

From: Garrett Franklin [REDACTED]
Sent: Sunday, August 10, 2025 11:43 PM
To: Brad Smith <bsmith@islandstrust.bc.ca>
Cc: Garrett Franklin [REDACTED]
Subject: Fwd: From the vancouver community on Reddit: Peregrine Falcon on Grandville randville highrise

Hello Brad

I am writing today to comment in response to a letter I received in June 2025 to Changes to the Land use Bylaw and DPA 7 protected Raptor Tree boundaries .

I do agree steps and guidelines and continued community education are required for property owners to understand and to maintain the DPA.

I purchased Property [REDACTED] Pender Island North [REDACTED] solely based on the response I received in writing from Island Trust January 20 2025 for land use under the bylaw 224 and the specific terms of the DP 2023.3 issued to the property of a 30 & 50 meter radius of the Douglas fir tree. There was no comment on the current review in progress or the coming draft bylaw 235 and changes to the or the dpa 7.

The Property I purchased was Commercial Logged by the previous owners, I took on the responsibility to restore it with future plans for home occupation which will require construction of primary dwelling, outbuildings and amenity services.

I will assume the focus of the DPA 7 review and proposed changes to DPA 7 are primarily because of these persons actions. I Will suggest a substantial fine be considered for commercial logging of property or destruction of habitat vs limiting owners from actively using their private property.

I will share with you a unique experience I have personally had from spring 2025 with a Raptor Nesting ground in the heart of Downtown Vancouver.

My company specializes in Commercial and Industrial Installations. Our project required opening of the roof of [REDACTED] or the job site was 200' above the pedestrian sidewalk below .

Granville street is considered one of Vancouver's busiest streets with traffic, transit, pedestrians sirens and horns and even the public protest marches we all see quite regularly on the news it's "alive" down there all hours of the day.

We started to notice some occasional Bald Eagles circling high above and a Falcon was constantly on patrol swooping and calling out , almost chasing them off or just sitting at the roof of the neighbouring building on watch.

I inquired to the Building owners if this was someone's exotic pet that was brought into the office daily and allowed out to hunt Pigeons.

To my surprise this Peregrine Falcon is wild and has its nesting "grounds" on the roof of the building directly across from us at [REDACTED] which is owned by the same

people as [REDACTED]. One of the staff shared this photo from the fall when she first returned to the nest for 2025. It was reported there were 3 eggs and the Eyasses survived. This falcon is tracked and the Government Authority attended the building to check the nest at one point with a drone.

Here is a clip of one of the Essays possibly taking a brief rest on the sidewalk from learning to fly

[REDACTED]

I understand the current DPA zoning is from the year 2007 and could be in need of some modernization. Tools could be made readily available to property owners in the form of a checklist application that require a master plan for the site listing type of work they are planning to be created by a Professional Architect based within the Gulf Islands with previous experience with The Island Trust and the CRD.

An unbiased review by Industry Professionals and application tier system based on dollar value being spent and area of the lot the work is happening could be implemented to allow property owners to have the full use and full value of their privately owned land with respect given to the land and wildlife that shares it.

I do not agree with the statement in the June 2025 letter to owners that " your land is worth more with raptor nesting grounds ".

I do not agree with proposed Draft Bylaw 235. If there is an opportunity to work with you and staff to find a balanced solution please reach out.

Forest Fire protection is a topic that needs more focus if a property owner is doing a renovation or construction based on the current land use bylaws.

Dedicated Increase to cistern storage requirements for properties not in the municipal water works adding individual mechanical fire pump installation

"when an owner applies to build anything over a certain dollar amount they need to purchase, install and maintain fire protection criteria."

Best Regards
Garrett Franklin

[REDACTED]

[REDACTED] Pender Island