



FONVCA AGENDA THURSDAY Apr 19th 2007

Place: DNV Hall 355 W. Queens Rd V7N 2K6

Time: 7:00-9:00pm

Chair: John Miller – Lower Capilano R.A.

Telephone: 604-985-8594

Email: john_miller@ultranet.ca

Regrets:

1. Order/content of Agenda

2. Adoption of Minutes of Mar 15th

<http://www.fonvca.org/agendas/apr2007/minutes-mar2007.pdf>

3. Old Business

3.1 Letter to DNV Council as per agenda item 5.1 of FONVCA meeting Mar 15th

3.2 May 29th Shirtsleeve Mtg. Topics - Update

3.3 Costco Project Abandoned

<http://www.fonvca.org/agendas/apr2007/Costco-Project-Abandoned.pdf>

3.4 Smart Rail Group & Canexus

Paul LeMay article to be distributed at meeting.

3.5 Native Band Billboards – next phase?

<http://www.stopthebillboards.ca/Petition.php>

<http://www.fonvca.org/agendas/sep2006/agenda.pdf>

<http://www.nsnews.com/issues06/w082706/085106/news/085106nn5.html>

<http://www.mail-archive.com/natnews-north@yahoogroups.com/msg04125.html>

<http://www.nsnews.com/issues06/w081306/083306/opinion/083306op2.html>

<http://theyvee.ca/Bigstory/2007/04/13/BridgeSigns/>

<http://www.bcbusinessmagazine.com/displayArticle.php?artId=515>

<http://www.opensubscriber.com/message/natnews-north@yahoogroups.com/6436003.html>

[http://en.wikipedia.org/wiki/Billboard_\(advertising\)](http://en.wikipedia.org/wiki/Billboard_(advertising))

On Water?: <http://www.vancourier.com/issues05/082105/news/082105nn4.html>

Dollarton Bridge issue in March 2002:

<http://www.nsnews.com/issues02/w032402/034302/news/034302nn7.html>

http://www.fonvca.org/letters/2002/12apr-to/John_Hunter_22apr2002.pdf

4. Correspondence Issues

4.1 Business arising from 8 regular emails:

4.2 Non-Posted letters – 1 this period

Seylynn Development – Wendy Qureshi vs Hynes Developers

5. New Business

Council and other District issues.

5.1 DNV Staff proposed changes to Residential Solid Waste Collection

This was considered at a 5pm April 10th Staff/Council Workshop

http://www.dnv.org/upload/documents/Council_Reports/00592.pdf

http://www.fonvca.org/letters/2007/12mar-to/Corrie_Kost_9apr2007.pdf

<http://www.fonvca.org/dnv-council-material/2007-04-10/Waste-Bylaw/>

5.2 Comparing household salt to 2,4-D

An interesting comparison by Corrie Kost

Is basic salt more lethal to children than lawn fertilizer?

5.3 Province Funds 35km NS Trail

- <http://www.canada.com/vancouver/news/story.html?id=0eee7d83-7b13-4d1c-b87c-ca6d5330a400>

- is the DNV portion “easily walkable”?

- For area trails see for example

http://www.wanderung.ca/article_menu/index.php?action=searchresults

<http://www.dnv.org/article.asp?c=422>

6. Any Other Business

6.1 Legal Issues

Mayors and the Law:

- (April 9th article in SUN)

- Section 110(b) of Community Charter

Dog Tax Regulation Bylaw (2 Apr Agenda #3):

- preference to local based deemed legal

- preference to previously licensed illegal

GVRD Parks Dog Rules:

<http://www.gvrd.bc.ca/parks/dog-management.htm>

- don't need DNV permits.

- Max 10meters from owner

- Max 3 dogs/handler

- >3 dogs need permit (special for commercial)

6.2 Any Other Issues

7. Chair & Date of next meeting.

May 17th 2007

Attachments

-List of Email to FONVCA - **ONLY NEW ENTRIES**

-request/response RE: UBCM

OUTSTANDING COUNCIL ITEMS

-Cat Regulation Bylaw

-Review of Zoning Bylaw

-Securing of vehicle load bylaw

-District-wide OCP

-Snow removal for single family homes bylaw

Correspondence/Subject Ordered by Date
12 March 2007 → 15 April 2007

LINK	SUBJECT
http://www.fonvca.org/letters/2007/12mar-to/Corrie_Kost_9apr2007.pdf	Garbage – residential solid waste collection
http://www.fonvca.org/letters/2007/12mar-to/Barbara_Murray_28mar2007.pdf	Tourism Tenures
http://www.fonvca.org/letters/2007/12mar-to/Cathy_Adams_28mar2007.pdf	Meeting Space for Community Groups
http://www.fonvca.org/letters/2007/12mar-to/Elizabeth_James_15mar2007.pdf	Transportation
http://www.fonvca.org/letters/2007/12mar-to/Elizabeth_James_29mar2007.pdf	Canexus and CN Rail
http://www.fonvca.org/letters/2007/12mar-to/Monica_Craver_13mar2007.pdf	Mountain biking
http://www.fonvca.org/letters/2007/12mar-to/Monica_Craver_27mar2007.pdf	Mountain Biking
http://www.fonvca.org/letters/2007/12mar-to/Monica_Craver_9apr2007.pdf	Mountain Biking

For details/history see

<http://www.fonvca.org/letters/index-letters-total-apr2007.html>

FONVCA

Minutes of March 15th 2007

Place: DNV Hall 355 West Queens Road

Attendees:

Cathy Adams(Chair Pro-Tem) Lions Gate N.A.
Diana Belhouse Delbrook C.A.
Brian Platts Edgemont C.A.
Lyle Craver Mnt. Fromme R.A.
Corrie Kost Edgemont C.A.
John Miller Lower Capilano C.R.A.
Hugh Murray Lower Capilano C.R.A.
Dan Ellis (Notetaker) Lynn Valley C.A.
Val Moller Lions Gate N.A.
Alf Cockle Blueridge C.A.
Paul Tubb Pemberton Heights C.A.

Regrets: Maureen Bragg
Lisa Thon
Eric Andersen (Alf Cockle subs)

Meeting started: 7:10pm

1. ORDER/CONTENTS OF AGENDA

6.2 A.O.I added as per revised FONVCA procedures

2. ADOPTION of Feb 15th MINUTES

Minutes were approved as circulated.

3. Old Business

3.1 Reply to FONVCA letter regarding

windstorm relief – In reply to FONVCA letter of Jan 18th Judy Short replied (see <http://www.fonvca.org/agendas/mar2007/windstorm-reply.pdf>)

- DNV is looking for financial relief.
- Parks Staff met with Tree Canada Foundation
- Most trails are cleared but some are still blocked by downed trees and a great deal of cleanup remains to be done.

Community Associations should contact DNV Parks if they have specific concerns.

Brian is to informally query about any safety audit of the trails.

3.2. Council/FONVCA Shirtsleeve Mtg.

May 29th was confirmed: Some suggested topics...

- District OCP: how will it mesh with Local Area Plans?
- How will affordable housing initiatives impact OCPs?

- Concern about receptiveness to local input on planning.

Cathy Adams will correspond with the Mayor regarding topics Council may wish to suggest.

3.4 COSTCO - coming up at Monday meeting - Cathy to ask the clerks office to include the link to the staff report. It is on the web main page - top right hand corner but not in the place of council package.

4. Correspondence Issues

4.1 Business arising from 2 regular emails.

4.2 Non-Posted Letters

The 0 non-posted letters this period.

4.3 Letter: Dangerous Chemicals Transport.

Letter received from Semiahmoo Peninsula Citizens for Public Safety, who are looking to collaborate and organize a public talk on chemical spills (by Fire Chief for Graniteville, South Carolina – see <http://www.epa.gov/region4/graniteville/index.htm> and <http://chronicle.augusta.com/train/> . The path of chlorine cloud, killing 9 people, was distributed – and can be found at <http://chronicle.augusta.com/images/headlines/012305/42883.pdf>). The proposed Canexus upgrade will increase chlorine rail traffic from North Van to the US.

Council & Other District Issues

5.1 Public Hearing Process:

Concerns were expressed that the March 6th Marine Drive Improvement Strategy public hearing was closed:

- before all public could speak to the issue.
- with mention of receptiveness for subsequent public input – despite the Mayor having declared the Public Hearing as closed - all apparently premised on a future intention to abandon the proposed By-law.

After discussion, it was moved, seconded and passed unanimously that FONVCA advise Council:

"We expect Council to follow a process whereby once a by-law is passed and sent forward for public hearing, that the hearing must be held; and that all those eligible who wish to participate, are allowed to do so before the hearing is closed."

5.2 Waterfront Park at Lowry Lane

Monies have been approved for a waterfront park, to be developed this summer.

5.3 Translink – problems with proposed structure

Concerns were expressed about both funding impacts on property taxes in future, and the province granting powers giving the ability of TransLink to over-ride municipal zoning regulations.

Details at http://www.fonvca.org/letters/2007/12feb-to/Corrie_Kost_9mar2007.pdf

5.4. Comparing Municipal Taxes: Corrie distributed/discussed a table generated by DNV staff indicating the apparent difficulties of comparing residential taxes between different municipalities.

5.5 Erosion of Democracy?

Two separate incidents prompted this subject matter:

1. The publication of a Notice of Alternative Approval Process by West Vancouver – requiring at least 3,331 signatures (more than is sometimes needed to elect a member to council!) to force a referendum on the issue – in this case a 25 year agreement with the Capilano Rugby Football Club – and failing to achieve such an unlikely number of signatures that the agreement would pass.
2. At the March 5th DNV Council meeting an item – which resulted from a closed public hearing – was placed on the consent agenda. In addition, an item was added to council agenda and passed without allowing the public an opportunity to address the matter. See <http://www.fonvca.org/agendas/mar2007/erosion.pdf> for details.

On the issue of the Alternative Approval Process - FONVCA unanimously reaffirmed its previous concern over the increased burden (10% of eligible voters, where it was previously 5%) on the public's ability to challenge contentious issues by means of a referendum.

On the issue of placing items on the Consent Agenda – the use of this process to pass items returned from a public hearing without debate averts due process (as required in the Community Charter). Councillors' should be obliged to explain in public why they supported or opposed the proposed by-law.

On the issue of new items being brought forward for passage without prior announcement - this may

reduce the number of Council meetings, but deprives the public the opportunity for input.

An additional concern was that Council/Staff Workshops relating to very important issues are not televised.

6. Any Other Business

6.1 Legal Issues:

- email etiquette – article distributed
- Article on Taxes in New Orleans was distributed and read by Corrie Kost
- Article explaining Risk Assessment was distributed.

6.2 Any Other Information?

- none

Next meeting – April 19th, 2007

Chair: John Miller – Lower Capilano R.A.

Tel: 604-985-8594

Email: john_miller@ultranet.ca

Subject: FW: Costco - Project Abandoned
From: "Lisa Muri" <lisa_muri@dnv.org>
Date: Wed, 11 Apr 2007 10:53:28 -0700
To: <jlmmams@shaw.ca>, <kost@triumf.ca>

fyi, please distribute

From: James Ridge
Sent: Tue 4/10/2007 10:57 AM
To: Mayor and Council - DNV
Subject: Costco - Project Abandoned

Costco has abandoned their plans to build a store for the BC rail site. The Mayor has spoken with Mr Nelson of Costco and we spoke this morning with John Lesney of BC rail.

Both parties told us much the same: Costco has abandoned its plans primarily because of an impasse with BC Rail properties around the remediation of the site.

- * There is some hydrocarbon contamination on the site and adjacent to the site. This was known by Costco when they began the process. Prior detailed reports concerning contamination were made available to Costco
- * Costco did some additional work and discovered some new hydrocarbon contamination
- * Costco indicated to BC Rail that it wanted a Provincial Condition of Compliance certification as a condition of closing the deal. According to BC Rail this requirement came up for the first time just before Christmas 2006
- * Costco has concluded that it had no interest in proceeding without complete indemnification from BCR with respect to contamination both on and off the site, complete remediation of all contamination, and a Certificate of Compliance from the Ministry of Environment
- * BC Rail is not prepared to accept this condition.

Costco indicated that this issue, combined with escalating construction costs are the reasons they have abandoned this project.

BC Rail indicates that they will remarket the property and have interested buyers. They will not indicate who the interested buyers are, but we were aware of a film industry business interested in the site. BCR have indicated that they may remediate the site in advance of remarketing. Such a step will of course increase the value of the property.

There is a pervasive belief in the community that Translink is waiting in the wings to again attempt to rezone for a bus depot. This will no doubt come up again, from both those opposed to and supportive of a transit depot. We have been told by Translink senior staff that there is no longer any interest in the site, they no longer have a budget for a depot, and that plans are well underway to service the North Shore from Burnaby and a slightly expanded West Vancouver depot.

James Ridge
CAO