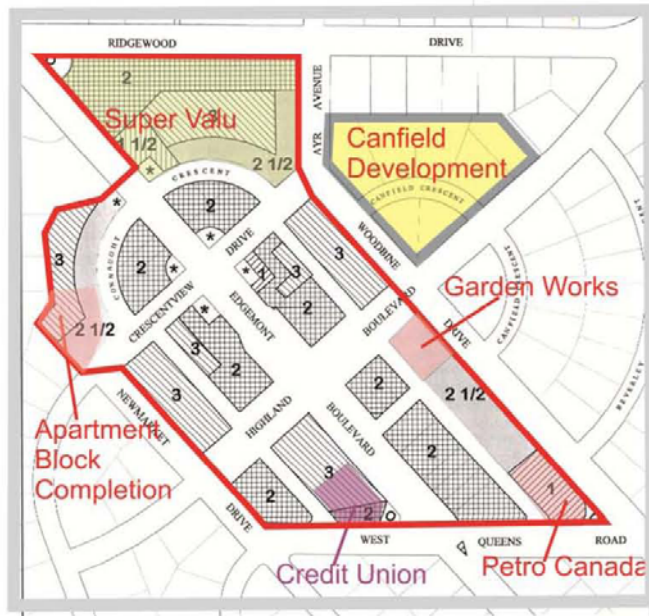


EUCCA GENERAL MEETING

Wednesday Oct 24th 7:00-9:00pm Capilano Library (Potlatch Rm)

A G E N D A

- **TRANSPORTATION PLAN – CAPILANO PERSPECTIVE**
PRESENTATION by DISTRICT of N. VANCOUVER



COFFEE BREAK – Courtesy Delany's

DEVELOPMENT ISSUES UPDATE

- CANFIELD – EDMONT SENIORS LIVING
- EDMONT VILLAGE ZONING REFRESH
- WILLIAM GRIFFIN UPDATE
- CREDIT UNION UPDATE
- PETRO CANADA UPDATE
- COMMUNITY ASSOCIATIONS DE-REGISTRATION by DNV

Secretary: James Walsh - (604) 988-6318 jwalsh11@shaw.ca



EUCCA GENERAL MEETING A G E N D A

7:00 – 7:10 Opening Remarks/Review of Agenda (Grig Cameron)

7:10 – 7:50 Transportation Plan (Tegan Smith)



7:50 – 8:05 Coffee Break (Delany's)

8:05 – 8:45 Development Issues Update:

Canfield – Edgemont Seniors Living (Grig Cameron)

William Griffin Rec. Centre (Brian Albinson)

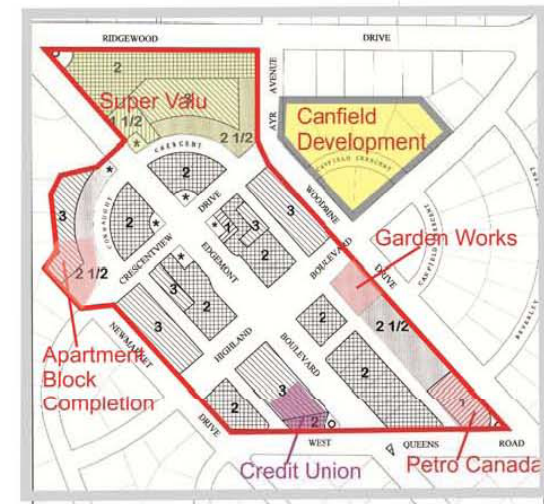
Edgemont Village LAP Refresh (Peter Thompson)

Credit Union (Peter Thompson)

Petro Canada (Peter Thompson)

Community Associations De-registration by DNV (Corrie Kost)

8:45 – 8:50 Closing Remarks (Grig Cameron)



Community Event

"Light up the Village"

4pm Sunday December 2



On Sunday December 2, 2012, the Christmas lights in Edgemont Village will be turned on.

Highlands United Church, the Edgemont Village Business Association and EUCCA will be sponsoring an event at the Church to celebrate the event and give everyone an opportunity to get together. This is not a church service but rather a community event which will include performances by local school choirs, audience participation and refreshments and will begin at 4:00pm

CHRONOLOGICAL SYNOPSIS – ESL “CANFIELD” PROPOSAL

Feb 2012 EUCCA Executive meets with DNV Staff and Developer for preliminary presentation of ESL proposal

Mar-Apr DNV Staff develops a proposed approach to the ESL planning process and suggests EUCCA establish a “Working Group” to participate with Staff and the Developer

May EUCCA executive canvasses the community and assembles a Working Group of 12 volunteers with a diversity of backgrounds, demographics and perspectives

May – July Working Group engages in meaningful discussions with the Developer and Staff to provide input and feedback from a community perspective

Developer holds a series of workshops, open houses and presentations to describe the project to the community (including the last EUCCA meeting on June 13)

July Developer submits Preliminary Application for the ESL project

Aug DNV Planning issues the Preliminary Application Notification Letter to residents within 75 M radius and requests comments/feedback

Aug Working Group issues its report to DNV Staff, Developer, UCLAP Monitoring Committee and Edgemont Village Business Association

Report captures the Issues and Concerns raised by the Community which should be addressed by the Developer **It does not endorse or reject the proposal**

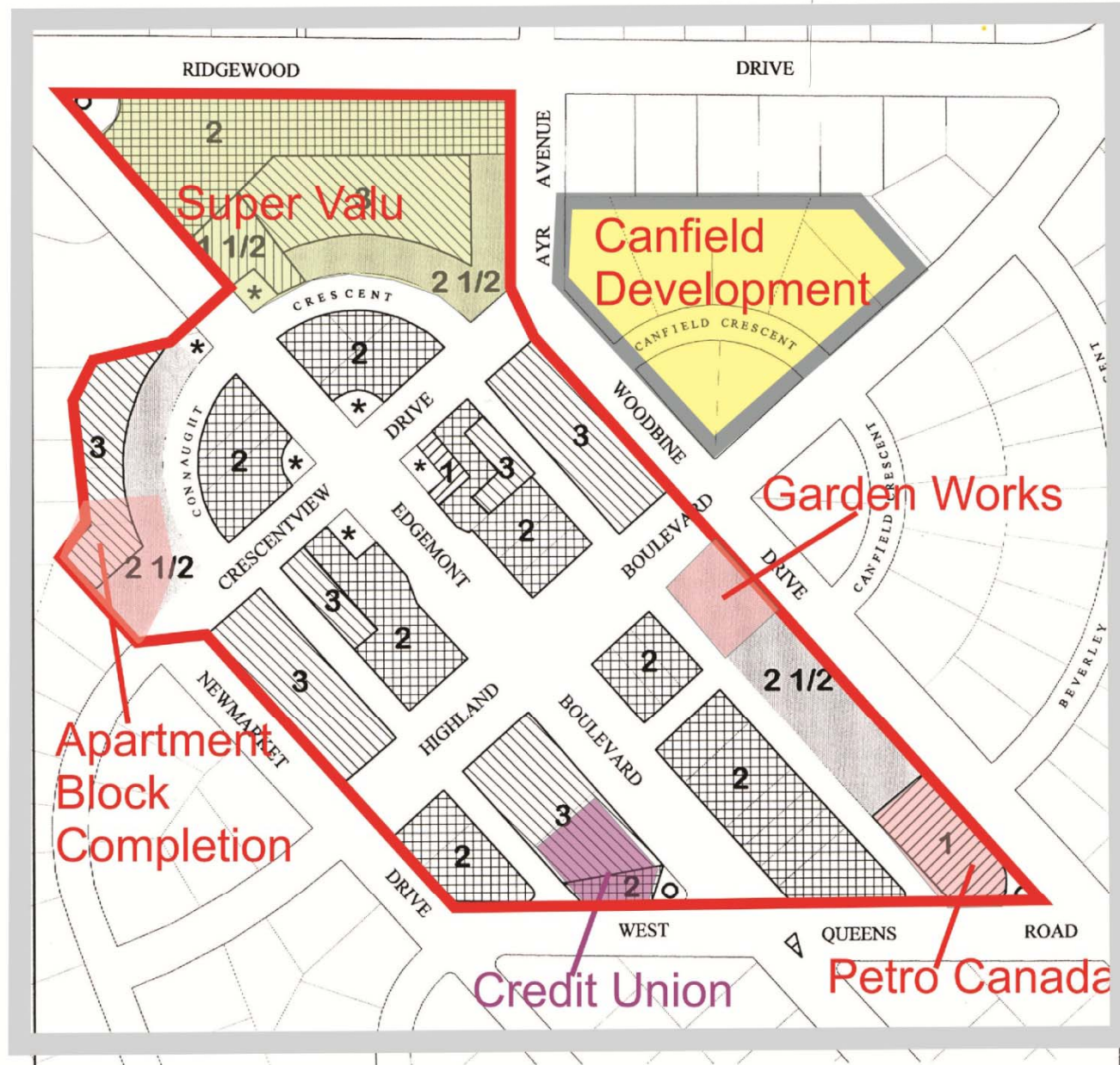
Aug – Oct DNV Planning Staff review the application with input from all Departments and taking account of issues and concerns from the public and the Working Group Report

Oct Developer issues press release, postcard and web site promoting the project

Oct (F/C) DNV Staff to issue written response to the Developer outlining any additional information requirements and the community concerns which should be addressed as part of a formal Detailed Application

Nov (F/C) Developer to decide on basis of Staff response whether and how to proceed with a Detailed Application for the ESL project

Edgemont Village Zoning Refresh



WILLIAM GRIFFIN UPDATE

In February 2012 the DNV Council commissioned a report by Quoin Ltd on a feasibility level engineering estimate for the capital and life cost of ;

- Remediation of all the facilities to provide a further life span;
- A completely new consolidated project situated at the William Griffin Natatorium site

The report was completed in July 2012, is quite detailed, and includes capital costs and 'life cost' net present value streams. Summarizing, the results are:

	Immediate Capital Cost	Net Present Value (NPV) (Life cost)
	\$M	\$M
Consolidated New Facility	49	63.7
Renovation of All Facilities	21.4	65.0

The best economic deal for the community is clearly a new facility which will also have numerous non costed side benefits including improved levels of service.

STAFF REPORT September 19th 2012

The Report proposed a debt structure representing the most conservative scenario where no equity transfer is realized. (i.e. nothing from Delbrook)

Infrastructure Reserve	16.0	Pro rata share of available funding
Internal Borrowing	5.0	Short Term (5 yrs <}
Debt Issue	28.0	Long Term {20 yrs}
Total	\$ 49.0	Million

Implication for property taxes

Depending on the options pursued for the redevelopment of Delbrook, the impact on the tax levy can range from zero to \$46/home per year.

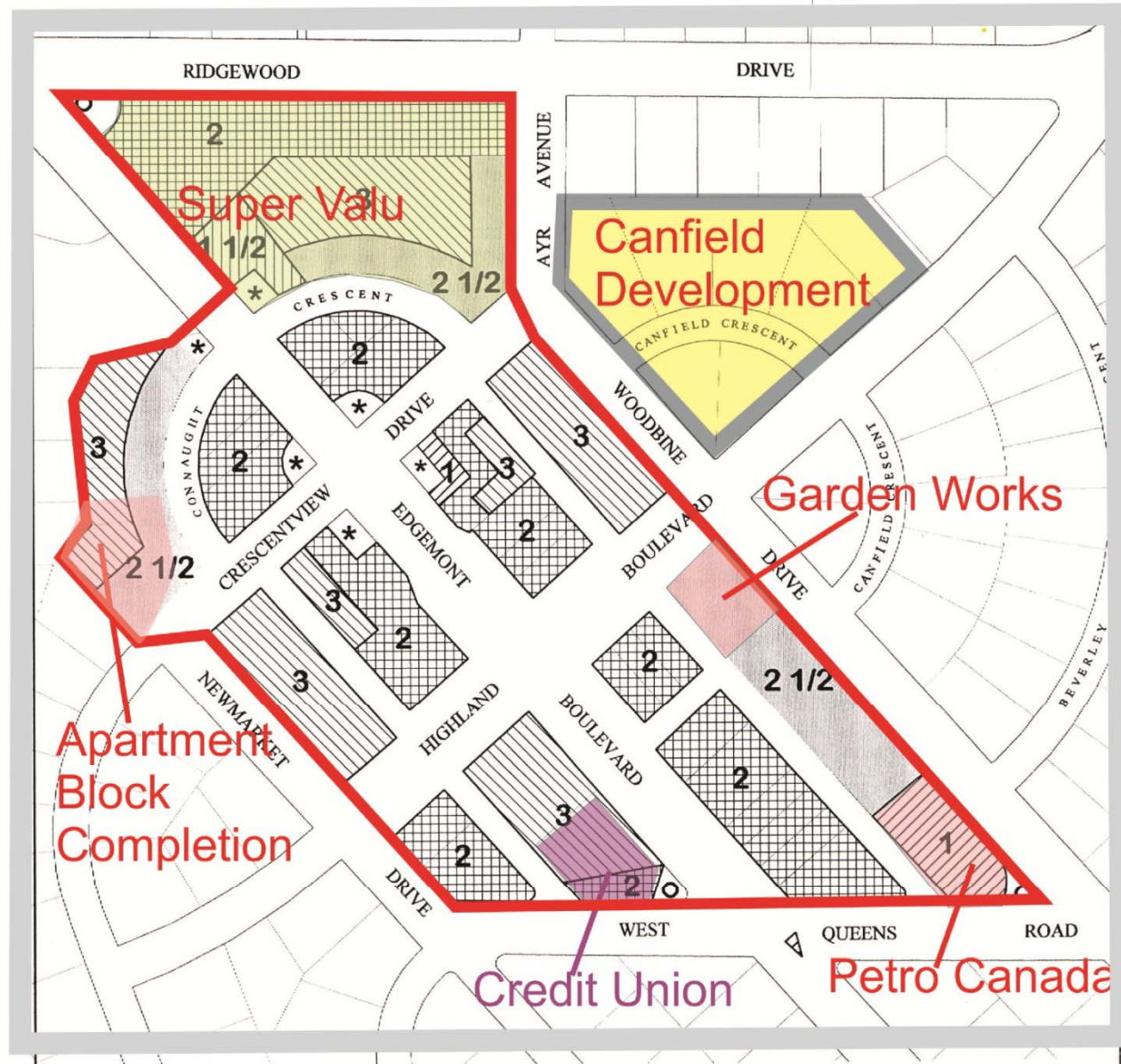
William Griffin Update

District of North Vancouver Councillors passed a motion on future plans for the ~ \$50million the William Griffin Rec. centre sites at their October 15th meeting. The amended motion said:

- 1. Proceed with detailed design of the WGCC and initiate the process of obtaining the necessary borrowing authority to a maximum amount of \$28 million; and,*
- 2. Begin a public consultation process to consider options for future use of the Delbrook site.*

The original motion was successfully amended by Councillor Hicks to remove wording that stipulated redevelopment of Delbrook, to remove any “nuance of prejudice that the decision had already been made.”

CREDIT UNION UPDATE





COMMUNITY ASSOCIATIONS DE-REGISTRATION by DNV

Extracts from DNV Discussion Paper on Community Associations in DNV

*“Since 1995 the District has had a policy of recognizing community associations. This policy establishes **eight criteria**; groups who annually meet the criteria are listed on the District’s webpage and are eligible for funding under the Healthy Neighbourhood Funding policy.”*

Criteria for Official Recognition of a Community Association

1. Has a mandate which includes improving the quality of life in the neighbourhood.
2. Its membership is open to all persons residing in a geographic area whose boundaries are described.
3. The Association will register with the District Council the names and phone numbers of all officers and directors and will update this information when changes occur.
4. District Council will inform the Association of any other group in the described geographical area which is making representations.
5. There will be regular communication of the activities of the Community Association with the members.
6. There must be a duly advertised and open Annual General Meeting.
7. There is a written outline of how records of the Association are kept.
8. There is a written outline of the process by which residents may bring concerns to the Association

*“In early 2011 Council was made aware of a **new community association** which appears to have emerged as the result of some dissatisfaction with the operation of an existing association. As a result, a review of the District’s policy was deemed to be appropriate and to take place following the 2011 general municipal election. This discussion paper may form the starting point for that review.”*

It was the conflict between two associations in Lower Capilano that precipitated the review, and consequently Council’s **In-Camera** decision (and without prior consultation with the communities) to remove formal recognition of all DNV Community Associations.

The following slide shows the central two options of the 5 discussed in the report.

We essentially had Option 3 in place since 1995 we now have Option 2 in place.

Through the Federation of North Vancouver Community Association (FoNVCA), which was established in 1993, a full review process is being undertaken by FoNVCA on what Community Association should be.

DNV DISCUSSION PAPER	OPTION 2 (Now in place)	OPTION 3 (Since 1995)
Level of Recognition	<ul style="list-style-type: none"> •acknowledged •no recognition policy •CA grant policy 	<ul style="list-style-type: none"> •recognized •policy on recognition and grants •policy defines reporting requirements (present policies)
Degree of DNV Involvement	<ul style="list-style-type: none"> •passive •CA information provided voluntarily •receive CA contact information 	<ul style="list-style-type: none"> •receive all information required by policy •active follow up on submission of required information •not recognized if not in compliance with policy
Mutual Benefit	<ul style="list-style-type: none"> •information sent out to CA contact at staff discretion •if input provided is given limited credibility 	<ul style="list-style-type: none"> •information sent out to CA contact •input is acknowledged when used •representativeness of input not verifiable
DNV Funding	<ul style="list-style-type: none"> •limited •for some CAs •first come, first served for funding •limited to advertising community meetings 	<ul style="list-style-type: none"> •funding contingent upon being recognized •first come, first served for funding •staff try to ration funding •funding for most CAs •funding for AGM advertising and limited group development
Role of FONVCA	Guidance <ul style="list-style-type: none"> •uses own recognition policy covering criteria and reporting, accountability, and procedural requirements •maintains list of members and monitors compliance •operates under its own procedural rules provides guidance, advises, facilitates, and mediates •advocates for CAs •mandate relevant •a forum for CAs to share information and experience 	Advisory <ul style="list-style-type: none"> •provides guidance, advises, facilitates, and mediates •advocates for CAs •mandate relevant •a forum for CAs to share information and experience

Community Associations Consultation Process

At the Sept 19th FONVCA meeting the following motion was passed:

“That a Task Group of 3 – 5 FoNVCA representatives be struck to recommend at the October meeting a process for consulting community associations and the public on what community associations should be.”

Process Recommendation to FoNVCA – 2012.10.17

Inform – develop and web-post a concise backgrounder on:

- survey / overview of CAs in DNV and other jurisdictions, J. Gordon’s report, Council’s Jun 12 in-camera decision
- 2012 “state of the union” of CAs, FoNVCA history & mandate
- this process, as amended / agreed by FoNVCA

Purpose: *to inform both the public and any CAs not currently aware. (posted process to have extraneous detail edited out)*

Consult – all DNV-listed CAs, bi-laterally.

- first develop questions (5 – 6?): goals, role, obstacles / needs & solutions, views on criteria, future directions, etc.
- then present the questions to each CA individually for their consideration

Purpose: *to obtain a) CA input, and b) CA buy-in for a workshop*

Workshop – for both the DNV Public and DNV CAs; plus interested NGOs, service organizations and the like.

- obtain a prominent keynote speaker to attract attendees
- mechanics: obtain outside funding; obtain use of Council chambers or other venue; obtain a workshop facilitator;
- place public advertisements; apply for Healthy Neighbourhood Fund reimbursement.
- invite Councilors to observe

Purpose: *to debate issues and assess level of consensus / diversity on each*

Commitment – bi-lateral discussion with CAs to:

- assess each CA’s level of support for Workshop issues / consensus
- obtain any additional input

Purpose: *to confirm a) mutual understandings, and b) the level of CAs’ willingness to comply, and demonstrate compliance with any criteria arising from the Workshop.*

Report

- findings
- recommendations for action
- recommendations for report distribution

At FoNVCA's Oct 17th monthly meeting the Working Group was mandated to continue this process.

- EUCCA is asked to participate in this review process.
- Through the Executive we will involve our membership during this review.
- In the meantime our participation in FoNVCA – of sharing information with other DNV Community Associations - will continue as has been our tradition for the past 19 years.

So stay tuned.

Questions?