

Happy Holidays
And All Best for the Season



HilltopNews

C O N N E C T I N G N E I G H B O U R S

Glenmore, British Properties, Chartwell, Canterbury, Westhill, Whitby Estates, Chelsea Park, Taylor's Lookout, Rodgers Creek, Cypress Park Estates, Panorama Village

British Properties and Area A Sunset Walk Along the Ocean in West Vancouver



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Photo Credit: Ullrich Schade

Greetings Neighbours from the BPAHA President



Dear British Properties Neighbours and Friends,

After a long absence we are pleased to welcome back The Hilltop News, our member & community newsletter.

As the current President of the British Properties Area Homeowners Association, I feel we can all agree that the 19 months of this pandemic has been very trying on us all. However, we are finally feeling better these days and getting back to a semi-normal life and as this Holiday Season approaches we're enjoying more events and gatherings at both work and play. Through it all though, we can certainly count ourselves lucky to live on Vancouver's North Shore where we are able to enjoy outdoor activities so near to our homes. Activities that have offered important mental and physical respite while working together to move forward from this difficult time.

The pandemic may have curtailed our in-person meetings, but the BPAHA has continued to conduct business-as-usual, almost, from our homes. This includes answering your emails, returning calls and handling issues and new developments; thus continuing our duties as board members.

This past spring we were fortunate to hold three very productive meetings via Zoom including attending an online webinar with West Vancouver Mayor Mary-Ann Booth, MLA Patrick Wielder and Councillor Marcus Wong.

As a member-driven association with an active Board we keep in touch with our community, participating and conducting outreach on your behalf. We stay connected by addressing concerns of homeowners in the British Properties and keeping up-to-date with other community organizations in West Vancouver.

A few BPAHA accomplishments in 2021 include lobbying for:

- Spring flowers planting at the entrance to the British Properties.
- New British Properties Map located at the roundabout of Taylor Way.
- North Shore News newspapers now housed in new black outlet boxes.

We always appreciate hearing from our neighbours and community members regarding any topic you may wish to put forward for discussion. Please contact us if you require additional information on neighbourhood issues; the BPAHA Board is here to help you in any way we can.

As we near the end of this long year, I want to take this opportunity, on behalf of the BPAHA Board, to wish you and yours the very best for the Holiday Season and a wonderful year ahead with good health and much happiness in 2022.

With warm regards, Heidi Inman, President BPAHA



The beautiful flower arrangement planted at the entrance to the British Properties by the district in conjunction with British Pacific Properties. Photo Credit: Ullrich Schade

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BPAHA主席向邻居们致以问候

亲爱的British Property的邻居朋友们

经过很长一段时间的暂停，我们很高兴地欢迎我们的会员和社区通讯期刊The Hilltop News的回归。

作为现任的British Property地区房主协会（BPAHA）的主席，我们都不可否认在经过相当漫长的19个月的流行病后，最近逐渐回归的半正常生活让人感觉好多了。尤其是在假期临近之际，我们可以接近正常的工作和娱乐，享受更多的活动和聚会。我们很幸运能住在温哥华的北岸，在这里我们可以在家附近享受户外活动，这为我们共同努力摆脱这个困难时期提供了重要的缓解。

自2020年初新冠大流行开始以来，我们British Property地区房主协会董事会虽然没有见面开会，但我们在家中几乎照常开展业务，包括回复电子邮件和电话，处理各项问题并开展新的发展，继续履行我们作为董事会成员的职责。

今年春天，我们有幸通过Zoom举行了三场非常富有成效的会议，包括参加了与西温哥华市长Maryann Booth，MLA的Patrick Wielder和议员Marcus Wong的在线网络研讨会。

作为一个以成员驱动的协会，董事会积极与我们的社区保持联系，

并代表您参与和开展外展活动。我们将继续发挥重要作用，即保持联系并解决British Property房主专注的问题。与此同时，我们还继续保持对附近及相关社区，如1号高速公路和Taylor Way下方社区，最新情况的了解。

BPAHA在2021年的一些成就：

- 在2020年错过的春天花团景观又回来了，用来美化British Property的标识和入口。
- 位于Taylor Way尽头的环形交叉路口新的British Property地图被放置在新建的装置中，地图本身也已经更新。
- 北岸新闻报纸现在被放在重新涂成黑色（之前是红色）的报箱，以便和所处位置更美观地融合。

如果您希望讨论或回应任何的主题，或者您需要有关某个主题的更多信息，我们一如既往的感激并期望听到邻居和社区成员的意见。BPAHA将竭尽所能为您提供帮助。

随着漫长的一年接近尾声，我想借此机会代表BPAHA董事会祝您和您的家人在节日期间一切顺利，并在接下来的2022年里，身体健康，幸福快乐！

诚挚的问候

Heidi Inman, British Property地区房主协会（BPAHA）主席

Support your neighbourhood BPAHA Association. Become a member today!

Capilano Pacific Trail Closures

In January 2021 landslides completely obliterated several sections of the Capilano Pacific Trail causing the portion of the popular trail that starts at Keith Road to the Moyne Drive park entrance to be closed to the public.

The landslide also put the sewer infrastructure underneath the trail at risk. The sewer pipe was exposed and left suspended in the air and a gravity sewer line has temporarily replaced the line damaged by the slide. The priority is to permanently reinstate the sewer service. It is not expected that the new sewer system will go into the same area.

Trail users have expressed strong interest in expediting the repair to the trail but at this time people should not expect that the trail alignment as we previously knew it will be possible, although this depends on the investigative geotechnical work to take place.

In addition to the possible permanent closure of the section of the Capilano Pacific trail noted above, the trail leading to Cleveland Dam is closed from November 29th to replace the decking on two bridges. The work is expected to last four weeks



One of many wooden bridges along the upper section of the Capilano Pacific Trail. Photo Credit: www.vancouvertrails.com

A Winter Wildlife Reminder for All



*Black bears are fairly common in West Vancouver, so please don't leave your trash out overnight. Photo Credit: Bruce Warrington
www.unsplash.com*

Please keep in mind that not all our Wildlife go to sleep for the Winter – because they do not! The rules do not change in the Winter, they are the same through out the year!

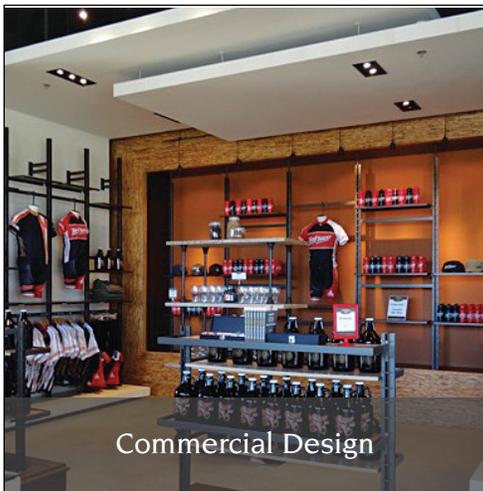
Keep in mind, when there is a food source bears will not hibernate.

Put your garbage outside the same day as your scheduled pick-up and please do not leave these irresistible attractants out overnight. When you see unattended garbage, attractants left near homes or construction sites, please report this to the District at: Bylaw and Licensing Services: 604.925.7152

For those living near creeks, Cougars and Lynx like this environment – this is where they live (even in Winter) so be careful with your cats, small Dogs and even young children, as they may be at risk.

Help do your part by keeping our Wildlife safe.

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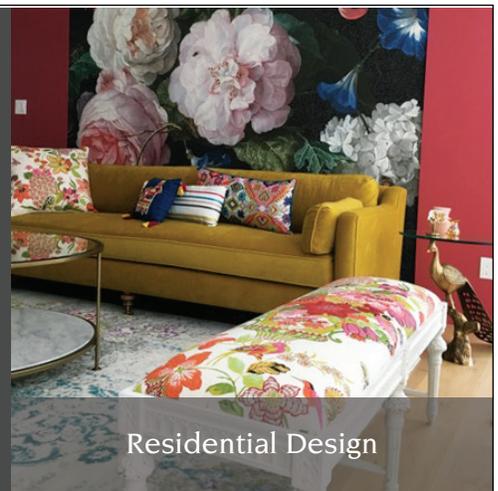


Commercial Design



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604.657.8184
www.lisondesign.com



Residential Design

Westcot's Garden Project for Students

Students Connect with Nature

Westcot School has remained open during the ongoing Covid pandemic adapting their schedules and classes to meet the new circumstances. Many classes are taught outside and good use is made of all their outside space. The students are encouraged to connect with nature through their evolving gardening programs that are popular with the students and supported by groups and individuals so that the school likes to refer to it as a community garden. The garden project is a catalyst for learning, both academic and cultural.

Wooden raised gardens have been added to the courtyard in front of the school and the students have planted native species in them. In a collaboration with the Squamish Nation the students are learning the traditional names and uses for these plants and a Squamish language class has been added to the grade four's curriculum.

Spuds in Tubs Program

Dotted around the school building are numerous tubs with very healthy looking potato plants in them. These are part of the Spuds in Tubs program. A program provided through the "BC Agriculture in the Classroom Foundation" that provides the tubs the soil and the seed potatoes.

The children plant the potatoes indoors before spring break and bring them outside as the weather warms up. The children harvest the potatoes in June and they learn to prepare a meal using the potatoes.

Your British Properties Area Homeowners Association is delighted once again to support Westcot's garden project.

— by Diana Sonderhoff



Westcot Principal Catherine Ratz, "Thank you so much for presenting us with your generous donation from the BPAHA to help with this project. These cedar garden boxes built by our School District staff, the plants and soil donated by Rob and the Grade 2 and 6 classes planting. What an exciting community effort."

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Bake Your Own Lemon Almond Biscotti

The history of biscotti can be traced back to the Roman times when slices of bread were baked to dry and store them thus panis biscocutus (bread twice baked). Through the centuries this basic formula of food preservation has evolved into the varied and delicious crisp Italian treat that has been adopted worldwide.

Here is one of my favourites...

Ingredients for a Delicious Biscotti

- Preheat oven to 325 degrees
- 1 & 3/4 cups all purpose flour
- 3/4 of a cup sugar
- 3/4 of a cup almonds coarsely chopped
- 2 tablespoons of finely grated lemon zest
- 1 tablespoon baking powder
- 1/3 of a cup olive oil
- 2 eggs
- 1 teaspoon vanilla extract
- 1/2 a teaspoon of almond extract

Eight Easy Steps to a Delicious Biscotti

1. Line the baking sheet(s) with parchment in a large bowl stir together flour, sugar, almonds and baking powder.
2. In a separate bowl whisk together oil, eggs, vanilla, almond extracts.
3. Pour egg mixture over dry ingredients, stirring to combine into a soft sticky dough.
4. With floured hands shape into log(s). Put onto prepared pan.
5. Bake for 30 to 35 minutes. Let cool for five minutes.
6. Cut half inch slices at an angle, I find a serrated knife is helpful for this.
7. Place slices cut side down on baking sheet and bake for a further 15 to 20 minutes.
8. The biscottis can be glazed with an icing made from the juice of one or two lemons.



This delicious biscotti recipe was created, baked and photographed by Diana Sonderhoff.

Support your neighbourhood BPAH Association. Become a member today!

Could On-Demand Transit Be a Solution to the BP's Poor Bus Service?

Traffic congestion is one of the top complaints of most Northshore residents and it affects life here in so many ways. British Properties resident's options are also limited by the inadequate transit option with an inadequate bus service that few residents and workers are able to make use of.

Since last year with Covid 19 reducing public transit ridership overall many municipalities (including Bowen Island) have turned to on-demand transit services and early reviews are promising.

Municipal and business leaders cite the efficiency and adaptability of demand transit. The primary factor attracting so many municipalities to on-demand is the efficiency which makes operation less expensive to run and more convenient for riders.

Could this be the future for areas of low ridership such as the British Properties?

Do You Want On-Demand Bus Service for the BPs?

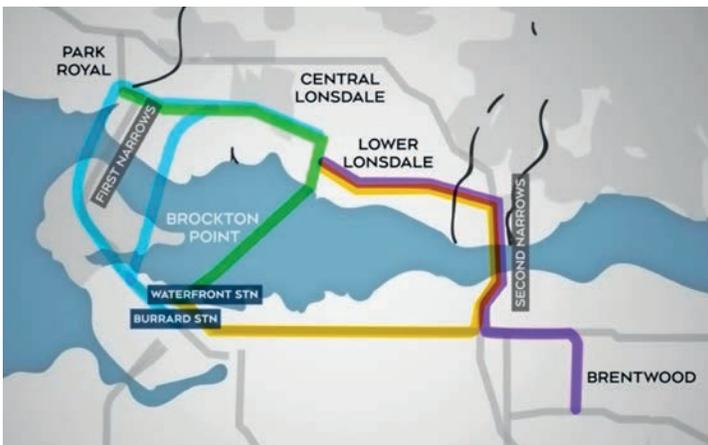
Call your mayor and local council and request the same on-demand bus service for the British Properties. If TransLink can do it for Bowen Island, West Van should be able to do it for us in the BPs.

– by Diana Sonderhoff

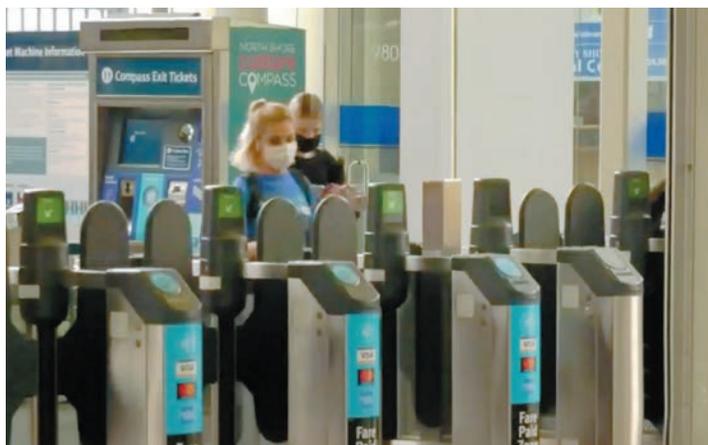


Since 2019, TransLink's on-demand bus service using special community shuttle mini-buses has been serving the 3,700 residents on Bowen Island. Photo Credit: Ben Murphy / TransLink.

Will We Get Rapid Transit to the North Shore?



Maps shows the five possible rapid transit routes to the North Shore contemplated in the transit study.



North Shore residents use the current SeaBus route to downtown Vancouver – and will appreciate a new rapid transit route.

Provincial and Municipal governments have been studying various options to alleviate the Northshore's chronic traffic problems.

With funding from Provincial government and the city of Vancouver and several Northshore municipalities a study of high-capacity rapid transit from the North Shore to connect with the Expo line via tunnel or a bridge.

The second phase of the Burrard Inlet Rapid Transit study released its short list of five possible, technically feasible routes to connect to existing transit infrastructure report brought down in Sept 2020 to be used in future planning.

The five possible routes include:

- Tunnel crossing from downtown Vancouver to Lonsdale via First Narrows.
- Tunnel crossing from downtown Vancouver to Lonsdale via Brockton Point.
- Tunnel crossing from downtown Vancouver to West Vancouver via Lonsdale.
- Bridge crossing from downtown Vancouver to Lonsdale via Second Narrows.
- Bridge crossing from Burnaby to Lonsdale via Second Narrows.

As yet there is no funding, but we can dream.

– by Diana Sonderhoff

UPLANDS

BRITISH PROPERTIES



A New Architecturally Significant Community

Starting in 1945, West Vancouver became the birthplace of a new architectural movement known as West Coast Modernism which emphasized building in harmony with the natural elements found here on the Pacific Coast. Arthur Erickson, Ned Pratt, Ron Thom and Fred Hollingsworth became the vanguards of this emerging style.



The next generation of West Coast Modern architects are imagining and designing the homes at Uplands. The idea is visionary: Bring together leading proponents of the architectural style made famous in this region that is both seamless and infinitely varied.



British Pacific Properties & Beedie Living

British Pacific Properties has joined forces with development company, Beedie Living, for the delivery of new homes in West Vancouver - including the design, construction and sales of two signature projects, Hawksley and Wildwood. Register to learn more.

Register for The Collection: TheCollectionLiving.com

Register for Hawksley and Wildwood: UplandsatBritishProperties.com

BRITISH PACIFIC PROPERTIES

Beedie/Living



THE COLLECTION

BY BATTERSBYHOWAT

Where West Vancouver Opens to the Sky



10 West Coast Modern Residences.

Clinging to the contours of a forested mountainside, a limited collection of ten residences designed by BattersbyHowat crowns West Vancouver. Poetic views stretch from a towering metropolis in the east to that point where the sun slips into the ocean in the west. These West Coast Modern 3-bedroom homes beautifully connect the natural surroundings with both the shifting planes of the architecture and curated interior design.

[Register Now](#)

TheCollectionLiving.com

BRITISH PACIFIC PROPERTIES

ENGEL & VÖLKERS

This is not an offering for sale, any such offering can only be made by way of disclosure statement. E.&O.E.

Cypress Pop-Up Village Is Illuminated for the Holidays

The Trestle Bridge

The 200-metre long Trestle Bridge, a new section of the Mountain Path, will be illuminated and open on weekends to the public for the holiday season! Bring your friends and family to enjoy this magical bridge nestled in the forest with beautiful views, just a short 1.5 km walk along the Mountain Path from Cypress Pop-Up Village.

Cypress Pop-Up Village

This new public gathering space will also be lit up for the holidays! You can enjoy the convenience of a park with incredible views, bike wash and The Shed Coffee Pizza Bar soon to come! We are located at 3757 Cypress Bowl Road.





BPP 90th & Christmas Display

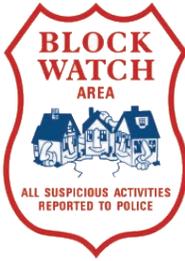
This year has marked the 90th anniversary of BPP in the community of West Vancouver and we look forward to many more years to come.

Wishing you and your family health and happiness this holiday season.

Warm wishes,

BRITISH PACIFIC PROPERTIES

Block Watch – Welcoming Our New Chief Constable in West Vancouver



The West Vancouver Police department has a new Chief Constable. On March 1, 2021 John Lo was promoted to Chief Constable. Chief Lo was raised on the North Shore and has been a member of the West Vancouver Police since 1995 so he has a deep understanding and knowledge of our community.

Hired as a Reserve Constable when he started his career, he soon became a Patrol Constable.

He has worked in many aspects of policing, including Patrol, Surveillance, Records, Major Crime Investigations, the Vancouver Police Homicide Team, Professional Standards, Operations, and Administration.

The British Pacific Properties Association welcomes John Lo as Chief Constable and we wish him a long and successful term.

Catalytic Converter Thefts Are on the Rise in West Van

Twenty-nine (29) catalytic converters have been stolen in West Vancouver this year. This number is up from just five that were reported last year. A catalytic converter is a key component of a car's emissions system, reducing the amount of harmful pollution going out the tail pipe. West Vancouver Police Cst. Kevin Goodmurphy reports that they are "Typically, cut from the undercarriage of vehicles, using a power tool this makes a significant amount of noise, and we want people to call 911 immediately if they hear such noises. Your neighbour is not likely running a power saw at 3am."

To avoid theft of your catalytic converter try to park in secure places, if you don't have a garage or are leaving your vehicle for any length of time, park in well-lit areas.

The WVPD is now accepting online incident reporting for non-emergency crimes – that is crimes that are not in progress, not needing immediate attention and can be dealt with within a 24-hour period. To report a crime online go to www.westvanpolice.ca – scroll down until you see "Quick Links" and click on "online reporting". As always though, if you see a crime in-progress call 911 immediately, giving the operator as much information as possible. Never approach a suspicious person or crime scene yourself – call the police!



West Vancouver Police's new Chief Constable John Lo

Community Services for More Information

For questions on this, or any matters of concern you may have, please call or email Alejandra Johnson, our Block Watch Coordinator and Community Services Team Coordinator:

Office: 604-925-7300

Email: AlejandraJohnson@wvpc.ca

Website: westvancouverblockwatch.com

Twitter: twitter.com/westvanpolice

Facebook: facebook.com/WestVancouverPolice

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Block Watch(邻舍守望计划)-欢迎我们西温的新首席警官

西温警察局迎来了一位新的首席警官。2021年3月1日, John Lo被提升为首席警官。Lo 警长在北岸长大,自 1995 年以来一直是西温警察局的成员,因此他对我们的社区有着深刻的认识和了解。他最初在开始职业生涯时,被聘为预备役警员,很快成为一名巡逻警员。他曾在警务的许多方面工作过,包括巡逻、监视、档案、重大犯罪调查、温哥华警察凶案小组、职业标准、运营和管理。英国太平洋地产协会(The British Pacific Properties Association) 欢迎 John Lo 担任首席警官,我们祝愿他有一个长久并成功的任期。

(汽车) 催化式排气净化器的盗窃案在西温呈上升趋势

今年西温有超过 18 起催化转化器被盗。这个数字比去年报告的只有五起有所增加。催化式排气净化器是汽车排放系统的关键部件,可减少从尾管排出的有害污染物的数量。西温警察局Kevin Goodmurph报告说,“通常,它们(催化转化器)是使用电动工具从车辆的底盘上被切下来的.....

这会产生大量噪音,我们希望人们在听到此类噪音时立即拨打 911。你的邻居不太可能在凌晨 3 点开电锯。”为避免您的催化转换器被盗,请尝试将车停在安全的地方,如果您没有车库或需将车辆在外停放一段时间,请将车停在光线充足的地方。

西温警察局现在接受非紧急犯罪的在线事件报告,即不在进行中、不需要立即关注且可以在 24 小时内处理的犯罪。要在线举报犯罪,请访问<https://westvanpolice.ca>,向下滚动直到看到“快速链接(Quick Links)”,然后点击“在线举报(online reporting)”。当然,如果您看到正在进行的犯罪活动,请立即拨打 911,向接线员提供尽可能多的信息。切勿自己接近可疑人员或犯罪现场——立即报警!

如果您对此有任何疑问,或您可能有任何疑问,请致电或发送电子邮件给我们的 Block Watch(邻舍守望计划) 协调员和社区服务团队协调员 Alejandra Johnson, 电话: 604-925-7300, 邮箱地址: alejandrajohnson@wvpc.ca。如需更多 Block Watch(邻舍守望计划) 信息和最新犯罪报告,请访问 westvancouverblockwatch.com。

Royal Canadian Marine Search and Rescue

Royal Canadian Marine Search and Rescue is a volunteer marine rescue service that saves lives and promotes public recreational boating safety throughout the coastal and some inland waters of the province of British Columbia.

We are fortunate enough to have two Royal Canadian Marine Search & Rescue – SAR stations on the North Shore. SAR1 based in Horseshoe Bay and SAR 2 near the 2nd Narrows bridge. They provide dedicated Marine Search and Rescue services, 24 hours a day, 7 days a week. Responding to marine emergencies in Howe Sound and English Bay.

All volunteers are carefully selected for their seamanship and skills and must live within 15 minutes of the station. They are required to

undergo at least one years training. Station 1 operates 4 rescue boats out of Horseshoe Bay. Each vessel is equipped to deal with most marine emergencies. Crews have at least one member with Marine Advanced First Aid/First Responder training. Since most emergencies happen in poor weather conditions these volunteers are often having to put to sea in very challenging conditions and risking their own lives.

Funding for the boats, equipment and the extensive training comes from donations as the federal government only pays a small portion of their expenses.

Important numbers for boaters or those members renting craft to call/ use in an emergency: 1-888-419-2869 – *16 on your cell phone or VHS C-TOW App

– by Diana Sonderhoff



Royal Canadian Marine SAR vessels are fully equipped for all emergencies and capable withstanding the most challenging marine conditions. Photos courtesy of the Royal Canadian Marine Search and Rescue.

'Games & Dimensions' Art Exhibit in the British Properties

An Art Exhibition for West Vancouver Artist, Nilufer Moayeri, was recently held at the 'Chateau Versailles' on Chippendale Road in the British Properties. Ms. Moayeri, a contemporary artist, has had her work exhibited in many cities internationally including New York, Paris, Istanbul, Florence, Rome, Milan, Brussels, Toronto and Vancouver.

This exhibit, organized by Callot Events, featured her new series of art works, "Games & Dimensions."



Atoosa Shahzad, owner of Ambleside's Rosette Florist and John Pasca, Master Floral designer. Rosette Florists was a sponsor of the event providing beautiful flower arrangements for the exhibit.



L to R – Myriam Callot, Callot Events, Nilufer Moayeri, International artist and Mayor of West Vancouver, Mary-Ann Booth

Story by Carol Reynolds • Photo Credit: Luya Tshimbalanga

BPAHA Supports Local Schools & Students



Westcot School Receives BPAHA Donation

Diana Sonderhoff presents BPAHA's donation to Westcot elementary school Principal Cathy Ratz for the outdoor garden program.



BPAHA Provides Sentinal Student Award

Chantale Pamplin (L) receives cheque from BPAHA President Heidi Inman to be used as a Grade 12 Student Award for 2021 Meritorious Service.



Chartwell School Receives BPAHA Donation

Diana Sonderhoff (L) presents Chartwell Elementary Principal Laura Magrath with BPAHA's donation cheque for 2021.

Support Your Community by Becoming a Member

您是会员吗?

آيا شما عضو هستيد؟

Sind Sie schon ein Mitglied?

Es usted miembro?

Non siete membri ancora?

Etes-vous un membre?

あなたはメンバー?

являются Вами член?

هل اصبحت عضوا في الجمعية بعد؟

Uyemiz olurmusunuz

HilltopNews
CONNECTING NEIGHBOURS



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Homeowners Association

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Website / Email News / Social Media

We need a volunteer to help us with our website, email news and social media. If you're interested, please call Ullrich Schade @ 604-644-4914

2020-21 MEMBERSHIP FORM - British Properties Area Homeowners Association

Name: _____

Address: _____

Email: _____ Phone: _____

Membership Fee: \$ 35.00

Hilltop Donation: \$ _____

Total: \$ _____

Serving over 3,500 homes. Representing the area for 65 years!

Please make cheque payable to BPAHA and mail to PO Box 91504, West Vancouver, BC V7V 3P2
Or you can pay online with Interac / Visa / Mastercard / America Express / PayPal at our website: www.bpaha.com

Support your neighbourhood BPAH Association. Become a member today!