

FONVCA

Minutes March 18th 2010

Attendees

Brian Platts (Chair-Pro-Tem)	Edgemont C.A.
Diana Belhouse(Notes)	Save Our Shores
Cathy Adams	Lions Gate N.A.
Dan Ellis	Lynn Valley C.A.
Eric Andersen	Blueridge C.A.
Corrie Kost	Edgemont C.A.
Val Moller	Lions Gate N.A.
Paul Tubb	Pemberton Heights C.A..

The meeting was called to order at 7:10 PM

Regrets: Paul Tubb, Del Kristalovich

1. ORDER / CONTENT OF AGENDA

Meeting called to order at 7:10pm

2. Adoption of Minutes of Jan. 21st

<http://www.fonvca.org/agendas/apr2010/minutes-mar2010.pdf>

Noted item 3.3 "Date of Shirtsleeve Meeting with Council" –
Cathy to follow-up with Clerk's office.

Adopted as circulated.

3. OLD BUSINESS

3.1 2010-2014 Draft Financial Plan

Members commented that the workshop held with FONVCA by DNV staff on **Feb 18th** was well done and clearly presented via a powerpoint presentation.

<http://www.fonvca.org/agendas/mar2010/feb18-budget.pdf>

Those present were:

Rick Danyluk, Nicole Deveaux, & Madeline Kozak from DNV staff

Corrie Kost, Brian Albinson, Dan Ellis, Eric Andersen, John Hunter, Lyle Craver, Paul Tubb from community associations. References:

<http://www.dnv.org/article.asp?a=4733>

with Q/A at

<http://www.dnv.org/article.asp?a=4742&c=1021>

and full schedule of meetings on budget at

<http://www.dnv.org/article.asp?c=553>

When the rate distribution is discussed by council at the 5-7pm Tues **April 20** Council Workshop there may be a small re-apportionment to the Industrial, Business & Commercial tax rates with corresponding (increase?) in residential tax rates. A small number of residents attended the **March 9th** Special Council Mtg where council (no public input) had a general discussion on Financial Plan. At the **March 2nd** Special Mtg of Council the general public provided input – eg. Brian Albinson (ECA) and Malcolm McLaren – the latter wanting lower industrial taxes.

4. CORRESPONDENCE ISSUES

4.1 Business arising from 9 regular e-mail

Reviewed emails – invite by Grand Boulevard/Ridgeway Resident's Association to attend their Sunday **April 11th** meeting on CNV Mayor presentation on Metro Vancouver 2040" starting about 1:30pm.
No other business arising.

4.2 Non-posted letters – 0 this period.

5. NEW BUSINESS

Council and other District Issues

5.1 Invite to Stakeholders Workshop on Sense of Place, Network of Centres

<http://www.fonvca.org/agendas/mar2010/Ross-Taylor-12mar2010.pdf>

Council Chambers - Wed March 31 9am-12pm

2-4 additional FONVCA members requested to attend this workshop – to boost stakeholders representation. Paul Tubb, Cathy Adams, Brian Albinson, and Peter Thompson will likely attend. **ACTION:** Chair to send reply to Ross Taylor. A general public mtg on this theme will be held at the hall 7-9pm April 29th. For more details refer to

<http://www.identity.dnv.org/>

Corrie reported on OCP Stakeholders Mtg held earlier in day (2-4pm March 18th) on Supportive Housing. There were 9 Housing Objectives and Intents (**Proposed for discussion at that meeting**). **SINCE THIS MATERIAL IS CURRENTLY NOT AVAILABLE ELECTRONICALLY IT IS RETYPED HERE FROM HARDCOPY – WARNING: THERE MAY BE ERRORS**

1. Preserve physical character of neighbourhoods while providing for greater housing choice and flexibility
2. Concentrate the majority of new housing development in mixed-use centers

Policies and Action Re; Supportive Housing:

- a) Ensure that new residential development provide public amenities that contribute to the liveability of the new center meeting the needs of seniors, families and young people (community spaces, green spaces, public art, etc.)
 - b) Integrate market, non-market and supportive housing in an equitable (planned? rational?) fashion.
3. Focus housing development around selected major transit corridors/
 4. Provide opportunities for individuals to age in place.

Policies and Action Re; Supportive Housing:

- a) Develop guidelines and review bylaws to improve accessibility in all types of housing
- b) Continue to use existing adaptable design guidelines to facilitate aging in place.
- c) Encourage the provision of housing for seniors on church (school?) sites.
- d) Adjust current regulations and zoning to permit collective living models (e.g. Abbeyfield)
- e) Provide or retain space for adult day-care facilities in the redevelopment of surplus public assembly sites (school sites for seniors housing?)

f) Duplex or triplex stratification of Single Family homes

5. Increase housing choices for young adults and families with children.
6. Improve quality of housing and security of tenure for the most vulnerable households and individuals.

Policies and Action Re; Supportive Housing:

- a) Partner with non-profits and other (levels of government) to develop supportive housing for those with mental health and/or addiction issues.
 - b) Partner with non-profits and other (levels of government) to develop transitional units for youth, families and adults.
 - c) Partner with non-profits and other (levels of government) to develop independent living units for people with severe disabilities or other disadvantages as identified.
 - d) Ensure future assisted living facilities provide for the care of people with cognitive or mental health deficits.
 - e) Work with community partners to develop respite care facilities on the North Shore
 - f) Explore innovative and economical housing solutions to reduce the incidence of homelessness on the North Shore (e.g. conversion of shipping containers)
 - g) Exclude from density calculation of supportive housing projects spaces that would permit counseling or health-related services within the development.
7. Provide a range of affordable housing in each **community** for owners and renters, through both market and non-market mechanisms.

Policies and Action Re; Supportive Housing:

- a) Reserve 50% of all funds collected through the Community Amenity Contributions into the District's Affordable Housing Fund.
 - b) Designate and reserve 10 sites for future affordable or supportive housing development from the existing inventory of District land.
8. Preserve the existing rental housing stock and encourage development of new rental units.
 9. Facilitate partnerships and collaboration among different components of the housing sector to move the community towards its housing goal.

Policies and Action Re; Supportive Housing:

- a) Strongly encourage the Federal government to develop a [timely] National Housing Strategy.
- b) Encourage Vancouver Coastal Health to create a Housing Coordinator for the North Shore and to increase outreach and support services to supportive housing projects.
- c) Establish a Housing Advisory Committee of Council to work with community partners to advance solutions to the District's housing problems.
- d) Continue to support regional efforts on eliminating homelessness through staff support and other involvements.
- e) Ensure that District's existing Affordable Housing Fund is set up and publicized to receive funds from non-municipal sources such as cash-in-lieu contributions from philanthropic residents, developers upon rezoning, and other amenity related density bonus contributions.
- f) Consider the sale of municipal land to non-profit organizations for non-market housing,

under the condition that future resale of the land continues to provide for the original intended purpose.

- g) Encourage all levels of government to provide a portion of undeveloped or surplus land for affordable (non-market?) housing.
- h) Develop shovel-ready affordable (non-market?) housing projects in the District in partnership with community stakeholders, private developers and public agencies, in participation of future funding opportunities.
- i) Work with community partners to create awareness of the magnitude and range of housing challenges on the North Shore, and provide information to the public regarding available housing services and programs including Provincial and Federal subsidies.

Related to the above the differences between market, non-market, and supportive forms of housing were discussed.

Details of the main public OCP Workshops are available at <http://identity.dnv.org/upload/pdocsdocuments/t@x01!.pdf>

Instead of discussing the following under agenda item 6.2 the issue of the newly proposed Industrial Zones – dealt with at a Council Workshop held 5pm March 16th - was discussed at this time.

There appear to be some problems related to the new zones as described at

<http://www.dnv.org/article.asp?c=771&a=4667>

Although the “Good Neighbour Zoning” appears to limit building within 50 ft of residential zones to 30’ height they MAY still be built with zero setback from residential properties. This needs clarification. It was also stated that taxes are based on use – not zoning. Some felt that this was not correct. Again, clarification is required on this essential points. **ACTION** Item. Home based businesses (not day care for example) would be allowed on the residential components allowed on the 4th (top) floor. All else being equal, the expanded uses would appear to bring in increased assessment/taxes.

The public hearing on this is set for 7pm Tues May 11th .

5.2 Reasons/Solutions for poor voter turnout

http://www.oshawa.ca/agendas/Finance_and_Administrati on/2009/06-18/FA-09-120_Increasing_Voter_Turnout.pdf

The above provides a good overview on various ways to improve voter turn-out (which has been steadily dropping in many municipalities – and is below 20% in DNV)

Telephone and/or Internet Voting are alternatives discussed.

http://www.cdhalton.ca/pdf/icc/ICC_Ex_Summ_Municipal_Franchise_and_Social_Inclusion_in_Toronto.pdf

The above reference examines reduces voting age and non-citizen voting for Toronto

<http://www.thestar.com/news/gta/article/649696>

The above examines the pro/cons of allowing long-term (non citizen) residents to vote.

<http://www.montrealgazette.com/news/Montrealers+away+from+voting/2165149/story.html>

The above examines why Montrealers shy away from voting – with suggestions such as teaching civics in schools, making voting compulsory, and providing a tax credit to those who vote.

Humorous reasons why young people don't vote:

<http://media.www.theconcordian.com/voting-right-and-responsibility-1.831265>

Rarely do people NOT vote because they are satisfied with the existing government!

Important questions relating to municipal elections discussed were:

- should long time non-Canadian residents be allowed to vote?
- should non-resident owners of businesses be allowed to vote?

5.3 Sustainability Checklist for Municipalities

<http://www.municipal.gov.sk.ca/publications/Municipal-Sustainability-Checklist>

The above is a (Saskatchewan) guide for Elected Official, Municipal Staff as well as Community Members. Various “health” indicators, such as economic sustainability, community pride, accountability, needed infrastructure, financial health, etc are examined.

(b) Municipal Financing/Sustainability

<http://www.fcm.ca/CMFiles/munfin1SIR-3262008-3325.pdf>

<http://www.town.nanton.ab.ca/Government/MSP09202.pdf>

<http://www.metrovancouver.org/region/summits/Pages/default.aspx>

The above examines the growing gap between the services municipalities must deliver and what they can afford!

5.4 Local Government Elections Task Force

NEWS RELEASE:

http://www2.news.gov.bc.ca/news_releases_2009-2013/2010CD0004-000104.htm

<http://www.localelectiontaskforce.gov.bc.ca/background.html>

http://www.localelectiontaskforce.gov.bc.ca/library/Background_on_Local_Government_Elections.pdf

http://www.localelectiontaskforce.gov.bc.ca/library/Local_Election_Cycles_Discussion_Paper.pdf

3 or 4 year term? With newly available legislation councils no longer need to have longer terms to enable long term binding housing agreements – such as the 10 Year Plan for Seylynn.

<http://www2.canada.com/northshorenews/news/story.html?id=19496329-93f3-4e7c-8d2b-da638dd8d7b2&p=1>

Public meeting on issue being held by CNV 7pm March 22

The Task Force looks forward to receiving written comments as soon as possible, preferably by April 15, 2010.

The non-accountability of various electoral organizations (we only need to recall what happened during the 1999 municipal elections as they relate to the issue of Waterfront Access by special interest groups) among other issues are being examined by the task force. Note that all public input to the task force will be kept confidential. Some felt this to be undemocratic. Of course, as a result there is no accountability for any recommendations put forth by the Task Force. A compromise suggestion that all material be made public – but stripped of who submitted the material, seems warranted.

5.5 Housing Affordability in Metro Vancouver

<http://www.metrovancouver.org/planning/development/housingdiversity/AffordableHousingWorkshopDocs/McClanaghan-MetroVancouverPresentation2008May15.pdf>

<http://www.metrovancouver.org/planning/development/housingdiversity/AffordableHousingWorkshopDocs/McClanaghanAffordability2008Report.pdf>

It appears, that due to much higher average household incomes, that for the average resident of DNV housing is more affordable than CNV and even most Lower Mainland municipalities.

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6. ANY OTHER BUSINESS

6.1 Legal Issues

a) **Landslide Court Case** (Perrault vs. DNV) Decision
<http://www.canlii.org/en/bc/bcsc/doc/2010/2010bcsc182/2010bcsc182.html>

The above was distributed for information – the DNV was not held liable.

b) **Part 25 of Local Government Act – Regional Growth Strategies**

http://www.bclaws.ca/Recon/document/ID/freeside/96323_29

A “super” public hearing is required to change the zoning on existing industrially zoned properties. Note

that in DNV only a limited number of the industrial zoned properties have been declared to be in the required Regional Context Statement. It was noted that Harbourside Village proposal (for which the CNV will hold an Open House at Westview Elementary School 5:00pm-8:00pm on March 25/2010) plans to build residential (possibly hi-rises) along the waterfront near the Auto-Mall – despite the current light industrial zoning. This would significantly impact traffic flow on Marine Drive – as well as bottleneck the existing hump rail overpass on Fell.

6.2 Any Other Issues (2 min each)

a) **Un-dedication of Dedicated DNV Park Land**

An **Alternative Approval Process** is being used to un-dedicate some of the dedicated parkland of Harbourview Park (in exchange for an almost equal area of Port land, and other works and improvements to the park). The concerns expressed were:

- violation of Council policy **12-6130-1**
“Requirement for Assent of the Electors by Referendum for Removal of Park Dedication” adopted Oct 18/2004 found at <http://www.dnv.org/article.asp?c=609>
- That the Federal Government could unilaterally expropriate DNV dedicated parkland if DNV did not approve this land swap/deal
- **The possible precedent setting nature of this issue.**

Full details of land exchange proposal can be found at http://www.dnv.org/upload/documents/Council_Reports/pat2.pdf

The CNR tracks access bridge will likely be higher or will be widened to accommodate the new rails i.e. angle across north end of parking lot to access Port property on west side. Trail linkup under the new bridge to Lynn Creek trail which ends up on Main St in CNV property. Port will pay for natural planting on part of former parking lot. Apparently NVD Parks are getting all they asked for. The exchanged parcel currently has Port buildings on it – they will be razed and paved as new public parking lot.

b) **Advertisements at Tourist Bld located at Cap/Marine.** The large orange billboard – used by Grouse Mtn Resorts seems to have been done without necessary permits/public process. To date her inquiry has had no replies.

c) **Olympic Events at Lynn Valley**
It was suggested that a letter of congratulations be emailed to both the ValleyFest group and organizers of the Olympic Torch Relay. **ACTION**

7. CHAIR AND DATE OF NEXT MEETING

Chair of next meeting:

Paul Tubb – Pemberton Heights C.A.

Tel: 604-986-8891

Email: petubb@hotmail.com

**The next FONVCA meeting will be held
7:00pm Thursday April 15th 2010**

Meeting was adjourned at ~ 9:00PM.