

# FONVCA

## Minutes Mar 17<sup>th</sup> 2011

Place: DNV Hall 355 W. Queens Rd V7N 2K6  
Time: 7:00-9:00pm

### Attendees

Val Moller (Chair)	Lions Gate C.A.
Corrie Kost	Edgemont C.A.
Cathy Adams	Lions Gate N.A.
Eric Andersen(Notes)	Blueridge C.A.
Paul Tubb	Pemberton Heights C.A.

**Regrets:** Diana Belhouse; John Hunter; Dan Ellis

The meeting was called to order at 7:05 PM

### 1. ORDER / CONTENT OF AGENDA

No added items.

Note: Items marked with \* are mainly for information and usually involved little or no discussion by the members present.

### 2. ADOPTION OF MINUTES

<http://www.fonvca.org/agendas/mar2011/minutes-feb2011.pdf>

Moved Cathy Adams, seconded by Paul Tubb and carried to adopt Feb 24<sup>th</sup> minutes as circulated.

### 3. OLD BUSINESS

#### 3.1 Council Agenda Distribution

We will continue to monitor this unfortunate situation. Concerns were expressed that still no action had been taken by DNV staff. Corrie to refresh request to council and/or give history of past requests if available.

### 4. CORRESPONDENCE ISSUES

#### 4.1 Business arising from 13 regular e-mails

No discussion.

#### 4.2 Non-posted letters – 0 this period.

### 5. NEW BUSINESS

#### Council and other District Issues

#### 5.1 Updates on OCP Draft #2

- Open houses were held Mar 10 & 15<sup>th</sup>
- Some sections of the OCP are still incomplete
- Point 2 in the OCP section 2.5 is troublesome as it shows an allowable FSR for SF homes up to 0.55 (instead of the usual 0.35). Corrie/Cathy to forward this concern to council. There was a worry that Council may use its discretionary powers to decide to increase density on a case

by case basis. Corrie moved to insert in last sentence of P. 14 of draft OCP – following “discretion” words to the effect “as a result of a public hearing and not to waive the public hearing”. Cathy seconded the motion which was carried. A letter is to be sent to Council with cc to Brian Bydwell and Susan Haid.

#### **ACTION**

- Discrepancies were found in the OCP regarding Lower Capilano.
- Further clarification of the LAPs status appear to be needed.
- Changes in key referenced areas need to be clarified
- Concerns were expressed that changes could be made regarding the LAP’s (see page 52) without requiring the Council of the day to go to Public Hearings.
- Cathy moved / seconded by Paul and carried that a separate letter/email be sent (as above) about the page 52 concerns. **ACTION**
- It was noted that many residences will be unaware that they will be impacted by the new OCP DPA requirements (although the Wildfire DPA is to be relaxed to exclude 100m contours from “island” forested areas). The question remains whether Council would consider explicitly notifying the impacted properties?
- Financial implications of the OCP are still missing (p 54). It was suggested that a public meeting be held on this specific element.
- The OCP is expected to go to 1<sup>st</sup> reading by council on April 11<sup>th</sup>. With tentative public hearing dates of April 19,21,24 as required.

#### \* 5.2 Hard Lessons (Process Limits) of Neighbourhood Improvement Initiatives

[http://hewlett\\_prod.acesconsulting.com/uploads/files/HewlettNIIRreport.pdf](http://hewlett_prod.acesconsulting.com/uploads/files/HewlettNIIRreport.pdf)  
Only summary of report was distributed.

#### 5.3 Legal uses of DCC’s

<http://www.toolkit.bc.ca/tool/development-cost-charges>  
[http://www.cscd.gov.bc.ca/lqd/finance/development\\_cost\\_charges.htm](http://www.cscd.gov.bc.ca/lqd/finance/development_cost_charges.htm)  
[http://www.cscd.gov.bc.ca/lqd/intergov\\_relations/library/DCC\\_Elected\\_Officials\\_Guide\\_2005.pdf](http://www.cscd.gov.bc.ca/lqd/intergov_relations/library/DCC_Elected_Officials_Guide_2005.pdf)

#### 5.4 Incorrect Views of DCCs(DCLs) & CAC’s

<http://www.vancouversun.com/business/business/4389250/story.html>  
<http://www.vancouversun.com/business/business/4429856/story.html>  
Some valid points expressed in the above distributed articles but many new-home municipal charges are justified. It was stressed that DCC’s can only be used to provide new infrastructure and not for municipal operations.

#### 5.5 Proper Use of Council In-Camera Meetings and Council Workshops

- John Hunter was absent – item tabled for next meeting

#### 5.6 Garbage Lessons

<http://www.vancouversun.com/technology/technology/4417296/story.html>

<http://www.vancouversun.com/technology/technology/4414154/story.html>  
<http://www.scientificamerican.com/article.cfm?id=recycling-old-mattresses>  
<http://www.vancouversun.com/technology/technology/4422275/story.html>  
<http://www.vancouversun.com/technology/technology/4350712/story.html>  
<http://www.vancouversun.com/technology/opinion/4429802/story.html>  
<http://www.nsnews.com/technology/story.html?id=4422818>  
<http://www.calgaryherald.com/technology/health/4337454/story.html>

It was claimed that some communities are in revolt because of excessive downloading of the handling of garbage from local governments onto individuals. Corrie reviewed his experiences during his recent visit to Ottawa.

The organic waste program, which is scheduled to start in DNV this spring, is expected to cause grief with many residents. Issues with this new program include smell in the summer, freeze of the waste in the winter and problems with bears (feeding).

## 5.7 TRANSLINK - more taxes/fees/levies

<http://www.vancouversun.com/news/news/4389094/story.html>  
<http://www.vancouversun.com/business/business/4308640/story.html>

It was debated whether Translink will ever be financially sustainable – simply adding ever more fees/taxes on a yearly basis. Concerns expressed that communities like DNV & Delta are not getting a fair share (paying much more than they benefit from Translink). That the 3<sup>rd</sup> seabus is not in regular service is particularly irksome.

## 5.8 Municipal Tax Breaks & Urban Renewal

<http://www.vancouversun.com/news/business/4394154/story.html>

“Tax holidays” and reduced DCC’s are being used by some Metro munis to stimulate private revitalization/improvement projects.

## 6. ANY OTHER BUSINESS

### 6.1 Legal Issues

#### \*a) Oak Bay woman pays \$600k archeology fees.

<http://www.courts.gov.bc.ca/jdb-txt/SC/11/02/2011BCSC0270.htm>  
<http://www.vancouversun.com/technology/technology/4407706/story.html>  
homeowners & municipalities beware!

#### \*b) Dogs on leash at Regional Parks

<http://www.vancouversun.com/health/men/4376347/story.html>

#### c) Parents to pay for child’s graffiti

<http://www.vancouversun.com/news/news/4344892/story.html>

#### d) Unintended consequences of low-flush toilets

[http://www.civil.ubc.ca/documents/publications/newsletter/2010winter\\_civil@ubc-Vol12.pdf](http://www.civil.ubc.ca/documents/publications/newsletter/2010winter_civil@ubc-Vol12.pdf)

The article illustrates that many existing drainage systems of older homes were not designed for low water flows.

As well, it was suggested that in spite of good intents for the environment, the low-flush toilets often need double-flushing which negates their purpose.

#### \*e) Legalization of Gambling in Canada

[http://www.responsiblegambling.org/articles/legalization\\_of\\_gambling\\_in\\_canada\\_july\\_2005.pdf](http://www.responsiblegambling.org/articles/legalization_of_gambling_in_canada_july_2005.pdf)

A measure of a society is how well it treats those that are disadvantaged – in this case those who are addicted to gambling – Corrie Kost

### 6.2 Other Issues (only item d) discussed)

**7. CHAIR AND DATE OF NEXT MEETING**  
Thursday April 14<sup>th</sup> 2011 (to avoid conflict with tentative OCP public hearings scheduled around April 21<sup>st</sup>). Subsequently, due to further OCP delays **the next FONVCA meeting will take place at its normal date Thursday April 21<sup>st</sup>, 2011**

**Chair: Brian Platts – Edgemont C.A.**

**Notes: John Hunter or Paul Tubb**

Meeting adjourned ~ 9:10PM.