Horseshoe Bay and Park Royal. There will also many other wonderful Live
and Silent Auction items. It’s a great way to do some Christmas shopping! Partial proceeds from the auction will be
donated to the Lookout Emergency Aid Society's North Shore Shelter.
If you would like to donate an item for the auction please contact the Chamber office, 604-926-6614 or
info@westvanchamber.com  West Van Chamber members: When purchasing tickets, please note you can
register yourself and a guest at the member's price. Thank you to our Gold Sponsor: Grosvenor

=== CULTUREWATCH ===  {see Headsup for more}

* THEATRE

+ ARTS CLUB -- 687 1644  http://www.artsclub.com
  ~ Revue Stage: The Santaland Diaries, True Confessions of an Elf by David Sedaris; Ryan Biel stars
     Nov 22 - Dec 22 (some performances sold out) -- held over to Dec 29
  ~ Granville Island Stage: It's a Wonderful Life by Philip Grecian; Nov 26 - Dec 29
  ~ Stanley Industrial Alliance Stage: White Christmas: the Musical; Nov 29 - Dec 23

+ HENDRY HALL  983 2633  northvanplayers.ca
  Sleeping Beauty by Geoff Bamber; 7pm (plus matinees) Nov 30 - Dec 16

+ PRESENTATION HOUSE THEATRE, NV  990 3474  phtheatre.org
  {Fundraiser Nov 26 - Dec 3: ‘Twas the Auction before Christmas at phtheatre.org}
  A Few of My Favourite Things = Dec 14 - 16 = Gather around the piano as voices from
  Vancouver’s musical-theatre scene sing some of their favourite songs from Broadway to make this
  sing-a-long concert a sure-fire hit this holiday season. Stars Jay Brazeau, Jane Mortifee, & more

+ NSCU Performing Arts Theatre, Capilano University
  Winter Harp 990 7810  tickets.capilanou.ca  7:30pm  Dec 12 - 14
  {several one-night events, carols, etc: see website}

+ METRO THEATRE  266 7191  metrotheatre.com
  Mother Goose by Johnny Duncan, various times from Dec 14 to Jan 5
  Written in the true panto tradition with evil (Demon Distastely) and good (Fairy Nerd), heckled and
  cheered by the children, with good always coming out on top.

+ WATERFRONT THEATRE
  The Wizard of Oz  www.carouseltheatre.ca  (no times given) Dec 7 - Jan 6

+ FIREHALL ARTS CENTRE  689 0916  firehallartscentre.ca
  Hotel Bethlehem by Drew McCreadie, various times  Dec 18 - 23
  {We saw this last year and it’s most amusing}
This holiday season it's time to consider that the history we know may not be the real story. Farce meets satire meets holiday fare in Hotel Bethlehem, where we playfully invite the audience to consider another interpretation of what happened that fateful night!

Have you ever wondered why The Inn was full? Who would turn away a very pregnant woman? What kind of characters and shenanigans were they up to that this could happen? Surprisingly, no one has asked these questions, until now. Award winning playwright Drew McCreadie takes an inside look at what was going on at the Inn that infamous silent night.

From the shepherds who first saw the star, Sam and Ezekial, to the Inn's owner, Joshua, confusion abounds when the three Kings -- Melchior, Caspar, and Balthazar -- try to hide their true selves from the Roman soldiers Lewdious and Hepion. Adding to the confusion are the blind census-taker Addius Miopicus and the Inn's staff, Mary, not to be confused with THE Mary who is in the stables waiting for Joseph to give her birthing guidance. Performed by Scott Bellis, Alex Diakun, John Murphy, Dustin Freeland, Stephen Beaver, Noah Rosenbaum, Byron Noble, Sean McQuillan, Bernard Cuffling, Jennifer Mawhinney, and Kris Novak

**SFU Woodward's**

*BAH! HUMBUG!* A contemporary adaptation of Dickens's *A Christmas Carol* starring Jay Brazeau, featuring songs: sfuwoodwards.ca **7:30 (and 2pm) Dec 12 - 16**

**THE CULTCH** **251 1363** thecultch.com

*LEO* by Circle of Eleven from Berlin, **Dec 4 - 15**

*The Christmas Carol Project*, an enchanting musical version of Dickens's tale: **8pm Dec 16 - 18**

**ORPHEUM** **1 855 985 5000** vinylcafe.com

Stuart McLean's *Vinyl Cafe, 2012 Christmas Tour; 7:30pm Dec 11 and 12*

**BERNIE LEGGE THEATRE** **521 0412**

*Dear Santa* by Norm Foster; vagabondplayers.ca 8pm and 2pm matinees Dec 6 - 23

(We love Norm Foster, think he’s the most performed Cdn playwright in Canada; funny)

**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. From December 1 - 12, Gallery Members will enjoy a special 20% discount in the Gallery Store. Find creative gifts for those special people on your list before the Yuletide rush!

**MUSIC**

**o EARLY MUSIC VANCOUVER** **732 1610**

[http://www.earlymusic.bc.ca/CA-CalendarOfEvents.html](http://www.earlymusic.bc.ca/CA-CalendarOfEvents.html)

**o VSO --** Info on the season: [http://www.vancouversymphony.ca/season/2012-2013/](http://www.vancouversymphony.ca/season/2012-2013/)

*Traditional Christmas Concerts*

From December 13th through the 23rd, the Vancouver Symphony Orchestra travels throughout the Lower Mainland spreading Holiday cheer with the Traditional Christmas concerts! The Lower Mainland’s most beloved annual Holiday tradition, the Traditional Christmas concerts feature beautiful Holiday music, Christmas carols, plenty of sing-alongs, two great choirs, conductor Gordon Gerrard, and host Christopher Gaze. Tickets on sale now and going fast!

Concerts take place at St. Andrew’s-Wesley Church in downtown Vancouver starting Thursday, December 13th, and travel to the Bell Performing Arts Centre in Surrey: Centennial Theatre in North Van [4 & 7:30pm Dec 21]; Kay Meek Theatre in West Van [4 & 7:30pm Dec 22]; Michael J. Fox Theatre in Burnaby; South Delta Baptist Church; and the ACT Maple Ridge. See [http://www.vancouversymphony.ca/concert/12SPEC03/](http://www.vancouversymphony.ca/concert/12SPEC03/)

**o VANCOUVER CHAMBER CHOIR** vancouverchamberchoir.com

~ Britten’s *Saint Nicolas* with Ben Heppner 8pm Dec 7 (Orpheum)

~ *A Dylan Thomas Christmas, A Child’s Christmas in Wales* at Ryerson United (Kerrisdale) **1 855 985 2787** 8pm Dec 14; 3pm Dec 15 and 16
* OPERA -- VANCOUVER OPERA  vancouveropera.ca
  
  Pirates of Penzance by Gilbert & Sullivan, featuring Christopher Gaze
  Dec 1, 2, 4, 6, 8, 9 at 7:30pm (except for 2nd and 9th 1:30 matinees); Queen Elizabeth Theatre
  (I gushed over this in PREVIEW above)

* BALLET -- Nutcrackers!
  ~ Royal Winnipeg Ballet at the QET  www.balletbc.com  (2 and 7pm) Dec 14 to 16
  ~ Goh Ballet at the Ctr for Performing Arts gohnutcracker.com  (2 and 7pm) Dec 19 to 23
  ~ Royal City Youth Ballet: Dec 14 - 16 (Surrey Arts Ctr); Dec 23 (Centennial Theatre): royalcityyouthballet.org

* CAROL SHIPS! Dec 1 to 23rd (first time to WV on 5th): see www.carolships.org

+++ HEADSUP SECTION +++

>>> NB: if you subscribe, these come out before events; put in WVM later

== HEADSUP 22A  {sent Nov 23}

Well, the ccl mtg terminated last Monday night Nov 26 will indeed continue starting at 6:30pm with the utilities (you already know the 8%, 8%, and 12% increases) but a Housing Plan has been added (worth reading so prepared for your input in January).


Below: Spirit Trail, Theatre, Mtgs, etc then abbreviated agenda, from the Editor’s Desk, and :-) at end. Finance Cmte at 4pm Monday and glad to say just told they listened and have cancelled the Website mtg that was on at the same time -- full marks!

+++ CMNTY WEBSITE ENGAGEMENT

Mtg was Monday Nov 26 at same time as Finance Cmte (4pm) has been cancelled and moved. Good to hear, response to the situation; stay tuned for a new date (week of Dec 3, maybe 4th or 5th)

+++ SPIRIT TRAIL (HBay)

~ 6pm ~ Wednesday Dec 5 -- Spirit Trail Public Workshop; Gleneagles Cmnty Ctr
A workshop to discuss alignment of the Spirit Trail between Seaview Walk and Horseshoe Bay
For more info, see: http://www.westvancouver.ca/Level3.aspx?id=41656

+++ ARTS CLUB

> Merry and bright
Snow or no snow, there will be a white Christmas at the Stanley! White Christmas: The Musical starts November 29. Plan for the hectic holidays now — get your tickets today. Tickets start at $29.

Contest Alert: Win two tix to the White Christmas opening night from Miss 604! Contest ends Monday, Nov 26.


> Give to the Arts Club
As a not-for-profit charity, we are always so grateful when you support the Arts Club. And when you donate to the Arts Club before December 1, you’ll get more than a thank-you!

Donors who give $136 (our average gift size) or more by December 1 will receive a locally sourced, sustainable ornament and an invitation to our holiday reception. For more details, check out our blog.

DONATE NOW: http://blog.artsclub.com/2012/11/21/the-joy-of-giving/

> Tell us about yourself
It only takes a few minutes to fill out our survey, and you can enter our draw to win two tickets to a 2012/2013 Arts Club performance of your choice. Deadline is November 30. Your feedback will help us to better align with community partners, which in turn will help us continue to deliver theatre performances and youth initiatives throughout the province.

ANSWER SURVEY: https://qtrial.qualtrics.com/SE/?SID=SV_4HI84VMOrbYudQ9&utm_source=mail2&utm_medium=email&utm_campaign=EclubNov21

+++ JUST FOR LAUGHS Comedy Tour

~ 7:30pm ~ Saturday November 24; Ctr for the Performing Arts: comedytour.hahaha.com
+++ CJPME in Victoria

DECOLONIZING THE PAST AND PRESENT IN PALESTINE, ISRAEL, AND THE WEST -- with BASEM RA'AD

VICTORIA, THURSDAY NOVEMBER 29, 7PM -- Professor Ra'ad will be lecturing on the phenomenon of self-colonization amongst the colonized and colonizers alike, in Palestine, Israel, and the West, as it affects such aspects as history, religion, culture, political rhetoric, and education; and on the means to overcome its symptoms and reframe perceptions. A Q&A session will follow.

DETAILS
Professor Ra'ad's book, Hidden Histories: Palestine and the Eastern Mediterranean, has been described as "a study in deep time, wide space . . . an anthropology of the present" (Gary C. Spivak, Columbia), "a brilliant tour de force of recovery, decolonization, re-vision, and inclusivity" (Hilton Obenzinger, Stanford), and "perhaps the first corrective history of Palestine, its people, its region, and its culture" (Naseer Aruri, Massachusetts). More information about Hidden Histories can be found at www.hiddenhistories.ca. Copies will be available for purchase at this event, and Professor Ra'ad will be happy to dedicate and sign, on request.

Basem L. Ra'ad, Ph. D. (Toronto), was born in Jerusalem and educated in diaspora. He has written on a variety of subjects and worked as an editor and community organizer. He has taught at universities in Canada, Lebanon, and Palestine, most recently at Al-Quds University in Jerusalem.

This event is co-sponsored by the Social Justice Studies Program at the U of Victoria, which CJPME gratefully acknowledges for providing the venue.

from the Editor's Desk............

~~~ Good news: the British Butcher Shop has just opened a store in Ambleside (near Savary Island Pie) -- YUM!
~~~ don't quite understand why forcing the Mounties to have a proportion of women is under consideration (or being legislated). Work on fairness of interviews and selection, yes. What's next, increasing the proportion of men as nurses?
~~~ Thankful a ceasefire between Israel and Hamas. Don't agree with criticism of Netanyahu. His Foreign Minister wanted him to invade, the Head of the Military advised against. If it's war, it's logical/reasonable to give more weight to those who will do the fighting, the IDF, no?
Well, it's held over a day. Israel did (Thursday I think) kill a Gazan though -- his family said he was trying to raise a flag at the border. Think they're boosting security along the border now. Gazans' restraint re hitting back shd be appreciated.
~~~ Remembrance Day. The last issue had info about WW2 including a tribute the PM gave in Hong Kong referring to the first Chinese Canadian (Lt Commander William Lore) to join the RCN, who died at 103. In Friday's VSun (Nov 23) pD19, there's a gripping story of a Norwegian's part in a daring exploit.
See http://www.vancouversun.com/Hero+Telemark+foiled+Nazis+bomb+weapons+program/7599591/story.html. He's just died at the age of 101. Wikipedia says the operation was later evaluated by SOE as the most successful act of sabotage in all of WW2.
~~~ Give Ccl suggestions re raising revenue and cutting expenses or don't complain about paying your taxes!

=== HEADSUP 222B {sent 4:23am Dec 1}

How can it be December already?

Budget 2013 is on the agenda for Monday night (aka Five-Year Financial Plan Bylaw -- info to be provided)

Herewith:

Main Items Dec 3; Events/Mtgs/News; DWV Agenda (link); Animalwatch (otter photo); UN 65 years ago;

(Qtn/Tht/Pun in this issue)

o MAIN ITEMS ccl mtg Monday Dec 3: DVP 2115 Inglewood (new two-storey house with basement); Srs' Ctr Annual Report; Gleneagles Cmnty Ctr Adv Cmte Annual Report and Work Plan; Rutledge Field Spectator Seating Proposal; Sound Barrier/Trees at Gleneagles Elem School; Art Ctr Update; Ambleside Waterfront and Village Centre Public Engagement; 2012 Expenditures for Sale of Surplus Municipal Lands, Public Safety Building and Related Administration and Overhead; Acting Mayor Schedule; Apptmts of ccl mbrs to MetroV Boards and Cmtes; Apptmts to WV cmites/WGs; Regional Emergency Mgmt; Age-friendly Planning and Project Grants Applic; Gleneagles Cc Adv Cmte revised ToReF; (see link on electronic agenda) Correspondence includes: Hollyburn Lodge, Ambleside Renewal, Eco Ctr, Rutledge Seating, N Oxley drainage, Hollyburn Heritage Cabin Cmnty, Engg spending, 1300blk, Fresh St Market opening delayed to Jan, water rates; Farmers' Markets

o EVENTS, MTGS, etc

= Christmas Trees already on sale:

by WV Lions Club (Ambleside Park), Scouts (Clyde, east of Taylor Way)
Santa Claus is available for photos at a variety of times now at Park Royal North. Everyone who gets their photo taken with Santa will receive three Holiday treats: a candy cane, an ornament, and a pair of reindeer antlers. Children may also enter Park Royal’s Holiday Colouring Contest for the chance to win a $25 gift card.

List of times Santa is available for photos:

**December 1 – 23:**
- **Mon to Sat:** 11am – 3pm; 4 – 9pm; **Sunday:** noon - 5pm; **December 24:** 10am – 4pm

> **Pet Pics with Santa**

Park Royal has added a new paw-friendly Holiday tradition: Pet Pics with Santa, **5 - 8pm. Tuesday December 11 and 18** mark the days when proud pet owners can bring their beloved furry friend to pose for a photo with Santa Claus. 100% of the proceeds from purchased photo packages will go towards the local SPCA.

- **Park Royal North:** Photo packages range in price from $9 to $21
- **For more information about these, entertainment, valet parking, and other Park Royal events, visit** shopparkroyal.com

**= BOOK LAUNCH and TALK:**

7pm Mon Dec 3 at VPL **British Columbia: A New Historical Atlas** by map historian, Derek Hayes; maps from the 1500s to the Vancouver Olympics

**= Ambleside Streetscape Proposed Standards**

Tues Dec 4 in Cmnty Ctr Atrium from 4 to 7pm

**= Connecting Seaview Walk and Horseshoe Bay**

DWV invites the community to participate in a public workshop to provide their input on the alignment of the western portion of the North Shore Spirit Trail, from Seaview Walk to the Ferry Terminal in Horseshoe Bay. This area will be the next segment of Spirit Trail constructed in West Vancouver.

The two-hour facilitated workshop will review the vision and preliminary conceptual alignment of the proposed trail and gather feedback from residents on options for actual trail alignment. Please RSVP by email ewillobee@westvancouver.ca to help us with a headcount.

**6 - 8:30pm Wednesday December 5 -- Seaview Room, Gleneagles Cmnty Ctr**

**o from the Editor's Desk.....**

Good news and ... news......

:-) Good news is that the WTF has been renamed, now it's the Cmnty Website Devt Group (no longer under Task Forces, It's under "Other"). Their mtg has been moved to **4pm Thurs Dec 6.** Don't believe the DWV Calendar wch has not yet been updated. The Website Group's mtg has not yet been entered and the Calendar says there's an Awards Cmte mtg at that time but it's actually at 8:30am Friday Dec 7. Many thanks to Brent (DepCAO) forstraightening this out though not his bailiwick and end of day Friday answered phone.

:-) Last weekend when someone wrote to me saying residents of Lower Caulfeild were not permitted to be mbrs of the LC Adv Cmte, I didn't believe it so wrote right away to the ccl liaison and asked. No reply but told the other day to ask the MClerk. Did so Thurs; still waiting.

**o COUNCIL AGENDAs Monday Dec 3**

Since you're reading this on email it will be easy for you just to click on a link rather than have me format it for you.

= **4:30pm -- closed mtg for sections:** (a), (i), (k)

Purpose of meeting: personnel, bd/cmte applications, proposed M services, and legal matters


**= 7pm: regular mtg**


VERY interesting -- the agenda came out Thursday evening and said Friday Nov 30 for the Nov 19 minutes. Now it says they're to be provided on Monday Dec 3.

**o ANIMALWATCH -- photo**

It was just too cute, so here a photo of an otter:

[http://www.flickr.com/photos/tonyboomen/8231561736/in/pool-1095879@N21/lightbox/](http://www.flickr.com/photos/tonyboomen/8231561736/in/pool-1095879@N21/lightbox/)

**o INFObit -- Anniversary**

**Thursday November 29**

65 years ago UN established Israel ~55% and Palestine ~45% . Pretty symbolic that Palestine is asking for observer state mbr status 65 years later and Israel voted against. Uneven, no? It does, however, now control 100%. On Fri Nov 30 Israel announces going to build 3000 more units in East Jerusalem and on the West Bank.

In Abbas's speech he mentions they recognize Israel (and they have for more than a decade as did Arafat and the 22-mbr Arab League), and concede accepting the pre-1967 border (78% - 22%).

Israel promised Prez Carter in 1978 not to increase the illegal settlements. There were 20K illegal settlers then; now there are over 600K and yet another increase just announced.

You see where this is going, don't you.

No wonder the Palestinians want the illegal settlements growth to stop before they'll start negotiating again. Promised so often and ignored, flouted.

Ah, yes, the PLO is secular (spokes(wo)man Hanan Ashrawi is Christian) and although they have recognized Israel (Israel leaves that part out), now Israel insists they must not just recognize Israel but as a Jewish State. They have not done that yet since the area is a mix of Jews, Christians, and Muslims (plus Druze and some other small groups).

--- **HEADSUP Notice** {sent morning of Tues Dec 4}

{One :-(- & two ;-) notices:}

Sent Tu am but typo gremlins for some reason stuck Mon in for the mtg that day (Tu), so sent it out again with Tu in
purple however the right day was in Headsup 22B sent Dec 1; then added a notice about the application deadline for the new invasive Plant Species WG (Dec 7); and later a notice about the renamed Cmnty Website Devt Group's mtg postponed to 4pm Thurs Dec 6. At time of sending out mtg not on DWV Calendar.)

+++ LAST NIGHT -- BUDGET
Ccl passed the introduction of the Budget with amendments (possible) and three readings at next Monday's ccl mtg, Dec 10, the last until January (unless they schedule a special mtg).

10. 5 Year Financial Plan Bylaw (File: 1610-01)  Posted at 3:40 pm, December 3, 2012.  
See: http://www.westvancouver.ca/uploadedFiles/Your_Government/Agendas_and_Minutes/2012/December/12dec03-10-OT.PDF
There was a separate motion (11) last night re expenditures appended below. See ADDENDUM.

The Mayor asked another important question; how much spent last year, and the answer (I'll verify in WVM) was over $311K. (AmblesideNOW?)

You are welcome to provide input -- email, call a mbr of Ccl, speak up on Monday Dec 10.

+++ TODAY TUESDAY -- AMBLESIDE STREETSCAPE
Today from 4 to 7pm at the Cmnty Ctr and DETAILS at: http://www.westvancouver.ca/Level3.aspx?id=37884
Action: seek public input, refine project proposals, identify budget impacts, present the public input to Ccl.

Project Purpose

The purpose of the Ambleside Village Centre Streetscape Standards Project is to develop a cohesive and unified concept plan and detailed design drawings for the public realm of Ambleside Village that:

- Enhance the liveability of the area;
- Complement economic activity;
- Create a distinct sense of place;
- Allow space for public activities;
- Provide a pedestrian friendly environment; and
- Reflect the District’s commitment to sustainable development and practices.

For 17th Street from Fulton to John Lawson Park, District planning has envisioned a ‘Civic or Festival Boulevard’ and the project is to provide ideas and a preferred overall design concept, rather than detailed design drawings. Further info may be obtained from the Planning Dept at 925 7055. To provide feedback pls email amblesidestreetscape@westvancouver.ca

LAST NIGHT’S MOTION:

10. Ambleside Waterfront and Village Centre Public Engagement (File: 2195-01)
RECOMMENDED: THAT
- The report from the Director of Planning and the Acting Director of Communications titled “Ambleside Waterfront and Village Centre Public Engagement”, dated November 22, 2012, be received for information.
- The District commence public consultation, to be based upon the consultation strategy contained in this report, and attached as Appendix A, on the Waterfront Plan and potential implementation strategies and projects for the Waterfront and Ambleside Village Centre.

+++ ADDENDUM re Expenditures
RECOMMENDED: THAT
- The report dated Nov 26 be received for information.
- The 2012 expenditures up to October 31, 2012 of $266,078 be funded in a manner consistent with the funding approach previously approved by Ccl for these initiatives, namely through the net proceeds of sale of District-owned lands which are deposited in the Endowment Fund.
- Staff report back to Council with a budget amendment bylaw to amend the 2012 District Budget.

Thought bubble: So with $300K+ last year, we’re looking at half a million dollars and, are we to conclude they’re just taking whatever they need from the Endowment Fund?

=== PS to HEADSUP NOTICE  (8:49pm)
objet object apologies -- had Monday on the brain; the ccl mtg last night (Monday) and the budget on the next mtg Monday 10th.
In the email this afternoon I did write TODAY for the mtg on the Ambleside Streetscape today, Tuesday Dec 4th (note to self, always put the day and date in even if a website, ph, and email reference). Hope you caught it in time.
Thank you for the correction just received (8:22pm) so sending this out asap.
And, -- to all of you out there, PLEASE send any corrections and clarifications right away; very much appreciated.

Typo gremlins thrive and are ubiquitous.
Also, proofreaders welcome :-)  

PS
Since I'm writing, shd add late this afternoon got a notice that they're selecting mbrs for the Invasive Plant Species WG and applications close Friday:
The District is forming a Working Group to assist with this task. A recent report to Council about invasive plant species (including draft Terms of Reference for the WG) can be found by following this link:
http://www.westvancouver.ca/uploadedFiles/Your_Government/Agendas_and_Minutes/2012/October/12oct15-15.2.PDF
The deadline for applications for this WG is this Friday, Dec 7th. The application process is not difficult, so if you are
interested (or know someone who is), please consider applying. Applicants should be a resident of WV. The application form can be found here:


The completed form shd be emailed to committees@westvancouver.ca, or contact the Legislative Srvcs Dept 925 7004. If you have any questions about the WG, pls email Corinne Ambor [<cambor@westvancouver.ca>] or call 925 7138.

PPS

The name has been changed to Cmnty Website Devt Group: the mtg (to avoid a conflict) was postponed to 4pm Thursday Dec 6 but it’s not on the DWV Calendar yet in case you look(ed). There is a link on the DWV homepage however: for more info, see: http://www.westvancouver.ca/Level3.aspx?id=40896

=== COUNCIL NOTES Regular Mtg Monday November 19 ===

{best efforts! time stamps so you can listen to that part of the actual mtg if you want. }

SPECIAL MTG

6:00 PM IN THE MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM

1. Call to Order.

2. EXCLUSION OF THE PUBLIC

3. RECOMMENDED:

...the following section of the Community Charter:

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

(b) personal info about an identifiable individ who is being considered for a M award or honour, or who has offered to provide a gift to the M on condition of anonymity [added Nov 19];

(e) the acquisition, disposition, or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(i) the receipt of advice subject to solicitor-client privilege, including communications nec for that purpose;

(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: land, proposed provision of municipal service, and legal matters.

3. ADJOURNMENT

REGULAR COUNCIL MTG

7:00 PM IN MUNICIPAL HALL COUNCIL CHAMBER

1. Call to Order.

2. Approval of November 19, 2012 Regular Council Meeting Agenda:

- adding November 5, 2012 Council meeting minutes to Item 3;
- replacing proposed Waterworks Regulation Bylaw in Item 12 with revised proposed bylaw;
- replacing proposed Sewer and Drainage Utility Fee Bylaw in Item 13 with revised proposed bylaw;
- adding to Item 15, Items 15.2 and 15.3;
- adding Item 13.1 regarding Appointment of Council Liaisons to Upper Lands Study Review Working Group;

3. Adoption of November 5, 2012 Meeting Minutes (Minutes to be provided on Friday, November 16, 2012.)

November 5, 2012 special and regular Council Meetings.

Mayor: anyone may speak, pls keep your remarks three minutes

DELEGATIONS


[Names: D. Newberry (Community Liaison with the North Shore Housing Centre and Shelter) and J. Riddell (Youth Outreach Worker)]

Reporting about events; updates

largely result of lack of affordable housing; lack of adequate income; many at risk

positive signs your hard work and done by cmnty

opened two new shelters for youth 18 to 25; transition and terminal housing

work as a team; explore new initiatives; new home with meals

[named churches]

[SLIDES of many great things done]

Contributions/Contributors [named]

help w/ drug addiction, etc

Fri Oct 12 WV youth between 13 and 18; a film

why is there inequitable distribution of wealth in Canada

Speaker

Keep your eye out for activities throughout year. Contact me for a tour

sohn requires continuity; we'll continue to address homelessness in our cmnty

Mayor: gee, you've got two seconds!

Ans: we work on that

MAB: read article -- we don't get snow but do get cold weather

stood on soccer field and reminded me living out on the street wd be intolerable

Sop: thank you for that

in our social responsibility that we did a few years ago, Ms Mooi, we thought maybe not doing enough at the time; other
places on the NSh or are these residents found themselves in harm's way

Ans: NSh statistics this evening

Ans 2: they consider themselves residents of NSh

Sop: no home, no food?

Ans: yes

Sop: how bring that out?

Ans: reduce stigma of homelessness

emphasis put on work these ppl do; they do their best to connect with these ppl

Outreach work the most important thing

Sop: thank you for your work.

NG: thank you for expertise and energy

{Moved received with THANKS}

[7:20]

5. MetroV re Lions Gate Wastewater Treatment Plant Secondary Upgrade Project (File: 0185-01)

PowerPoint presentation to be provided.

[Names: M. Briggs (MetroV Public Involvement Division Mgr), P.aul Dufault (MetroV Sr Engr, Wastewater Treatment), and J. Rusnak (MetroV CFO)]

Mayor: xxx new head honcho

PD: my name is Paul, engr; will update you

happy to have Carol {Wiesen??? get names and CFO}

as you may remember from our last [time]

four key project objectives [SLIDE]

- secondary waste water treatment
- sustainability, environmental, social, economic
- integrated resource recovery
- cmnty integration

two workshops held, second in October

initial technical framework also devpd

Next workshop in mid-Dec: 8 - 10 build scenarios and evolution of TECH ASSMT FRAMEWORK (by May)

Last year fed govt announced Infrastructure prog

Design and Construction Funding

turn it over to Marie

Marie: SLIDES -- target audiences

public involvement, 30 FN and tribal ccls

Sop: know it's in early stages [7:30]

know we'll get help from other govt

we'll be looking at a formula -- over 20, 30, 40 years so not a hardship for NSh?

Man: This project is one of many projects of MetroV; carrying about $400M and doing close to $500M

over 15 yrs and try to pay off asap

getting debt, xxx in place

Sop: nice to meet you, CEO

hv bn critical but seeing your bright face, may be a change

[chuckles]

what kind of deal are we looking at on the NSh?

Ans: not an easy ans

you've made ref to cost; looking at; reviewing way cost shared, across Ms

when we submitted the liquid use mgmt plan

LG, the Iona

no help from govt, [taxes/cost] rise from $100 per year to $1300/yr

Mayor: that's the worse case scenario

Ans: on third [7:33 for amt]

MAB: particularly interested in political strategy

Ans: ref to FCM; one of the key pieces; press conference last week -- official ask to fed

comments by Flaherty

Building Canada Fund sunset 2014

FCM rolled out three-prong: gas fund, and xxx, and xxx

{resolution of slides poor; hard to read}

supportive of that

will be engaged at a staff level

CC: understand NSh as a whole and fairly long timeframe

interest me if we have innovations in sewage; reduce needs going forward

have you considered staging the building with potential for it to be expanded?

somewhat linked, some devs around the world if 5K ppl might hv sewage treatment within rather than facility

have you considered something like that?

rather than this massive facility -- day xxx not come

Ans: pretty good points; the first 30% have to have [7:37]

go through detailed assessment now

philosophy is not how big we can make it but how small -- may meet in middle

may build for 30 years, but centralize xxx 80 years re load on those plants but haven't set those numbers

$400M is a small plant
CC: can generate revenue from it? housing above it? generate $50M?
[xxx 7:39]
CC: quite a small site; room av?
Ans: if energy extraction possible
NSh Ms re organics.....
TP: this comes out of xxx [7:40]
LG is high risk why doing by 2020 across Canada xxx
looking at $Ms; if funding comes, we'll be ready
we do have our sewage and water bylaws on our agenda a bit later
approved by the board and 3.1.8 says [7:41]
In WV we're doing [???] xxx
want to be clear we're moving ahead and what we can do in this cmnty; innovation and scale
one thing to ask: in the third quarter of the xxx plan there's this xxx know we won't be seeing till new year but wd be
helpful to have a workshop -- helpful to understand then we can explain to cmnty
Ans: happy to respond to that.
RECOMMENDED: be received for information, with thanks.
Mayor: thanks for coming, v helpful
REPORTS
6. Reports from Mayor and Councillors on Boards, Committees, and Working Groups
Mayor: Ccl keep in mind it's [7:42]
ML: first budget open house, moderately well attended (being complimentary)
come this Wed: presentation by Finance Dept then Q&A so it's not drop in, xxx
Nov 26 open mtg Fcmte; encourage you to come xxxx
Finally, on Nov 28: Regional Finance and Metro, MetroTown
hope some of my colleagues will be able to come too
MAB: Ten days ago we met with the WV Fdn, the xxx, and Track Club [7:45]
to renovate, rehabilitate, and restore; to champion this cmnty initiative; restore track to its prev glory
Sch Traf fic Cmte xxx; in the process of revising the T of Ref
[7:46] that no longer exists
does v good work; staff have been working away; be accountable and transparent in the process

{but is it on the DWV Calendar???}
Bill S8, safe drinking water; Metro staff and endorsed to go to Metro; have papers I can send to you
Sop: taken by Nov 11 service; well organized
not many of the vets talk about what they went through and sacrifices they make; honour them
Mayor: agree with that
NG: save my five minutes to later
CC: given number in gallery, will save mine too
TP: book launch last week; climate change
all kinds of references to WV; shoreline, Eagle Island; WV HS students
in light of packed crowd tonight; have to be cognisant of changes; potentially v exciting
Mayor: Metro met on Friday to discuss Bill S8
safe drinking water for FN; ea Ccl to send a submission expressing concern; approval to sent to Mr Weston [MP]
this act does not consider M??
cd force local govt's to provide water and sewer to FN
respectfully; not impose
staff has asked me to point out Coastal Health survey being done
Trying to get 5K [7:51]
7. Amendment No.1 (11-043) and No. 2 (11-044) to Devt Permit No. 01 011 for respectively, 8540 and 8520 Citrus Wynd
(File: 1010 20 11 043 / 044)
PowerPoint presentation to be provided.
At the Oct 29 regular mtg Council received the report dated Oct 17 and set the date for consideration for Nov 19.
Reports received up to and including November 15, 2012:

<table>
<thead>
<tr>
<th>NAME:</th>
<th>DATE:</th>
<th>FOR COUNCIL CONSIDERATION:</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amendment No.1 (11-043) and No. 2 (11-044) to Development Permit No. 01 011 for respectively, 8540 and 8520 Citrus Wynd</td>
<td>October 17, 2012</td>
<td>October 29, 2012 / November 19, 2012</td>
<td>R-1</td>
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</table>

Written Submissions received up to and including November 15, 2012:

<table>
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<tr>
<th>AUTH:</th>
<th>DATE:</th>
<th>DATE FOR CONSIDERATION</th>
<th>#</th>
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<tbody>
<tr>
<td>Feenstra Architecture Inc.</td>
<td>November 9, 2012</td>
<td>November 19, 2012</td>
<td>C-1</td>
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</tbody>
</table>

GB Boyle, Planning: two properties here, presenting it as one
SLIDE -- it sits on Howe Sound; idea of what terrain looks like
v steep, acknowledged at time and variance for front and house
other variances relate to bldg ht, number of storeys, and highest bldg face
here's 3-D view
Garage level and entrance area at top (fourth) has to be articulated; need for more variances; again a 3D view (SLIDES) applicant represented tonight by the architect

PRESENTATION BY APPLICANT

Mayor: Ms Scholes
SSch: [gave info]

CALL FOR PUBLIC INPUT

Mayor: John R? can't read; from Lawrence Way
J R?: Sorry, I can't hear v well

one of eight [nbrs?]; was a friend of Mr Ansell [year 7:56]
sold prop; the present devt

my concern is the height of the bldg; if a tree higher than xxx complains

I'd like to complain about sight and height of the bldg
not suitable for the area, at least not for the nbrhd

as you know I sold the prop to a person who was xxx illegal xxx things

Mayor: don't want to get into that
JR: by law

highest wd not show so much from Ansell's place b/c basement
wd like Ccl to take consideration -- was a mbr of the Kitsilano xxx
once devpr [7:58]

take an arm and then arm, and

apologize for nbr

Mayor: thank you for your comments; anyone else?

CC: is there a reason why the garage can't be put between the road and the bldg?
closer; tuck it in at same level as other three

seems like desired -- can design around height better, why not?

GB: have asked the architect to come forward, he can be more specific
re grade, level 3, go down, wd be exceptionally steep; 20% max grade

the other thing that the design does allow, yes parking in front of the garage, no opp along road
architect cd speak more to why garage and if opp to put garage down

Feenstra (architect): think you've expressed some of the concepts we were going through
street v narrow and no room; trying to provide safe parking for those who come to visit these houses
re level, standard three-storey house; closer to road tight to have a turn

CC: grade level about 10ft, no?
Ans: yes

NG: notice next door to Montizambert waste water treatment plan

[xxx NO]

NG: third time applic for this sort of steep lot

understand ht based on flat lot but these houses diff b/c steep presume coming to us b/c not a lot of flat land

does it not make sense for our Planning Dept to change the bylaws so this design wch keeps coming up doesn't have to come to Ccl? this is the third in three months; shdn't we be modifying the bylaw?

Sokol: how do you define steep lot? maybe certain characteristics

{???}

Mayor: keep on track
MAB: so within FAR
GB: when created had a max FAR
MAB: what are they? max permitted area under 5Ksf
GB: xxx? [8:07]

MAB: a lot of blasting?

Ans: have had a preliminary blasting {survey?}
lot one has one tricky corner so xxx

Sop: did you or architect encourage a smaller house?

GB: not involved

Ans: we designed these houses for two specific clients; weren't aware an FAR limitation

{An architect not aware of FAR???}

lot two considerably larger; originally designed 7Ksf

Sop: appreciate that but creates a variance of one storey

we've been trying to get rid of the big house

soln: don't make the basement exempt [8:09]

{absolutely! Complaints about monster houses were loud when I was on Ccl and we reduced the FAR from .45 to .35 -- victory! -- er, but wait! when the bylaws were completely rewritten, regulations were worded so

Edited by Carolanne Reynolds <EditorWVM@WestVan.org>
that balconies and basements were sometimes not included in the FAR calculations. Of course owners/architects took advantage of this. Only a few years ago we managed to get the bylaws changed so that enclosing balconies counted. There still are conditions required so that basements are not included even though not entirely underground. This all shd be thoroughly reviewed. I'm tired of hearing that -- well, if it's enclosed it won't make any difference (re ht, others' view, etc.) -- obviously then houses will be designed so that increase can be done and not counted.)

somewhere down the road shd do that

{yes! way to go, Sop!}

Mayor: Mr Sokol, doing that?
Sokol: yes
CC: re Riverside Drive, steeper; ppl building on xxx props
Sokol: we require a geotech to review and xxx [8:10]
CC: and they're insured?
ML: if blasting, opp to ???? re foreshore protection?
right down to the water, right down to Howe Sound
{can't hear}
ML moved: all written and verbal submissions be received for information.
then THAT
the Amendment to the Devt Permit to allow construction of a new three-storey house with a basement and garage on each lot, be approved.
[CARRIES WITH SOP OPPOSED]
{may want to hear this bit at [8:12]
MAYOR: something worth following up

8. 2012 Youth Services Review Annual Report (File: 0117-20-YSR)

PowerPoint presentation to be provided.

AM: [xxx names]
MAB: as Ccl liaison wd like to introduce other mbrs here
[DONE]
New Youth Services Coordinator; here along with Andy
SLIDES
some of the achievement, concluded in July 2011
HISTORY
AYC opened in 1996; 2009/11 study changed ways services
2010 Youth Services review and results presented to M&Ccl July 2011
recommend realigning staff and increase in funding
Ans 2: want to see more partnerships
hub models; success of the WV Child and Fam hub was examined
xxx older youth [8:19]
[chuckles]
... hope in Jan; Revitalize
What's Ahead [8:22]
Sop: Mr Krawzyck best one b/c you've looked after 100s of chn and teachers over years
AK: don't know that I looked after them
Sop: looked at xxx
kids never there -- what's happening? something missing? what is it we're missing with chn, "not enough to do"
so you're the right one to ask
AK: perhaps others will has answers will as well
many years as teacher and administrator and [8:23]
the kids you see are not nec'ly the ones to be concerned about
tremendous number engaged and do so successfully
those on the margin have told us we hv to do something a little better to bring them out of the margin
last school I was out of 2200 saw 2000 and wonder where the 200 were
not no good, but hiding? lonely? want to do our best
TP: reading on p5; funding been deferred for a year
Ans female: when solidified wanted to make operating consistently and maximizing opps for more funding
got a sponsorship
as we continued, may be in front of you; all right now
MAB: wd acknowledge the expertise of the group; tomorrow is xxx Day
move THAT the report from the Mgr of Cmnty Devt, Youth and Families, be received for information.

Mayor: xxx to the good work

good ans to Sop

9. Ambleside Village Centre Streetscape Standards Project (File: 2515-21) -- [8:27]

PowerPoint presentation to be provided.

GB: pleased to be here with this; call it the Ambleside puzzle; ev piece counts
feel close to end with this piece; started in Feb
SLIDE shows boundaries; focuses on commercial part
why; art of revitalization; want to avoid bandaid repairs; respond to future devt proposals
Fresh St Market; other projects; enhancing viability; hefty document; haven't skimped on how we got here
Doc prepared by PWL consultant
RF, Ian Haras (Parks), coordinator over here by the side; PWL to do the heavy lifting
kickoff in Feb; open house; DRC twice; May and Oct; cmte asked to see it again; extensive comments; met with ABA in July;
and finally ACDI provided some guidelines
invited to all open houses; open mtg; up on web; with all those comments be able to report to Ccl early in the new year
Mayor: so there will be an open house on Dec 4
GB: with Ccl's approval, yes, Your Worship
Mayor: two mbrs who don't want to wait until the open house; Carolanne Reynolds and Michael Evison to come up
CR: thank you, Carolanne Reynolds, Editor of West Van Matters
Same old refrain -- I said this a few nights ago -- There's a mtg I see with the Amb Biz Assn but not with the major ratepayer group [in the area]
Of course I support the ABA and the Chamber; there's no doubt about that but pls do not ignore or regard residents as secondary
The ratepayers pay about 90% of the taxes and deserve equal accommodation and respect and they use that area; you want to make it nice for them
I'm sure they can give you a lot of good ideas so if you're going to make special mtgs with the biz assns, pls consider making special mtgs with the largest ratepayer assn
Thank you Mayor: thank you for that
(a hear hear) [8:34]
Ev: urge HBay
a lot of money; xxx see how
HBay needs that assistance now, ahead of Amb
how allow report to come forward with radical alignment for Bellevue
this suggests a cycle path on the south side of Bellevue
we must, in my view
what we do with Argyle -- put it on Argyle; not thought through enough; back to Study group
CC moved:
1. The Nov 9 report from the Mgr of Cmnty Planning, the Dir/Engg/Transportation, and the Mgr of Parks Operations with the attached report [titled] “Ambleside Village Centre Streetscape Standards” dated Nov 9 be made available for community review and comment through to year end, with opportunities for community review to include:
   (a) An open house on December 4, 2012 in the Community Centre Atrium;
   (b) A meeting with the Ambleside Business Association; and
   (c) Inclusion on the District’s website with means to provide feedback; and
2. Following the cmnty review period, staff report back to Ccl on the results, proposing revisions as appropriate and presenting final Ambleside Village Ctr Streetscape Standards for Council adoption consideration.
{didn't he/they listen? why a biz assn and no ratepayer assn??? Residents pay about 90% of the taxes!}
Mayor: may I suggest, meet with ADRA as well
{GREAT! He listened! Pity the mover didn’t include ADRA but impressed/appreciative that the Mayor did. Leadership, b/c then passed unanimously!}
CC adds: meet with ABA and ADRA
[xxx 8:38 ]
CC: xxx
also agree; needs to be thought through; do we have enough parking? need address?
Argyle -- if we remove all the parking on Argyle and from the beach front, as much as I support walking and cycling I recong ppl with mobility issues; concerned with the lack of consideration
how much do we need, how much taking away; need to update
Sokol: wrt HBay, been working on Amb for over a year three years; happy to bring this forward
once this is done, intention to move on to HBay -- maybe spring of next year
wrt parking on Argyle, next mtg xxx [8:41]; where Sp Trail, bicycles shd be with this ... outreach ... more refined answer
Mayor: any?
Sop: wisdom?
v well done; chance to review it again
if we have the whole streetscape planned, side streets, in my view going to add to pedestrian orientation but if we go further than that xxx; how to Amb and outlying areas
we've lost a fair amt of parking, field hockey, and ah, future parking will come
Mayor: [8:43 get this]
Sop: xxx
NG: nice coordination consultants and staff; shd consult from the arts cmnty
don't know how many arts experts on the DRC
maybe from the wider Ch cmnty rather than just ABA, rather limited
not sure of purple lights
Ans: blue now
NG: Amb Commercial Study be included -- what’s
Comm Market Study -- will that be parallel?
Sokol: this is a bit ahead of that
NG: too late to integrate b/c it’s xxx
Mayor: so arts cmnty on notice; xxx
see Maggie Pappas in audience so sure will be hearing from her
Sop: did I not see the light scenario about the size of my fist
GB: DRC showed purple lights; quite a bit of discussion; don’t like those at all etc, to not like lights at all -- to blue
festival street
Mayor: ask about lights in our open house?

[MAB recused herself for next item b/c of conflict of interest]

10. Official Community Plan Amendment, Rezoning, and Development Permit Application for the 1300
Block south of Marine Drive (File: 1010 20 12 069 / 2520-03-05)

{Alerted by a resident, wrote to staff informing them Appendix F of the report is missing. No reply yet.
UPDATE: reply and enabled Mon Nov 19}

Sokol: brief but will focus on process and policy
consideration process; Amb Revitalization puzzle SLIDE
many decades; Plan in 2004; what Amb needs going back decades
Important eastern gateway to Amb; no one silver bullet brings success
public projects -- streetscape seeks to enhance xxx realm [8:48]
partnerships with ABA and Ch of Comm; private sector must play a role
gas stn site special; higher than four storeys if [8:50] cd include amenity space and f......
(listen to this)
SLIDE of aerial view; mixed-use project; upper floor residential 88 units of housing xxx sf of retail space.
James Patillo of Grosvenor America: hope to reach this milestone; design over past year; appr patience
warm west coast modern design
SLIDES: responds to OCP and ... world class site [8:54]
make sure it works for the citizens of WV; draw more ppl back to this seaside cmnty
looking fwd to feedback tonight -- and from staff and Ccl
James Cheng will give an overview; v proud of this proposal
JC: a long process, more than two years ago
went to the public with a blank piece of paper without any idea of what we were going to do
sev hundred ppl to Ideas Fair; what like to see;

{add'l information:
Blank? Was intrigued when a reader wrote to me saying she was part of an exercise with blocks to
place them as they’d like to see them. They did so. There were, however, some blocks left over.
They were told they had to use ALL the blocks.
You obviously realize the intention or result of that.}
v generous with their time; drew up; public area, gathering place, festival place
as a result identified a covered space b/c it does rain in this place; xxx and a living room for the residents of WV
like to walk and shop; mixture of culture???
SLIDES
conducted a workshop, ppl signed what they wd support -- as you can see, a lot of consensus
with same group, play dominoes, what kind of massing; v affirmative -- no to towers
mid ... down to convex so ht not so apparent
gateway to Amb; access, festival street
like to have a midblock connection b/c long block
see 13th as major access to the site; we are the gateway site; come to you, want to work with you re streetscape
14th street, huge setback; sidewalk wedge-shaped so wider; can have sidewalk cafes
west coast modern SLIDES
hear about green roofs so every level of the terrace green so up the hill wd see multilevel park
{the slides can be viewed if you look at Appendix F on the DWV website}
Douglas Coupland
{like much of his work, but have you seen that ‘sculpture’? YUK}

Gordon Smith
also envision raising the level of this street so level with the tracks
for your consideration and comments
[9:01] Mayor: an hour to go; lengthy public list; now or ?
CC: we can speak after public?
Mayor: yes, don’t know how many public; eight now, I’d say 12
Sop: questions, won’t be quick but will keep open mind as I always do
taken aback re concave or convex -- you step back on the end, not in the middle
more shadow; by terracing we preserve more views to LGB and minimize impact and for Sentinel Hill

Sop: did you consider more density, smaller units?
JF: couldn't add up with the density. 7 - 8 storey ht, terraced

varied unit mix; one third below 1500sf, another third 1500 to 2500, and another third above 2500sf, diverse mix

Sop: ever consider enclose the breezeway?
JF: wanted to keep it open 24 hrs; if we close it, cd turn into an internal mall; like open and flexible enough for other things; chamber music, art shows -- so just to keep the rain out

Sop: in your view, proposed, do you think great for character of Amb?
JF: will add to, varying hts; by expanding .... more green

Sop: all I have at this time

Mayor: Cclr Cam

CC: think we shd wait until heard from public

Stephanie XXX: Amb resident and x and y

he who rejects change is the architect of decay;

cemetery

teenager, James Bond car

WV epitomizes

Amb area decline and empty shops; recog my view may not be shared by all

beautiful west coast arch, wide sidewalks 3x 4y

[ list]
dedicated space for art gallery and .......

What is not to like? do nothing option means further decline
don't allow a small number of naysayers

Japanese saying: the bamboo that bends is stronger than the oak that....

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Keith Pople, ADRA: {text supplied}

Presentation to Council concerning 1300 block Marine Drive - November 19, 2012

Grosvenor development application

Good evening Mayor and Councillors:

I am a director of the Ambleside and Dundarave Ratepayers' Association (ADRA) and speaking on their behalf in opposition to the development proposed by Grosvenor on the 1300 block [South side] Marine Drive. If approved, this seven- and eight-storey redevt would be a radical change to the built form and character of an area that residents have enjoyed for close to a century.

We understand that one of Council's major reasons in considering this development application is to revitalize the Ambleside business district. ADRA also shares this objective, but believe that revitalization should and can be accomplished with lower profile structures that preserve the village - like character.

Our objectives regarding the Ambleside Business District are, and I quote:

"Monitor the planning and upgrade of the Ambleside and Dundarave Business Districts to ensure:

- The Village-like character is maintained.
- The pedestrian environment is enhanced
- The set back and height of buildings are controlled."

We have reviewed [Grosvenor's] proposal and consider the seven- and eight-storey structures and high density in their application would be precedent-setting and, in our opinion, adversely alter the character of the area.

Because we oppose the proposed development ADRA have been circulating a petition, which reads, and I quote:

"Currently the 1300 block South Marine Drive is one of three "special sites" without any upward height or density limits. We feel that this site should have upward limits and furthermore these limits should be consistent with those currently allowed in the other Ambleside Centre areas.

We the undersigned request that West Vancouver Mayor & Council not approve any rezoning request for the 1300 block Marine Drive that exceeds the height and density maximums permitted in the current Ambleside Centre zoning, (14th to 19th Streets) specifically : 1.75 Floor Area Ratio and 4 storeys or 14.3 metres (46.9 feet) height."

This Petition [has] been strongly supported.

In conclusion I have the following request and comment:

1. Grosvenor's presentation in Appendix F includes several aerial views of the redevlopment which I do not believe realistically illustrate the mass and height of the structures. It would be helpful if Staff could, at the scheduled public meetings, provide some views from ground level as seen by pedestrians from sidewalks on the north side of the 1200 and 1400 blocks Marine Drive and from Bellevue.

2. In my opinion the rejection or approval of this development application is the most important decision that Council has ever been called on to make regarding the Ambleside Business District. Please, don't rush the decision and allow adequate time and sufficient public input.

Keith Pople, Director, ADRA

Annette Lee: wd like to save my comments till later; didn't realize...

Mayor: my mistake; see you signed up to talk about the Gertrude Lawson House

Melinda Slater: My name is Melinda Slater and I reside at 1058 Keith Road. I do not agree with Mr. Cheng that this devt will add to the community.

I do NOT support Grosvenor’s devt proposal. The size and density are completely out of scale with the rest of Ambleside Village. I do support redevelopment but not at the cost of gutting the OCP with precedent-setting height and density.

I believe that ALL Ambleside developments should respect the unique village character that I, and so many of my neighbours hold dear.

While I am not a fan of trading increased density for public amenities, I believe that most residents will accept it if the OCP...
variance is modest and the community benefit is demonstrated to be substantial. This proposal simply misses this mark and should be rejected.

Scenery Slater: 1730 Duchess (text supplied) -- I find Mr. Cheng's descriptions of the Grosvenor Ideas Fairs rather odd. At each one I attended I spoke with many people who had serious concerns about height and density. Oddly, my feedback and their concerns did not appear as a check mark on the illustration provided...but I digress....I fully support the redevt of the 1300 block Marine Dr and the revitalization of Ambleside. In fact, I have yet to meet anyone who does not. However, like many, many people I feel that the devt that is currently being proposed is quite simply not in the best interests of the district of West Vancouver. The proposed heights and densities are completely out of scale with the rest of Ambleside and will ruin our village character.

A devt with a maximum height of 14.3 metres and maximum density of 1.75 floor area ratio - as allowed elsewhere in Ambleside - can still achieve:

- Commercial & retail revitalization
- Landmark architecture
- Terracing
- New housing choices
- Community amenity contributions
- Increased tax revenue

...and any and everything else that is being promised but would just be on a smaller -- and more human -- scale. So please, Mayor & Council, save us all substantial time and money and reject this proposal NOW. The sooner this proposal is off the table the sooner an Ambleside appropriate development can be designed and built.

Dolly Cartwright: been in WV longer than anyone here in this room, born here 85 years ago

feel we're going overboard if we go too high' don't need 12-storey apts on Amb Beach; layered and no more than not what I've written; wrote ten pages

Amb always been home

[9:17] grandfather came brought his cows and chickens
cows, all ten, down to the pitch and putt so now you know why you can go down there

lived all lives and enjoy WV
taxes will go up if we don't get some ... opps

need to bring it back to life, more biz; don't need to put taxes on homeowners, xxx
can be done beautifully

not 20 storeys, not telling any architect too so high...
come to fruition before xxx; let's do it xxx

most friendly place in prov of BC; been to many places and Amb is the best

hope ppl sitting before me -- too many complaints; best cmnty in prov of BC

CR: hello again, Editor of WVM

listening to Mr Sokol, he again only mentioned the ABA and the Ch of Commerce

v much appreciated, Mr Mayor, your inclusion of ADRA in the Streetscape part; tyvm

Pls do so for this part as well
Possibly WVM readers and subscribers cd organize a mtg for residents, primarily residents, to voice their views and make suggestions -- not complaints, make suggestions

I think we all agree the area needs redevt and we're not against change, the question is what sort of change, and hearing something about having amendments, we can maybe save ourselves some money if the art gallery cd be there instead of the bunch of money we're going to spend further down

(Cmnty Amenity!)

Anyway, the last -- it was a beautiful design; I don't know whether it's suitable for Amb; I think it's something we shd talk about, and I think we have lots of possibilities

I've got full confidence in the knowledge and imagination, and creativity, of residents here to work with Grosvenor and with Ccl to come up with something that's beautiful and village-character-like

What did want to ask about is that, the last Ccl um, I think decided behind closed doors, if I'm correct -- to sell to Grosvenor

I wd like to know and I wd like to ask Grosvenor wd they consider leasing.

My enquiries through the cmnty almost everyone has said to me they prefer leasing to selling

So I wd like to know if Ccl, this new Ccl, prefers leasing -- many of the residents do -- if Grosvenor wd consider leasing wch I understand they mostly do in London

So that's my question, and of course, if you can't get out of it -- and I hope you can come up with some creative decision and accommodation -- that is a beautiful design that Mr Cheng has done; I don't know if it's suitable for there

far too modern for our quaint little village but I want to know if Grosvenor wd consider leasing and if you do have to sell, then my suggestion is that you use that money to buy other land so that we are not depleting our land bank, our land assets for buildings that are going to depreciate.

When they fall down, what have we got?
The land has been sold.

so those are three things for you to consider
thank you v much for listening

[9:23] Mayor: thank you. The next speaker is Ronald Wilson
Ron Wilson: Good evening. My name is Ronald Wilson; I live at 4949 Keith

I wd like to, first of all, start off by asking the question, and directing the question to the representative of Grosvenor, if I may

The question is, when the devt is completed and the condominiums are sold to the public, is it the intention of
Grosvenor to sell the fee simple estate or will they be selling long-term leases?
Mayor: It's your three minutes, sir
RW: I'd like to hear the answer to that before I--
Mayor: --after all the public has spoken we can certainly ask Grosvenor to address that question; and I want to get through this long list of public speakers

{When? Careful readers will notice, even reading to the end of this agenda item, the omission of answers from Grosvenor to Mr. Wilson's or my questions.}

RW: can I not get an answer to that question first?
Mayor: you certainly can; all you have to be is patient, as I am being now
RW: Well, I'll wait then, thank you
Ray Richards: I live in Dundarave and revitalized two xxx
never get any sunlight
looking forward to redevt; see x storeys not ... walk from 22nd to xx twice a day
that sticking up is not a pleasant sight
tried to look for on website; not clear how traffic is going to go around that
my wife and nbrs not able to run out and catch a bus
not been able [to walk?] there and back; have to go by car; see places with parking eliminated
know three or four storeys down
same is IGA at 25th and Marine -- but not sign
south side again blocked off; don't think you shd hv approved next spring b/c haven't got a prog
not enough info; looked on website yesterday, cdn't access
only when Carolanne and her husband worked out how to get that we cd look at it this afternoon
[applause]

{to get on weekend, Resident Geek figured out the error in the URL and accessed the document}

Maggie Pappas: here on behalf of Chamber
question out here b/c hear a lot of ppl talking about Amb that I don't see
a block beyond lots of hi rises
if just Marine Dr and Argyle, density is everywhere; this area to benfit the taxpayers of WV
wonder what the biz case -- paying $34M for a prop $10M no biz case [9:29]
Architect James Chang seems to have captured all the ideas; sat next to him. see it all there
see plenty of opp for biz to grow
HAF can finally have a real xxx
going to have a really robust discussion going forward
praise Ccl for going this way, and Grosvenor for [9:30]; Good work so far
Jeanette Cunningham: only second ccl mtg I've attended and only first time to speak
lived here 29 years was in real estate, travelled; know WV one of the best places to live
exciting project, lines, character is in the past, need to look to future
support to Ccl working with xxx and [9:31]
Robbie Innes: lost my xxx
a few probs with this; a few newspapers March ? NSN and VSun; it pertains to you
Don't know if you'll answer
Mayor: depends on the question
RI: xxx
Mayor: both sides
RI: so I live on Clyde; so I live in shantytown
Mayor: one man's shantytown is another man's ...

{laughter}
RI: xxx and space for all of WV
when Cmnty Ctr opened Mayor G-J said this is our third ctr; Library says third ctr
don't know how many third ctrs we'll have; xxx
watching that fire the other night -- those ppl are hooped
needs revit; xxx; 25% of us are old
don't all live in the area, don't all have bicycles, we have cars; where going to park?
if I can't park I'm not going; I'll go to PkR ... not bicycle ... Brit Prop
Mayor: plan calls for over 100

{apparently missed much of this, sorry; see the video}
> Mayor: xxx
woman: xxx
Sokol: not to pass the buck
Mayor: xxx
Mr Sokol <
Mayor: oh, my goodness, it's Carolanne Reynolds again
[9:39]
CR: oh, my goodness

Edited by Carolanne Reynolds <EditorWVM@WestVan.org>
just a question about process
I know Mr Wilson's going to wait for a reply, wch I hope will come this evening, and I wonder when I will get a reply as to whether Grosvenor wd consider leasing.
Mayor: I can give you an answer right now. We have an agreement with Grosvenor that is based on this Ccl approving the rezoning of the site and approving what they plan to build there, but the agreement calls for us to sell the site to them, not to lease it.
So we have experts in real estate, many of them, many of them live in West Van, who've contributed their time and energy at no cost to the cmnty. We hired -- what we were told to be the best consultants we cd and we were told that it was in the best interests of the cmnty to sell that site rather than leas it, so...
Ccl took that advice.
CR: yes. This is a new Ccl, and--
Mayor: --said we have an agreement with Grosvenor.
CR: but I also heard if you didn't approve, then something else happens and what I'm saying is that ah, I wd like to ask Grosvenor if they wd consider leasing.
I know, I got all the stories about it being too complicated and all the rest of it, but I wd consider leasing.
Mayor: Carolanne, I don't want to debate with you but obviously Grosvenor wd consider leasing if we cut the price of the property by 2/3, I'm sure they'll be happy to lease it.
you know, we're going to do what we think is in the best interests of the taxpayers; that's what we were elected to do
CR: yes, and you wd like to hear from the taxpayers.

(and if most prefer leasing???)
Ben Nezel?: how many
88 units; two in each unit; how put all these ppl through TWay and MDr? how handle extra traffic?
Sokol: traffic study has been submitted and in public mtg
Woman: we have a traffic study
Mayor: Mr Fung
RF: agreed to a
a traffic-calming

{strange saying not available yet}
to design that particular plan, coming forward shortly
Woman: I've done studies before
no idea what traffic calming; what it's going to look like
uses, NIS
beginning of more and more traffic
Mayor: Mr Sokol can meet with you
?: we cd meet
?: Always happy to meet
RW: my name is still Ron Wilson, and I still live at 4949 Keith
understand answer from Grosvenor was that the condominiums will be sold fee simple title, not long-term lease
Mayor: that was what we heard.
RW: is that correct?
Mayor: yes
RW: you may wonder why I ask the question; I will tell you
Grosvenor Estates, as many of you probably know, a v longstanding illustrious UK entity, been in existence for some three or four hundred years
It owns fee-simple large parts of London, including Mayfair, Belgravia, and in fact it owns the free-hold of the US embassy now up for sale
its policy over this long period of time, and through wch it has amassed immense wealth has been to never sell their fee-simple title, they long-term lease
Mayor: Sir, we had an answer from them, I don't think there's any point in us [our] debating this, we asked--
RW: --I'm not asking to debate it, I'm advising you why I asked the question
Mayor: well, I'd appreciate
RW: --in my three minutes, and I think I will do that, if I may.
Mayor: no, you only get 90 seconds, you used up 90 seconds the first time, sir
[GROAN from gallery]
{one technical type told me RW's previous time was only 65 seconds; I haven't timed it.}
Look, I don't mind anybody taking three minutes
RW: you're taking my three minutes by your comments I wd observe--
Mayor: all right; we can keep hearing the history of Grosvenor, that's interesting
RW: I question the answer I have been given, and I recommend that the District impose condition on the sale of the prop, that if in fact, when they come to sell the units based on long-term leases, the property, the fee simple title reverts to the District rather than being retained by Grosvenor.
Mayor: thank you for that suggestion, sir, I'm sure we'll consider it.

{When? and when an answer?} [9:44]
Christine Ballantine: agree to the devt of 1300 blk but the top three storeys taken off
will you be reducing prop taxes; our views, values will be

{nothing to do with DWV.....}

NG: looking at this great binder -- given to me, is there one in the lobby?
[NO]
NG: will pass this over; give it back to me before you leave tonight
Sokol: in Planning, in the Library, xxx; and accessible on the website
NG: Library. good

Proposal was submitted by the applicant Oct 17
the applicant has lost a few points in my estimation; submitted to Planning and then immediately went to
newspaper VSun and caused a lot of time for staff running around
want to make it clear to public and the applicant
this process is now OUR process, this is our M process; handled by us and our staff
application, our process and hope now clear to the applicant and the public
I too am looking at the height
don't know anything about architecture, shame two elevator shafts stuck on top
go to the moon, get rid of the elevator shafts
when looked at..... b/c that was made before we were here
bigger and bulkier when I drive past; hard to imagine
towers, don't want to call them pyramids; 123ft above the ground; stick a pole so ppl see
Mayor: remember what we're doing here
take any prop and go through the process; not imply not looking at with an open mind
NG: right
ML: Ms Scholes articulate the role of Council; what approp for Ccl to comment on
SSch: this... practice/process for mbrs of public to speak on ea item on agenda
when this project or if, goes to Public Hearing, another opp to speak at that time
Mayor: purpose of tonight is to ask questions; shd let the process unfold
after what we've gone through, expressed opinions
Sokol: Q this evening is shd this go through to PH or not
Qs shd be asked during the public consultation
staff can ... help frame
NG: I'm not finished
no room for me to make a suggestion -- when do Ccls get to give their ideas?
Sokol: when staff gets back with answer/results; then Ccl can weigh in
Mayor: do we want to take this out for public comment or not
unless specific Qs [9:53]
NG: my comments are going to help the cmnty (not the applicant?)
taking my five minutes I didn't use earlier
I'll say this slowly so Carolanne can get it down

(Cclr Gambioli also sent the remarks she read out:
>> A certain individual who writes a column in the NSNews every second Friday wrote an article Oct 26th which still
makes me really angry....
IF West Vancouver council buys the Grosvenor-driven "revitalization" of Ambleside, expect more public hostility.
Council will. The fix is in. No shrewd mammoth developer like Grosvenor wades into small ponds like West Vancouver
without first calculating its exact depth - and which small-town politicians and bureaucrats will help lace up their boots to
cross it. (If previous mayor Pam Goldsmith-Jones comes to mind, OK.)
By the time the mere public learns of it - in another case, think of council's closed-meeting approval of the Pattison "bus
shelters" - it's a done deal.
Read more: http://www.nsnews.com/business/LAUTENS+grandiose+West+plan+with+parking/7450983/story.html
I want to say that I deeply resent and deny the strong insinuation here that any conclusions on this matter are foregone. I
deply resent and deny that the integrity of myself or any members of this Council or municipal staff are in question. And I
invite the writer to do some research and, for example, actually contact Councillors and staff before besmirching our
reputations without fact or cause.<<}
unanimous finish No 10; person on Lawson house
Mayor: not unanimous

{Readers: to continue past 10pm, the vote must be unanimous so this wd stop the mtg immediately}

CC: making a decision tonight xxx stop in tracks?
doesn't mean xxx ... what questions I wd like answered
present unacceptable; Amb ailing; rezoning; our task
rezoning in public interest with long term
March 6 passed, I laid out a number of criteria
heard from a number of public, didn't wait till now made their voices heard
need to be assured right number, right type, housing to downsize
need to be convinced occupied and not by (ppl) two weeks a year
empty apts like Coal Hbr not
that it fits in with the plan for Amb; work symbiotically
situation agree with Mayor, somewhat dire
addresses ... 14th St interface; ... crucial ... parking
X: pkg study, Mr Sokol, but haven't seen
calling for a pkg tonight xxx stop in tracks?
not convinced showy art pieces want
enhancing the ambience xxx
Sop: I certainly want to hear more from the public
I'm going to call a mtg up at Kay Meek
show and tell or ?
sit in theatre and have a discussion; my first Q
Sokol: two; one in atrium go around and look at boards; presentation by the devpr
Sop: direct applicant to move forward; xxx add'l information
[10:06]
ML: to maintain my objectivity; critical no influence as to how I view this; absolutely impartial
[xxx 10:13]
Mayor: call the question; carries unanimously; off to public for consultation

{Mtg stops except to hear person signed up for PQP; these items held over to Nov 26 at 6:30pm
I'll put her legitimate concerns in the next WVM.}

11. Solid Waste Utility Bylaw No. 4740, 2012 (Changes and Fees for 2013) (File: 1610-20-4740 / 1775-01)
RECOMMENDED: THAT, as set out in the report dated Oct 4 from the Mgr, Engg Services:
1. Combined weekly Yard Trimming and Green Can containers be limited to six;
2. Garbage collection frequency be altered to bi-weekly commencing in April of 2013;
3. Food scraps be banned from inclusion in garbage, and that the Green Can become the
   mandatory container for food scraps collection;
RECOMMENDED: THAT “Solid Waste Utility Bylaw No. 4740, 2012” be read a first, second, and third time.

RECOMMENDED: THAT Water Utility fees be increased for 2013 to the amounts set out in Schedule “A” of Waterworks Regulation Bylaw... as attached to the report dated October 22, 2012.
RECOMMENDED: THAT the “Waterworks Regulation Bylaw be read a first, second and third time.

13. Sewer/Drainage Utility Fee Bylaw No. 4538, 2007, Amendment Bylaw No. 4742, 2012 (Fees for 2013) (File: 1610 20 4742 / 1765 01)
RECOMMENDED: THAT Sewer Utility fees be increased for 2013 to the amounts set out in Schedule “A” of Bylaw No. 4742 as attached to the report dated Oct 22.
RECOMMENDED: THAT the “Sewer and Drainage Utility Fee Bylaw be read a first, second, and third time.

CONSENT AGENDA ITEMS

14. Consent Agenda Items
RECOMMENDED: THAT the Consent Agenda items as follows be approved:
   Item 14.1 – Devt Variance Permit Application No. 12-072 (6298 Wellington Ave) (to set date for consideration); and
   Item 14.2 – Correspondence List.

14.1. Development Variance Permit Application No. 12-072 (6298 Wellington Ave) (File: 1010 20-12-072)
RECOMMENDED: THAT the MClerk give notice to increase the maximum allowable building height so that a roof constructed on an
existing house can be retained will be considered by Ccl at its meeting on December 10.

14.2. Correspondence List (see link on electronic agenda) (File: 0120-24)
RECOMMENDED: THAT the correspondence list be received for information.

=== Council Correspondence Update to November 2, 2012 (up to 12:00 Noon) ===

Received for Information
(1) Ministry of Justice, October 31, 2012, re Swift and Effective Emergency Response After Earthquake
   Responses to Correspondence
(2) Dir/Planning, Lands, and Permits, Oct 29, response re “Dog Bylaw Enforcement is Inadequate in West Vancouver”
(3) Dir/Engg and Transportation, November 1, response re “Drinking Water Quality Report”
(4) Dir/Engg/Transportation, Nov 1, response to D. Pearce, re “1400 block Clyde avenue continued lack of maintenance”
WVM2012-23: Ccl NOTES Nov 19th & 26th • AGENDAs Dec 3rd & 10th • Calendar to Dec 20th

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Referred for Action
(1) October 31, 2012, regarding “Fireworks”
(Referred to Director of Planning, Lands, and Permits for consideration and response)

(2) West Van Matters, November 6, re “Website Task Force” and Correspondence to Council
(Referred to Deputy Chief Administrative Officer for consideration and response)

{Amazingly, a preliminary reply received from staff was that the task force wasn't a task force -- hence my reaction, WTF?}

Received for Information
(3) Metro Vancouver, October 24, re “Metro Vancouver Board Decisions Relating to the Strategic Priorities Fund”
(4) Greater Vancouver Home Builders’ Association, October 31, re Appointment of New Chief Executive Officer
(5) M. Beckerman, November 1, re 2012 Community Contribution Award for the Arts
(6) Councillor D. Loewen, City of Abbotsford, November 7, 2012, re “Assessment on Horseshoe Bay”
(8) Feenstra Architecture Inc., Nov 9, re Devt Permit Application #11-043 and #11-044 (8540 and 8520 Citrus Wynd) (Referred to November 19 Council Meeting)
(9) Vancouver Coastal Health, November 7, 2012, re “North Shore Community Wellness Survey”

Responses to Correspondence
(10) Mgr of Parks Operations, Nov 4, response re “State of Trails at Caufeild [sic] Park – Foot Bridge in Need of Repair”

Referred for Action
(1) Da Vinci's Home, November 13, re Ambleside Revitalization – Small Business and Parking
(Referred to Director of Planning, Lands, and Permits for consideration and response)

Received for Information
(2) Committee and Board Meeting Minutes – Community Grants Committee – October 12, 2012
(3) Ministry of Children and Family Development, November 1, 2012, re Adoption Awareness Month
(4) The Western [Residents’] Association of WV, Nov 13, re Horseshoe Bay Ferry Terminal Reassessment

{An excellent, comprehensive letter outlining what WV gave up for the terminal to go in; and clearly a $20 assessment, down from $47M, is unfair.}

Responses to Correspondence
(5) Director of Planning, Lands, and Permits, Nov 9, response to P. McClintick re Proposed Ambleside Devt.

About 1300blk as entrance to WV

OTHER ITEMS
15. Council has requested that the following correspondence be brought forward for discussion, and may propose a motion if Council considers that further action is required.


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SPECIAL COUNCIL MTG AGENDA Monday Nov 26 ---

B/c the notes for this mtg follow, will not put the agenda in; pls see:

LinkIdentifier=id&ItemID=41770

SPECIAL COUNCIL meeting NOTES --- MONDAY NOVEMBER 26

6:30pm
1. Call to Order.
2. Approval of November 26, 2012 Special Council Meeting Agenda

REPORTS

Mayor: Mr Fung or Mr Bates
RF: provided to the Finance Cmte a few weeks ago, will be brief; Mr Bates has a presentation; not more than five minutes
PB: 14%
reach target by 2014
green can prog on time and on budget
reception exceptional, feedback; tonnages already starting to go down, so well on way to target
40% participation in prog; compared with other Ms, they're getting about 10%
make it mandatory next year
biggest diversion is to provide an alternative, and we have
have now till Earth Day, lots of time to engage the public
we're not alone, Ms already picking up on a biweekly basis
[6:34 listed some] now Vanc around the same time
service adjustment more of equity; some ppl use yard trimmings more than others
five items plus green can; most of disc in FCmte is 'leaf-off'
some lots so large, more than the six containers allowed
staff, come up with tag and if Ccl passes the limitation tonight, staff wd come back with what that tag wd cost
and where to get it
how many using more than six cans throughout year, only about 10%
bring down and allow ppl to buy other services

Edited by Carolanne Reynolds <EditorWVM@WestVan.org>
cost drivers: biggest is diesel; direct effect on what we pay
HST, used to get rebate, not now but will when PST back -- $80K on those two collect contracts
encouraging ppl to get their news (digital)
$240 for a sgl fam home for year pushing up 17% to $282; if drop to bi-wkly, $275 and that's the recommended
option by staff
multifam 13%
FCmte talk of history of garbage
for ten years, no change -- midway was lower than prev contracts so didn't have to boost up
2009 to another contract, correction in industry
2009 - 2012 result of xxx and tipping fees and today diesel cost kicking in [6:38]
SLIDE arrow on right is our rate compared to others; city to right lower level of service
still remain one of the most cost-efficient in the region
adopt green can, alter colln to bi-weekly
limit to six containers (five + one green can)
Mayor: you're not suggesting changing next week?
Ans: intended to start April so time to educate
Mayor: if you have 10% using more; question use of staff time
put five out, hold one, put out next week
unnec for such xxx
my observation the guy across from my daughter, small lot -- puts out 25 bags a week [landscaper?]
Sop: Mr Bates -- growth bigger? papers smaller? is manufacturing doing their due diligence?
something going bigger and bigger
seems in WV taken up on that
70% diversion rate see decrease of garbage in general
Ans: yes, seeing less and less garbage ev year
blue box tapered off so next target food waste
TP: we already do tags for transition period, can we not just piggy back?
[6:43] 2% comfortable?
Ans: takes us to where present contracts expire; hoping can keep to reasonable levels; beyond 2014, a question
NG: re diesel -- any options?
Ans: there are garbage trucks running on natural gas but not for our geog
diesel was a good bet three or four years ago
Mayor: great for torque you get xxx
{6:45, adds promo :-) }
CC: how roll this out to public? limiting to six won’t affect many ppl
but nos 2 and 3: biweekly and no organic?
how much public consultation done to date? reason we haven’t done more -- before we pass it
both good ideas but more out to public before passing
Ans: waste mgmt plan fair
[MetroV] food scraps will be banned; just getting the word out
CC: if we're locked into it we gotta do it
Mr McDonald -- oh, there he is, communications; this crucial
RF: might add that banning food scraps is a policy statement; staff will not be taking draconian measures looking
banned, we've provided an alternative; all connect together v nicely
MAB: cognizant of our animal control, but in Sched C, see animal faeces is a banned substance and not supposed
to put them in -- how dispose?
Bates: something not well addressed in the region
can bury on your own lot or flush down toilet; there really is no legal alternative for it
Metro doesn't want to xxx 6:49
in park, scoop, put in garbage
RF: regional composter does not allow for animal waste b/c process doesn't address pathogens
MAB: [&&&]
RF: right
Mayor: Cclr Cam, you have a motion?
CC: tear ourselves away from this riveting conversation on faeces.
moved THAT, as set out in the report dated October 4, 2012 from the Manager, Engineering Services:
1. Combined weekly Yard Trimming and Green Can containers be limited to six;
2. Garbage collection frequency be altered to bi-weekly commencing in April of 2013;
3. Food scraps be banned from inclusion in garbage, and that the Green Can become the
mandatory container for food scraps collection.
[then moved:] be read a first, second, and third time.
SSch: p 15 of the bylaw includes the tags?
Mayor: about xxxx
SSch: xxx
Mayor: already have that
[6:51] Engr: to Solid waste; now Water and Sewer
SLIDE of split -- water utility expenditures; -- sewer, levy is over 50%
SLIDE
Eagle Lake has been around for several years now; we actually provide more water from ELake than historically
see graph going down, signif effect on usage
SLIDE
Asset management and continuous process
Stay the Course Approach for 2013
need more assessment data
SLIDE
ch of Infrastructure Mgmt Needs; line at top 100yr average; bottom where we are now
Water/Sewer Utility Rate Drivers
Water up $500K...; drainage $400K; Sanitary no change
... no change b/c of carry-over; rising fuel costs a challenge for ev
RISK FACTORS
having ... to see MetroV numbers
LGWWTP outside of window they provide us; shd be up and running by 2020
last yr 12% for water
*(see this slide for full info)*
12% to 8% depends on Vancouver
Sewer [6:57]
water utility median annual bill $35 for water, $49 for sewer and drainage
we recommend give three readings to each bylaw
CC: possible staff moving more toward usage rates rather than flat fee?
have heard from various ppl; leaning more and more toward usage
Ans: it is a mix between the two: some the other way around
public consultation two yrs ago, we knew we had to increase revenues
[flat?1] xxx or variable; distinct preference to put on variable
[6:59] the variable component will start to become more dominant
NG: how to increase the rates but this looks like a good story (graphs)
$363 and that went down in 2007; not put in metering wd hv bn going up so saved $600 since we put in metering
sewage when down $100 {2008??? check this} -- that's good news
Sop: Mr McMahon -- savings from Metro?
McM, Engr: we do save b/c of Eagle Lake b/c MetroV going up faster
Sop: ... how much ELake east?
Ans: almost all the way to Cap River, not so much down by PkR area but can feed all the way across
*Sop: turbidity plant and metering, one of the smartest things we've done
knew costs wd escalate but did even more
provide our citizens, possibly best water in Canada; well done, Mr Fung
Mayor: well done
[MAB made motions] [7:03]
CC: come as no surprise to you
this plan ... was a 12% ... and 5% for sewer ... that's what residents were expecting
now 8% and 8% proposed by staff
so we're still in effect subsidizing xxx future
also know big costs for LG Waste Treatment plan
don't know how much but know going to be large; so it doesn't make sense to me to keep these rates artificially
low; wd prefer going up faster
10% {get this info at 7:04}
combined costs
get us to the 100yr level x yrs earlier and x yrs
staff shd be commended, bringing in under Ccl's direction but xxx affordability to future
amendment of 15% {get this too}
Mayor: seconder:
Sop: no
[MAB: yes]
[Amendment defeated; motion carries with Cclr Cam opposed.]
[7:06]
(File: 1610-20-4741 / 1815-19)
PowerPoint presentation to be provided.
RECOMMENDED: THAT Water Utility fees be increased for 2013 to the amounts set out in Schedule “A”
as attached to the report dated October 22, 2012.
RECOMMENDED: be read a first, second, and third time.
[CARRIED with Cclr Cam opposed]
5. Sewer and Drainage Utility Fee Bylaw No. 4538, 2007, Amendment Bylaw No. 4742, 2012 (Sewer Utility Fees for
2013) (File: 1610 20 4742 / 1765 01)
PowerPoint presentation to be provided.
RECOMMENDED: THAT Sewer Utility fees be increased for 2013 to the amounts set out in Schedule “A”
as attached to the report dated October 22, 2012.
RECOMMENDED: be read a first, second, and third time.
[PASSED; Cclr Cam opposed to both]
Mayor: on Dec 3rd will bring our five-yr financial plan
{Previous items carried over from Nov 19; this is a NEW ITEM}
6. Housing Action Plan (File: 2515-02)
GB: prefer to refer to public for comment; Plan was raised in Ccl June this year when providing update
housing front: housing action plan, review of coach houses
before you today HAP, the action plan -- looks at policies, OCP others dealt with by resoln; it talks of past actions of WV
WV has a tradition of dealing with housing issues challenges: looks at proposed actions; outcome of cmnty dialogue, facts and stats, work done by MetroV on housing
SLIDES: Past Actions: seniors' housing (Kiwanis, Ambleview; Hollyburn House; Westerleigh, etc)
we have assembled land, waived DCCs, etc adapted; prerequisite; gone beyond the bldg code
third area: existing rental bldgs will not be converted; Ev Water's Edge and Millennium, secure in perpetuity [7:11] in
2010, Ccl implemented sec stes policy/prog, rental; over 700 sec stes; still more, hard to keep current
{since I've heard estimates from 3000 to 7000 stes in WV, that's just a start}
housing diversity; trying to match housing size and types to what we heard from dialogue
Rodgers Crk informed idea of smaller size
had housing pilot prog and infill housing block, one under construction and another under consideration; easier
for innovation to come fwd
{aka Hollyburn Mews -- wonder where the other one is?}

[SLIDE] MOVING FORWARD
1 Continue established practices...
2 Continue looking at coach houses, following informed cmnty disc; looking at that new year (bring before Xmas)
3 Purpose-built rental housing -- Ccl can decide how to move forward
4 Strengthen our OCP policy on how diversity, how to move fwd they have 100% of risk, shd hv strong language
5 Monitor next steps; progress
Plan to distribute plan; staff report back early 2013; Ccl discuss at Cmte of the whole early in 2013
Appropriate refinements
Mayor: mbr of public to speak
CR: Editor of West Van Matters
It's really great that you're taking/picking up the ball with the HAP and moving fwd with that.
I have a recommendation.
It's a slightly different approach but I think it can be incorporated; I think it wd make ppl and you happier, so make it
easier for you, and besides, you will say you've gone out to the cmnty first.
The Finance Dept has the area of WV divided into approximately 17 areas; I've seen it in past years when they say
how much the tax has gone up.
{eg up 4% or 11% on average in a particular nbrhd, sometimes even down}

Some of these areas have ratepayer and cmnty groups. What I wd suggest is that you put a word out to the
various areas, put it in their lap, and say... we've got... we're working on a Housing Action Plan: what are
your ideas? what do you think you wd like to incorporate in your area?
That way, you are not imposing it, wch was one of the problems with the pilot house [prog] in some of the
areas.

but put it out and say what and maybe Planning can put out the various ideas they have, and let the various
nbrhds look at what it is, and maybe come up to the plate and offer to try some things.
And then you will avoid that problem of the feeling that it’s being imposed.
Now, as you v well know, many of the areas won't get organized and get together to give you something, but you
can hope that they all will, they will have been welcomed to provide it, and if they haven't done it then they have to
rely on what we say, so I’m suggesting, try to contact ppl in various areas and say, what are you willing to do,
what are your solns, what wd you like to see in your nbrhd, to address housing diversity in our cmnty.
Mayor: thank you for that suggestion. Anyone else? see Mr Geller here, he usually loves to see the mic -- you're stepping back? Questions for Ms Boyle
TP: WRA did an excellent job with this issue; had opp -- thank you, Carolanne -- to give some great information
on fourth recomm, pls clarify for amendment to the OCP; don't want that work to get lost
how two pieces working together [7:17]
GB: haven't worked the wording out; limiting component to that particular; District-led so we'd have to go out and solicit so
as to wch way you go at it.
Mayor: sending it out then having a cmte of the whole mtg?
CC: staff report ... start
one thing absent, something the Mayor and others have raised
add'l bullet of how WVites might like us to put in place measures to address the monster home issue
to change the dynamic, small houses being torn down and max built; various ppl have come to complain
don't want over-regulation either
what measures we might have -- house design or?
Sokol: one of the issues on the Planning Dept's work plan is to look at the issue of housing bulk; what's exempt
to see what we can do; come up with revised bylaws
CC: since going to public anyway; go to public with some of these issues
what ppl really want to see rather than parallel, just a suggestion
Mayor: Ccl Cam's questions wch are good ones -- is this going to be part of this Housing Action Plan [HAP]?
Sokol: can add another option, talk about the recomm of housing dialogue
Sop: is there a written legal term in our bylaws wrt an apt that’s a rental stays as a rental
Mayor: 1990 policy
GB: there is a resoln 1990 that Ccl said they did not support conversion of rental bldgs to strata; to do that conversion, Ccl is the approving authority
Ccl doesn’t approve, doesn’t go ahead
Sop: so apt decides to stratify, we can say no
GB: yes

RECOMMENDED MOTION: THAT
- Staff report back to Council on the results of the community review;
- Council consider the Housing Action Plan, specifically the five recommended actions for addressing housing issues, at a Committee of the Whole meeting in early 2013; and
- Council consider adoption of the Housing Action Plan, with appropriate refinements, so that the Housing Action Plan may form the basis for the District work plan related to housing.

Mayor: Cmte of the Whole mtg; Cclr Cam's comments on housing size, etc
Sokol: don't think we'll be at the point
Mayor: public will be able to have input at the cmte of the whole
Sop: timely something has come along
this doc even through public process will have a profound effect on WV to make it as fluent and transparent as possible
what means of communication other than show and tell b/c shd be decided upon by the many rather than the few
GB: two parts
this is an indepth work prog, doesn't provide solutions; sets stage for what cd be conclusions
with each of the items
re coach houses, will be a discussion/conversation -- on the web, forums so ppl can talk rather than just reading and responding; the more exciting part of the work is talk
housing issues, prob is understanding it; may engage cmnty in discussion on it
Sop: wrt larger houses, specifically you zero in on coach houses, but whether infill or whatever, we acknowledge all types of housing; hasn't been the case; not a continuum
waited some time for a doc like this; now out there holding up -- this smacks of referendum
Mayor: we'll get lots of xx
and prominently displayed in West Van Matters

{  :-)  nice of him, thx!} [7:25]  
ML: concerned -- through January, is that long enough time?
my bigger concern
think this is a terrific idea but v worried same position won the {good comments at 7:28}
never designed nbhd character
and changes
proposed changes to nbhds
[7:28] so ppl understood them
result of non-completion of that work
mbrs of that...
basically what undermined out pilot proj initiatives
led to a v divisive cmnty discussion re Hollyburn Mews; don't want to go through that again
want to be sure a good mechanism to address this
you bought in a sgl-fam nbhd and expect it to be
{more valid comments here 7:29}
looking forward to see how xxx response to this; suspect contentious; will be a challenge
Mayor: this process not nec what we will do but what we'll possibly do
GB: take comments under advisement
from our end, trying to be v sensitive to the nbhds
extensive xxx but it wasn't particularly successful
TP: more from Dialogue
shd start ... 2.2
do part of the HAP or xxx? but it's a key piece
nbhd characters for ev nbhd, we won't be there, I won't be there ... xxx
Sokol: some of the complaints is large homes going into
more [7:31]
there are a number of tools we can use
Mayor: if we're going to go out with HAP that some of the xxx Cclr Panz made will be included
things discussed by Panz and Cam
CC: echo Cclr Panz's point
govt: death by study; if all areas and talk to all ppl;
{not quite what I said and you can put a time limit!}
then status quo rest of my lifetime
consulting with nbrs; dialogue with cmnty as a whole; broader interests of cmnty long-term
didn't work for various reasons; not just for nbhd opposition
get something for housing in near future; diversity of housing in the cmnty
studies are not action
Sop: a small house can be a monster on a small lot; wall to wall on a small lot
largest housing start on sgl fam homes last year in our history, many done well
lead us into new philosophies of size
with no variances
one on 26th beautifully done
not look just specifically at the coach house but a firm picture of what the other forms are going to be
if infill and density be specific and where it's going to be
there are positive things but have to dig a bit deeper than not just looking at coach
look at basement, include that and you've solved the problem of the monster house

{what I've said for some time and in a recent WVM -- we got enclosed balconies to be included not have to
include basements (above ground) in the FAR; they are, after all, livable/occupiable space.)

MAB: ... comment on the five action items
be interesting to see what comes back; might see more under dialogue
don't want to reinvent the wheel; been a fair amt of xxx on housing and what's needed
a clarification to public as to what we're asking for
this advertisement
just posted on website on five points; so concerned about what feedback going to be
further discussion in more detail
so I don't know; Plan was great and support much of what's in here but also cognizant of meaningful consultation
and efficient use of staff's time
Sokol: earlier this year that implementation of housing dialogue and implementation a top priority
one you said was coach and action plan
and at cmte of whole what our xxx ... a lot of fruitful discussion cmte of the whole [7:39] ... in terms of

7. CONSENT AGENDA ITEMS

7.1. Correspondence List (see link on electronic agenda) (File: 0120-24)

Council Correspondence Update to November 2, 2012 (up to 12:00 Noon)

Received for Information

(1) Ministry of Justice, October 31, 2012, regarding Swift and Effective Emergency Response After Earthquake
(2) Director of Planning, October 29, 2012, response re “Dog Bylaw Enforcement is Inadequate in WV”
(3) Director of Engineering and Transportation, November 1, 2012, response re “Drinking Water Quality Report”
(4) Dir/Engg and Transp, Nov 1, response to D. Pearce, re “1400 block Clyde avenue continued lack of maintenance”

Council Correspondence Update to November 9, 2012 (up to 12:00 Noon)

Referred for Action

(1) October 31, 2012, regarding “Fireworks”
(2) West Van Matters, November 6, 2012, regarding “Website Task Force” and Correspondence to Council
(3) Metro Vancouver, October 24, 2012, re “Metro Vancouver Board Decisions Relating to the Strategic Priorities Fund”
(4) Greater Vancouver Home Builders’ Association, October 31, 2012, re Appointment of New Chief Executive Officer
(5) M. Beckerman, November 1, 2012, re 2012 Community Contribution Award for the Arts
(6) Councillor D. Loewen, City of Abbotsford, November 7, 2012, re “Assessment on Horseshoe Bay”
(8) Feenstra Architecture Inc., Nov 9, re Devt Permit Applic #11-043 and #11-044 (8540 and 8520 Citrus Wynd)
(9) Vancouver Coastal Health, November 7, 2012, re “North Shore Community Wellness Survey”

Council Correspondence Update to November 13, 2012 (4:30 pm)

Referred for Action

(1) Da Vinci’s Home, November 13, 2012, re Ambleside Revitalization – Small Business and Parking
(2) Committee and Board Meeting Minutes – Community Grants Committee – October 12, 2012
(3) Ministry of Children and Family Development, November 1, 2012, re Adoption Awareness Month
(4) The Western Residents’ Association of WV, Nov 13, regarding Horseshoe Bay Ferry Terminal Reassessment
(5) Director of Planning, Lands, and Permits, Nov 9, response to P. McClintick regarding Proposed Ambleside Devt.

8. OTHER ITEMS [7:40]

Council has requested that the following correspondence be brought forward for discussion.
8.1. **Metro Vancouver, October 24, 2012, regarding “Metro Vancouver Board Decisions Relating to the Strategic Priorities Fund”**

NG: write to local MP b/c not currently eligible for that fund; include bike lane funding also suggest send copy to two NV MPs to keep them in the loop.

8.2. **Hollyburn Heritage Society, November 15, 2012, regarding Hollyburn Lodge**

(Referred to Chief Financial Officer for consideration and response)

8.3. **Vancouver Coastal Health, November 7, 2012, regarding “North Shore Community Wellness Survey”**

9. **PUBLIC QUESTIONS/COMMENTS**

CR: Excuse me, just two points.

I want to say that I didn’t mean to imply the pilot proj failed only b/c of the nbrhds, but that was a major factor, b/c you always want to please your residents.

The second thing is that b/c the budget is coming up, I have a suggestion -- sorry, I didn’t have the opp, my fault, to say this before -- if the infrastructure is one of the things we need money for, and I know it is, Mr Fung gave an excellent presentation at an information mtg WVM held last year.

*Is there a way of having a levy for those who use the M premises, not of course a huge amt, b/c obviously we have to get the money from many places, but for those who use the various public bldgs that need money for mntnce, cuz really it shd, there shd be something for mntnce. Maybe you cd look at putting in some sort of mntnce fee, a small amt, but at least they're putting something toward maintaining the facility that's M-owned that they're using.*

Mayor: that's certainly something that we'll take under advisement.

CR: b/c we're looking for ways to find money

_{[what I shd have added, to be complete, is that perhaps a proportion of the user fees shd be allocated to mntnce]}_

Now the other thing is, does that mean on Monday night that ppl will be able to get up and make recommendations, cuz if I've asked ppl to make recommendations to increase our revenues and reduce our costs, -- will they still be able to make those recommendations Monday night?

Mayor:Everybody will be entitled to their three minutes.

CR: tyvm

Mayor: thank you.

10. **Adjournment [7:44]**

--- **ANIMALWATCH ---** *Dog Drivers*

This is fascinating. Saw a news clip showing dogs driving so here’s a bit of the training. Incredible.

--- **INFObits ---**

+ There are at least 12M Christians in Egypt.

+ **Government to Introduce Legislation to Create Canadian Museum of History**

On Canadian Museums Day (November 27), the Honourable James Moore, Minister of Canadian Heritage and Official Languages, announced the intent to introduce the Canadian Museum of History Act in the House of Commons.

+ **Hamas and Likud**

Un recherchiste média CJPMO a lancé une alerte pour l’article suivant :


Commentaire du recherchiste média CJPMO :

Félicitons ces excellents commentateurs par Agnès Gruda qui explique l’incohérence dans la position du gouvernement Harper vis-à-vis le vote sur la Palestine. Il faudrait toutefois lui souligner que son affirmation que le Hamas « rêve d’effacer l’État hébreu de la carte » n’est pas juste. Le Hamas a dit a maintes reprises qu’il accepterait un état palestinien sur les frontières de 1967, une reconnaissance implicite d’Israël. Si on veut se baser que sur la charte du Hamas pour lui attribuer cette position, il faudrait en même temps citer la plateforme électorale du parti Likud, tout autant intolérante, qui refuse catégoriquement la création d’un état palestinien à l’ouest du Jourdain.

_FYI: the electoral platform of Likud (Netanyahu’s party) categorically 'refuses' the creation of a Palestinian state west of the Jordan (IOW, NOT on the West Bank)._ 

--- **ROYALWATCH ---**

+ The Queen and Prince Philip share the same great-great-grandmother: Queen Victoria.

+ HM introduced a new breed of dog known as the dorgi, after one of her corgis mated with a dachshund.

+ Since her accession to the throne, four likenesses of the Queen have appeared on Canadian coins. The first was drawn by Mary Gillick in 1953. Arnold Machin’s 1965 portrait depicted her wearing a jewel-studded tiara. In 1990, a new royal portrait was commissioned from Dora de Pedery-Hunt, the first of a reigning monarch by a Canadian artist. The current effigy was produced in 2003 by Susanna Blunt of Vancouver.

+ The pregnancy news flashed round the world earlier than intended b/c Kate was rushed to hospital with acute morning sickness (at about two months). BTW, it is three times more likely to have twins with hyperemesis gravidarum.

--- **PHOTOWATCH ---** [still thinking of Nov 11]

+ **Oriental poppies: Glamour girls of the garden**

Oriental poppies have their drawbacks in the garden, but it’s hard to resist their glamorous good looks.

by Karan Davis Cutler / June 20, 2012.

St Andrews is Scotland's first university and the third oldest in the English-speaking world, founded in 1413. St Andrews was founded BEFORE apostrophes were used! Well, it's historical. Why the apostrophe was missing from St Andrew's -- surely a university would get it right.

The much neglected and abused apostrophe.

---

CPTWATCH ===

December 3, 2012 | To view the on-line version click here.

http://www.cpt.org/cptnet/2012/12/03/al-khalil-reflection-new-dawn

AL-KHALIL REFLECTION: A New Dawn?

I rose before dawn to watch women in the Palestinian village of Susya baking bread in the traditional way, using an underground taboon oven*. The rising sun painted the clouds in pinks, oranges, and reds. It also shed its rays on the Israeli settlement of Susya, which has electricity, running water, and a swimming pool.

Every structure in the village, built by people who have deeds dating from the Ottoman period, has a demolition order: the school, the clinic, solar panels, and people's homes. The residents are not Bedouins; they live in tents out of worry that Israel could demolish their homes any day. Two days before our visit, the Israeli military demolished a small tent near the village. Our host told us his five-year-old son had inquired, "Dad, are the soldiers here to destroy our house?" The child lives in this fear every day.

Villagers who attempt to farm their land near the settlements face intimidation and violence from settlers and arrest by soldiers, all in the name of security for Israel. Yet during our visit a group of settlers accompanied by soldiers casually walked through Palestinian ploughed and planted fields passing very close to the villagers' tents.

When I witness the discrimination and abuse that Palestinians face, I am ashamed that my government abstained in the UN vote to make Palestine a non-member state and did not vote 'yes'. How many more villages will have to be demolished, how many more Palestinians beaten up and arrested? How many more children will have to live in fear of losing their homes and schools, before the UK stands up and supports Palestinians' right to self-determination?

After the beautiful sunrise I went to our hosts' tent. From their solar panel-powered TV emanated sounds and images of celebration. The new dawn saw Palestinians in Gaza and the West Bank sharing in the success of recognition. Following as it does the release of Fatah prisoners by Hamas, and Hamas prisoners by Fatah, rather than merely boosting morale, could this moment unite Palestinians into a stronger nation and country?

In Christian Peacemaker Teams, we often speak of the importance of loving the enemy. It happens here every day. My government issued the Balfour Declaration and even now they will not support Palestine without making ridiculous preconditions. Yet Palestinians, knowing I am British, still offer me exceptional hospitality and welcome. Yesterday a Hebron shopkeeper offered me a fresh piece of shortbread to celebrate the first step towards Palestinian statehood. The U.S. and the UK criticized Abbas for unilaterally approaching the UN and not negotiating directly with Israel. The U.S. goes as far as to say it damages the way to peace! How does Israel respond? By promising to build 3000 new settler homes in East Jerusalem and the West Bank, which will be very damaging to the way to peace. My government did not criticize this decision. But this is not enough. Every day I have been in Palestine I have seen people brutalized and humiliated by the occupation. Enough is enough! The new dawn must see Europe and the world saying 'no' to Israeli abuses that contravene International Human Rights and Humanitarian Law.

---

CPTnet 9 December 2012 AL KHALIL (HEBRON): An unholy day

On Sundays back home, I sleep in, have a leisurely breakfast and take a beautiful, ten-minute walk along the lake shore to my local church. A heron perched on a rock often peers at me as I go by. Then I walk through a wonderful field of bluebells, or daffodils, depending on the season. As I walk the rocky path up through the fields I hear the bell toll and pass through a kissing gate before I enter through the grand church doors where the welcomer greets me with a handshake. Then I go and find my place on a pew. After the service the congregation gathers for coffee and biscuits. This ritual helps me keep my day of rest and prayer and reminds me of God's goodness.

The rest of the story (the walk to the mosque and the walk to the synagogue).

---

LANGUAGEWATCH ===

As you know, the Duke and Duchess of Cambridge both graduated from St Andrews University in Scotland. I wondered why the apostrophe was missing from St Andrew's -- surely a university would get it right.

Well, it's historical. St Andrews was founded BEFORE apostrophes were used!

St Andrews is Scotland's first university and the third oldest in the English-speaking world, founded in 1413.
A more recent appearance was in the introduction to a book with the expansive title of The New York Times Everyday Reader’s Dictionary of Misunderstood, Misused, and Mispronounced Words, the work of the famous American lexicographer Laurence Urdang: “This is not a succedaneum for satisfying the nympholepsy of nulli fidians”, which being roughly translated may be rendered as “This is not a substitute for satisfying the frenzied enthusiasm of the sceptic.”

Still hoping to have a jubilee/centennial tea later -- opp to sign book for sending greetings.

Note updated but for info pls see heritage.westvan.org or: RoyalTeabytheSea.westvan.org and royaltea.ca

Still hoping to have a jubilee/centennial tea later -- opp to sign book for sending greetings.

Not yet updated but for info pls see heritage.westvan.org or: RoyalTeabytheSea.westvan.org and royaltea.ca

The behaviour that most annoyed Pepper was when his human family left him alone in a room -- how dare they ignore him? After living with these humans for more than ten years, was he not a member of the family too?

Pepper decided to pursue a bold course of action to remedy this situation: he would attempt to train his humans to never abandon him. A simple goal, but addressing it was a daunting task -- so challenging that he would often scream in sheer frustration. Eventually, Pepper's screams of loneliness and frustration had the desired effect: Mr Gray began designing a variety of objects to occupy the parrot's time and energies whilst his humans roamed through the house, out of his sight.

The first toy was a sound-activated squirt gun. This toy sprayed water on Pepper whenever he screamed. After an initial period of silent astonishment at his human companion's sheer ingenuity, Pepper tested the toy thoroughly and grew to love it. Of course, Pepper's shrieks were rewarded so he screamed more than ever, although now, his frustration was tempered with long moments of soggy, shrieking delight.

"He started using it as a bird bath", admits Mr Gray, who originally designed this particular toy to quiet Pepper. He added: but "then he'd scream just to be squirted."

Inspired, Pepper wanted to know what sort of parrot toy his human companion might design next, so he began screaming even more frequently.

Mr Gray, who isn't deaf yet and who claims to value his hearing, then designed a noise-making device to amuse Pepper. "The next thing I tried was a rattler. It's a drum on a stick and it has two little beads on string", Mr Gray continued. "I
attached that to a [remote-controlled] motor and I would push a button and [the motor] spins that around."

At first, Pepper didn't find this toy amusing, oh no, not in the least.

"It really scared him the first couple times but then he got used to it because he'd just keep screaming", sighed Mr Gray, oblivious to the irony of this situation.

Finally, Pepper's human companion experienced a flash of insight. A true Eureka moment -- well, for a human.

"What's the underlying issue here? What's the problem?" Mr Gray asked himself since Pepper was, by this time, non-communicative and sulking in utter frustration.

"The problem is he's not in the room with us. When he's in the room with us, he's fine."

Like, duh, Pepper responded later in an interview. What have I been telling you for the past ten years?

This time, Mr Gray knew what he had to do. He designed a toy that would relieve Pepper's loneliness -- a stylish toy that would make any parrot proud. His very own robot!

Basically, this toy is a parrot perch on wheels, equipped with a joystick that allows its parrot driver to commandeer the contraption around the house and with a newspaper-sized deck to catch Pepper's occasional tokens of appreciation.

Dubbed the "bird buggy" by Mr Gray, this robot is the most sophisticated toy that Pepper has received so far. It meets his goal by allowing him to follow his much larger and clumsier human family members around the house without fear of being trampled underfoot.

When later asked about this invention, Pepper said he was pleased to see that his extensive efforts to train his human companion had finally paid off, and so handsomely, too.

Pepper the grey parrot then added (with what appeared to be familial pride) that he and this particular human were "like siblings": since he had first joined his human family when Mr Gray was a teenaged boy, they had "practically grown up together."

[This video captures Pepper demonstrating what his parrot buggy can do: http://youtu.be/rO2TR_8jXPc]

Pepper the grey parrot concluded this interview by providing some advice to other similarly-frustrated companion parrots: "Never give up!

If you are persistent and determined, your human family may eventually understand what you must have to be truly happy. Further, if we properly motivate our human care-givers, who knows what intellectual and technological heights they may attain in their quest to meet our needs."]

Sources: The Independent Florida Alligator; The Bird Buggy; Pepper: Interview via Skwawk, the online parrotphone; 7 Dec 2012.

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The whole article: http://www.guardian.co.uk/science/grrlscientist/2012/dec/07/3

The great thing in this world is not so much where we stand, but in what direction we are moving.

-- Oliver Wendell Holmes, Sr, US physician and poet (1809 – 1894)

It's always too early to quit. -- Dr Norman Vincent Peale, US minister and author (1898 – 1993)

No one can go back and make a brand new start, my friend, but anyone can start from here and make a brand new end.

--- Dan Zadra, American writer (b ?)

Most people do not listen with the intent to understand; they listen with the intent to reply. They are either speaking or preparing to speak.

--- Stephen R. Covey, US author and speaker (1932 – 2012)

Maybe this world is another planet's hell. -- Aldous Huxley, English writer (1894 – 1963)

(No, that's (sometimes) politics. :-)

The three things I always forget are names, faces, and the third one I can't remember.

--- Aron Ettore Schmitz (wrote under pseudonym, Italo Svevo), Jewish-Italian writer (1861 – 1928)

Before changing your mind make sure that you already have an opinion to change.

--- Albert Brie, in Le Retour du silencieux, Canadian writer (b 1925)

As a general rule... people ask for advice only in order not to follow it; or, if they do follow it, in order to have someone to blame for giving it.

--- Alexandre Dumas, pere, French writer (1802 – 1870)

It is error only, and not truth, that shrinks from enquiry.

--- Thomas Paine, English–American philosopher and writer (1737 – 1809)

If it were not for the last minute, nothing would get done.

You can never rely on jigsaw puzzles. They always end up going to pieces.

I’m trying to find a rope tying class, should I look for a knot for profit organization?

The lamb was cold because he lost his muttons.

My neighbour just got the part for Scrooge in a local performance. I’d love to go see him, but that play scares the Dickens out of me.

The almanac of famous ghosts is a real Boos Who.

(and they have an AA chapter???)

Yours thoughtfully, Carolanne Reynolds, Editor, West Van Matters  ph 926 8649 f 484 5992  www.westvan.org