



FONVCA AGENDA

Wednesday April 18th 2012

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

Time: 7:00-9:00pm

Chair: Val Moller – Lions Gate C.A.

Tel: 604-926-8063 **Email:** vmoller@telus.net

Regrets:

1. Order/content of Agenda(*short)

2. Adoption of Minutes of Mar 21st

<http://www.fonvca.org/agendas/apr2012/minutes-mar2012.pdf>

3. Old Business

3.1 Council Agenda Distribution: update

<http://www.dnv.org/article.asp?a=5300> ← failed

3.2 Agenda Item 4 DNV Council Workshop Feb 28

http://www.dnv.org/upload/documents/Council_Workshops/cw120228.pdf

3.3 DNV Budget mtg of Feb 23

3.4 Follow-up to item 3.2 of Mar21 mtg by Eric

<http://www.fonvca.org/agendas/apr2012/Invitation-by-Eric.pdf>

4. Correspondence Issues

4.1 Business arising from 17 regular emails:

Distributed with full package and posted on web-site

4.2 Non-Posted letters –7 this period

Distributed with full package but **not** currently posted on web-site.

Clarification of policy on posting letters emailed to FONVCA

4.3 Roundtable on “Current Affairs”

A period of roughly 30 minutes for association members to exchange information of common concerns.

(a) Role of Local Plan Monitoring Committee (8pm – by Eric Andersen)

(b) EUCCA-Exec suggested topics –Corrie Kost:

1. Future changes to garbage collection
2. Impact of CPC closures
3. Suggestions for improving public transportation

4. Reasons for forming/joining a community association

http://www.calgarycommunities.com/communityInfo/benefits_ca.php

- (c) Expanding the FONVCA email list – John Hunter
- (d) Smart Meters – personal experience with BC Hydro – Corrie Kost
- (e) Funding limits of public health –Diana Belhouse
- (f) Delivery (eg Parkgate) model for Community Services –Paul Tubb

5. New Business

Council and other District issues.

6. Any Other Business

6.1 Last Minute Attendee Additions

7. For Your Information Items

7.1 Legal Issues

(a) Proposed changes to Fisheries Act and weakening of the Environmental Protection Bylaw.

<http://www.vancouversun.com/news/Feds+proposed+Fisheries+changes+threaten+fish+habitats+Metro+Vancouver/6428626/story.html>

(b) Judge Denies Sale of CNV Cypress Gardens

<http://www.nsnews.com/life/Judge+denies+sale+complex/6439899/story.html>

<http://www.courts.gov.bc.ca/jdb-txt/SC/12/04/2012BCSC0454.htm>

7.2 Any Other Issues

a) News-Clips of the month...

<http://www.fonvca.org/agendas/apr2012/news-clips/>

b) Local Government 2011 Statistics – Taxes etc.

http://www.cscd.gov.bc.ca/lgd/infra/statistics_index.htm

http://www.fonvca.org/agendas/mar2012/regional_stats11_summary-extract.pdf

http://www.fonvca.org/agendas/mar2012/Schedule704_2011-sorted-by-total-taxes-and-charges.pdf

http://www.fonvca.org/agendas/mar2012/Schedule707_2011-selected2.pdf

c) GIC (Government Imposed Costs) of Housing

<http://vancouver.ca/ctyclerk/civicagencies/housing/R>

[PRT Summary CMHC GICs 2009_2010.pdf](http://www.prt.ca/cmhc_gics_2009_2010.pdf)

For more stats on affordability see:

<http://vancouver.ca/ctyclerk/civicagencies/housing/index.htm>

d) Towards Zero Waste (but not zero costs)

http://rcbc.bc.ca/files/u7/policy_090622_zwlocgovreport.pdf

e) Density vs. Park Space per capita

<http://www.demographia.com/db-uscitypark.htm>

<http://www.persquaremile.com/2011/01/27/parkland-per-person-in-the-united-states/>

f) Win-Win Transportation Emission Reduction

Strategies - <http://www.vtqi.org/wwclimate.pdf>

<http://www.waterbucket.ca/qi/> ← wealth of info

8. Chair & Date of next meeting.

John Hunter Seymour C.A. – May 16th

FONVCA Received Correspondence/Subject

19 March 2012 → 15 April 2012

LINK	SUBJECT
http://www.fonvca.org/letters/2012/19mar-to/Doug_Curran_24mar2012.pdf	The value of a CF5 vacant lot
http://www.fonvca.org/letters/2012/19mar-to/Bill_Tracey_24mar2012.pdf	The value of a CF5 vacant lot
http://www.fonvca.org/letters/2012/19mar-to/Doug_Curran_25mar2012.pdf	The value of a CF5 vacant lot
http://www.fonvca.org/letters/2012/19mar-to/Bill_Tracey_25mar2012.pdf	The value of a CF5 vacant lot
http://www.fonvca.org/letters/2012/19mar-to/Doug_Curran_25mar2012b.pdf	The value of a CF5 vacant lot
http://www.fonvca.org/letters/2012/19mar-to/Doug_Curran_25mar2012c.pdf	Recouping the base investment of up-zoned purchase values
http://www.fonvca.org/letters/2012/19mar-to/John_Hunter_27mar2012.pdf	Excellent questions at the March 21 FONVCA meeting
http://www.fonvca.org/letters/2012/19mar-to/Doug_Curran_27mar2012.pdf	Excellent questions at the March 21 FONVCA meeting
http://www.fonvca.org/letters/2012/19mar-to/Doug_Curran_27mar2012b.pdf	One doesn't need to be a government to govern
http://www.fonvca.org/letters/2012/19mar-to/Dan_Ellis_28mar2012.pdf	One doesn't need to be a government to govern
http://www.fonvca.org/letters/2012/19mar-to/Wendy_Qureshi_30mar2012.pdf	Traffic calming after development
http://www.fonvca.org/letters/2012/19mar-to/Monica_Craver_3apr2012.pdf	High Medical Costs of Mountain Biking
http://www.fonvca.org/letters/2012/19mar-to/Irwin_Jerome_6apr2012.pdf	Liveability Quotient for Densification on the North Shore
http://www.fonvca.org/letters/2012/19mar-to/Doug_Curran_11apr2012.pdf	April 18 FoNVCA meeting and notes
http://www.fonvca.org/letters/2012/19mar-to/Cathy_Adams_11apr2012.pdf	from FONVCA re: DNV committees
http://www.fonvca.org/letters/2012/19mar-to/Mike_Little_11apr2012.pdf	Re: from FONVCA re: DNV committees
http://www.fonvca.org/letters/2012/19mar-to/Irwin_Jerome_12apr2012.pdf	Densification, A Livability Quotient & North Shore Conversations proposal

Past Chair of FONVCA (Jan 2009-present)

Notetaker

Apr 2012	Val Moller	Lions gate C.A.	T.B.D.
Mar 2012	Eric Andersen	Blueridge C.A.	John Hunter
Feb 2012	Dan Ellis	Lynn Valley C.A.	John Miller
Jan 2012	Brian Platts	Edgemont & Upper Capilano C.A.	Cathy Adams
Nov 2011	Paul Tubb	Pemberton Heights	Eric Andersen
Oct 2011	Diana Belhouse	Delbrook C.A. & SOS	Paul Tubb
Sep 2011	John Hunter	Seymour C.A.	Dan Ellis
Jul 2011	Cathy Adams	Lions Gate C.A.	John Hunter
Jun 2011	Eric Andersen	Blueridge C.A.	Cathy Adams
May 2011	Dan Ellis	Lynn Valley C.A.	Brian Platts/Corrie Kost
Apr 2011	Brian Platts	Edgemont & Upper Capilano C.A.	Diana Belhouse
Mar 2011	Val Moller	Lions Gate C.A.	Eric Andersen
Feb 2011	Paul Tubb	Pemberton Heights ← Special focus on 2011-2015 Financial Plan	
Jan 2011	Diana Belhouse	S.O.S.	Brenda Barrick
Dec 2010	John Hunter	Seymour C.A. ← Meeting with DNV Staff on Draft#1 OCP	None
Nov 2010	Cathy Adams	Lions Gate C.A.	John Hunter
Oct 2010	Eric Andersen	Blueridge C.A.	Paul Tubb
Sep 2010	K'nud Hille	Norgate Park C.A.	Eric Andersen
Jun 2010	Dan Ellis	Lynn Valley C.A.	Cathy Adams
May 2010	Val Moller	Lions Gate C.A.	Cathy Adams
Apr 2010	Paul Tubb	Pemberton Heights	Dan Ellis
Mar 2010	Brian Platts	Edgemont C.A.	Diana Belhouse
Feb 2010	Special		
Jan 2010	Dianna Belhouse	S.O.S	K'nud Hille
Nov 2009	K'nud Hill	Norgate Park C.A.	Eric Andersen
Oct 2009	Dan Ellis	Lynn Valley C.A.	Cathy Adams
Sep 2009	Brian Platts	Edgemont C.A.	Dan Ellis
Jul 2009	Val Moller	Lions Gate N.A.	Diana Belhouse
Jun 2009	Eric Andersen	Blueridge C.A.	Diana Belhouse
May 2009	Diana Belhouse	S.O.S	Eric Andersen
Apr 2009	Lyle Craver	Mt. Fromme R.A.	Cathy Adams
Mar 2009	Del Kristalovich	Seymour C.A.	Dan Ellis
Feb 2009	Paul Tubb	Pemberton Heights C.A.	Cathy Adams
Jan 2009	K'nud Hille	Norgate Park C.A.	Eric Andersen

FONVCA

Minutes of Regular Meeting March 21, 2012

Place: DNV Hall, 355 Queens Street West, North Vancouver

Time: 7:00pm

Attendees

Eric Andersen (Chair)	Blueridge C.A.
Cathy Adams	Lions Gate N.A.
Val Moller	Lions Gate N.A.
John Hunter (notes)	Seymour C.A.
Bill Tracey	Seymour C.A.
Corrie Kost	Edgemont and Upper Capilano C.A.
Elaine Grenon	Capilano Gateway C.A.
Doug Curran	Capilano Gateway C.A.
Ian Carmichael	Capilano Gateway C.A.
Carol Hartnett	Norwood Queen's C.A.
Rene Gourley	Delbrook C.A.
Troy Vassos	Delbrook C.A.
Keith Collyer	Delbrook C.A.
Diana Belhouse	Delbrook C.A. and Save Our Shores Society
Sharlene Hertz	Delbrook C.A.
Dan Ellis	Lynn Valley C.A.
Ron Polly	Public

Regrets: John Miller – Lower Capilano Community R.A.

The meeting was called to order about 7:10 PM.

Note: Follow-up items in the text are **in bold**.

1. ORDER / CONTENT OF AGENDA

There was some discussion of the agenda being too long. Item 6.2(c) was moved to 3.2 and item 4.3(a) was moved to follow 3.1.

Cathy read out the mandate of FONVCA and John suggested it be firmed up/clarified given the comments of Doug Curran in several e-mails.

Doug advised that it was not essential to have all his agenda items dealt with in this meeting.

2. ADOPTION OF Feb. 16, 2012 MINUTES

The Minutes of Feb 16 2012 were adopted as circulated.

Corrie pointed out that no person had been tasked with follow-up on items 5.4 and 5.5 of the February 16, 2012 minutes.

Cathy volunteered to follow-up 5.4 (Letter & Council response to FONVCA letter on Council Advisory Committees - <http://www.fonvca.org/agendas/feb2012/committees-letter-and-responses.pdf>). There was only one response received (from Councillor Nixon) agreeing with

the FONVCA recommendation that these newly organized Committee meetings should be open to the public (with closure requirements as per regular committees of council).

Dan volunteered to follow-up 5.5. (Waste to Energy Report) No response to letter send to Dave Stuart <http://www.fonvca.org/agendas/feb2012/Dear%20Dave%20Stuart-c.pdf>

3. OLD BUSINESS

3.1 Council Agenda Distribution: update

Council agendas can now be subscribed to (like the City of North Vancouver) and received from DNV by e-mail. This is a nice step forward, to the credit of FONVCA and DNV Staff and Councillor Little in particular.

3.2 DNV Staff Redacting Documents (originally agenda item 4.3(a))

Doug read out his letter, previously posted on the FONVCA website, on redactions by DNV Staff of some OCP documents that Doug had FOI'd. John commented that as there were no copies of the documents in question made available to attendees in or prior to the meeting, it was impossible to determine the validity of his complaints. Dan commented that it was a procedural issue, and Bill commented that it was not an issue FONVCA can deal with – it's an issue for Staff and Council.

Eric made a motion to invite David Stuart to address FONVCA regarding the handling of public correspondence and FOIs. Carried 5 to 1. **Action:** Chair (Eric) to request David Stuart to discuss this issue at the next FONVCA meeting.

Cathy made a motion to remove from the FONVCA website Doug's November 11/11 e-mail regarding seeking legal advice, etc. Carried 5 to 2. **Action:** Corrie to remove letter from FONVCA web site.

4. CORRESPONDENCE ISSUES

4.1 Business arising from 20 regular e-mails

No discussion other than regarding some e-mails by Doug as related under 4.3 (e).

4.2 Non-posted letters – 0 this period.

Agenda showing "clarification of policy on posting letters e-mailed to FONVCA" will be deferred to a future meeting.

4.3 Roundtable on "Current Affairs"

Dan Ellis commented on a tent party and that Lynn Valley was undertaking a speaker's program on various subjects.

Details provided post this meeting:

- 2nd annual Lynn Valley Gala Dinner & Dance: Friday May 25th - under the big tent at Lynn Valley Park. Semi-formal; attendance will be capped at 500 (was 300 last year).
- 100th annual Lynn Valley Days: Saturday May 26th - parade, and family festival at Lynn Valley Park.
- "Sustainable Communities" Speaker Series: in Community Room (adjacent to LV Library).
 - Mar 28 - Bob Ransford: "How to Best Plan for our Future Housing Needs"
 - Apr 18 - Michael Goldberg: "Why Density in the Right Place is So Good for Your Neighbourhood"
 - Jun 19 - Larry Frank: (topic to be confirmed)

More info on all these events at <http://www.lvca.ca>

Diane Belhouse mentioned an upcoming Save Our Shores walk on Sunday June 3 – a low tide walk from 9:30 to 11:30 AM, from Cates Park to Strathcona.

Corrie Kost mentioned some details (see <http://www.fonvca.org/Edgemont/Mar14-2012/>) of the Edgemont & Upper Capilano C.A. AGM held March 14.

John Hunter mentioned SCA requested road turn guide lines be added at the intersection of Mount Seymour Parkway and Dollarton Highway, and that SCA had expressed a general concern regarding the quality of line paint used in the District. DNV advises that the former will be done, but offered little encouragement on the latter.

Bill Tracey mentioned concerns on the transportation plan formulated by DNV staff, and concerns that special interest groups may be pushing an anti-car approach despite the acknowledged aging of the general DNV population. In reference to the Second Narrows approach issue, the Provincial Ministry are not moving on this issue. The proposal to turn parts of Capilano Road into single lanes was mentioned and not well thought of in this meeting. A discussion of the usefulness of bike lanes on the North shore, particularly for seniors, took place.

Carol Hartnett indicated that a new CA, Norwood-Queens, <http://norwoodqueens.wordpress.com/> has been set up.

Items 4.3 (b), 4.3(c), and 4.3 (d) were not discussed due to lack of time.

4.3(e) Invite Doug Curran to formally present his concerns re FONVCA

A number of e-mails have been issued by Doug expressing concerns about Community Associations and FONVCA, including one sent to DNV Council without a copy to FONVCA (a Council member sent it to FONVCA). Corrie expressed the opinion that this violates the FONVCA Code of Conduct. It was explained that DNV, not FONVCA, sets the rules for official recognition of a CA and, if it wishes, enforces them. See <http://www.dnv.org/article.asp?c=566> It was pointed out by John that we have no staff, little funding, and no authority to enforce the DNV's or any other third-party rules to which CAs may be subject. FONVCA main role is to share information between CAs - it is neither a government body nor an enforcer of any third party rules to which CAs may be subject. Basically – if DNV recognizes a “Registered Community Association”, they are allowed to attend and vote at a FONVCA meeting.

Corrie then invited Doug to respond. In response to a question, Doug confirmed he is the official representative of the Capilano Gateway Community Association, and that the association is aware of the e-mails. Corrie reiterated his opinion that Doug's actions were violating the Code of Conduct (distributed Minutes of July/2011 when they were adopted <http://www.fonvca.org/agendas/sep2011/minutes-jul2011.pdf> – specifically:

“A representative must act in good faith and refrain from impugning the character or reputation of any FONVCA representative or FONVCA member association.”

Doug stated a number of principles for the operation of good government, to which John replied that FONVCA is not government and hence the principles are inapplicable. Three other individuals made that same point, and a discussion of FONVCA's role ensued.

John asked that Doug be specific in his complaints and some discussion ensued, but the names of CA's which had allegedly violated DNV's rules for CAs were not forthcoming.

Doug stated that he did not view his writing in an e-mail that he might seek legal advice was a threat of a lawsuit. Conversely, John opined, based on his corporate experience, this is how it would normally be interpreted.

A meeting member stated that complaining to DNV Council about FONVCA, without a copy to FONVCA, was in their opinion underhanded.

Corrie put Doug on notice regarding the Code of Conduct and the need to act in good faith and requested an apology from Doug, which was not provided.

Eric suggested that if Doug has issues with FONVCA, bring them to FONVCA meetings as opposed to circulating e-mails.

4.3(f) Programs move from Lucas Cntr to Balmoral School

There was considerable discussion on this issue with a presentation by Troy (Delbrook C.A.) and Carol (Norwood Queens C.A.). It was alleged that a rezoned (for residential) Lucas Centre would raise the property values from \$7m to \$100m. The residents living around Balmoral are particularly concerned about an Adult Education Program moving into their area.

FONVCA's assistance was requested to set up a working group and notify all CAs of this issue. It was explained that FONVCA is a vehicle for information sharing and would normally not have working groups due to FONVCA's volunteer nature and general role, and in any event given the very short time frame, it was unlikely FONVCA or individual CAs could assist on this issue. More details on subject issue is available at both <http://delbrook.org/> and <http://norwoodqueens.wordpress.com/>

4.3(g) DNV Proposed Transportation Plan

Comments are due to the DNV by March 29. For details see <http://www.dnv.org/article.asp?a=5020>

4.3(h) FONVCA Agenda by Ballot – Dan Ellis

Dan would like to see agenda items vetted by all CAs who have attended FONVCA meetings for the past six months. Items on the agenda "for interest only" would be in a separate appendix. Criteria might include whether the proposed item is relevant to FONVCA's mandate, and is actionable.

The concern (from past discussions) is there may be too many items on the agendas that are not particularly relevant to FONVCA.

There was some discussion but no decision was taken. **Dan and Corrie will talk off-line.**

Corrie quickly noted (for reference) the items of 6.1 and 6.2 and spoke to item 6.2(c)

6.2(c) Lions Gate Sewage Plant – published costs error

<http://www.metrovancouver.org/services/constructionprojects/wastewater/Pages/LionsGateWastewaterTreatmentPlant.aspx>
<http://www.northshoreoutlook.com/news/140800793.html>

Corrie's conversation with Jim Rusnak (604-432-6272)

<http://www.dnv.org/article.asp?a=5297>

As per above references, (and after a conversation with Jim Rusnak, Interim Deputy Chief Administrative Officer of Metro Vancouver) it was confirmed that the Household Levies resulting from a new Lions Gate Sewage Plant would be about \$500/year (assuming 2/3 senior government cost sharing) – NOT the \$500/month figure published in the North Shore Outlook.

The meeting was closed at approx 10pm (after two extensions by vote).

Val Moller – Lions Gate C.A. to Chair the FONVCA meeting of April 18/2012

AGENDA ITEM 3.1

Version: 1 Last modified: 3/12/2012 2:15:00 PM Viewed: 4/15/2012 8:41:25 PM

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COUNCIL WORKSHOP

Note: Total 86 pages

5:00 p.m.
Tuesday, February 28, 2012
Committee Room, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA

- 1. Opening by the Mayor**

- 2. 2012 Natural Hazards Program Highlights** **p. 5 - 7**
File No. 11.5210.01/000.000

Report: Michelle Weston, Public Safety Section Manager

- 3. Proposed Natural Hazards Development Permit Areas** **p. 9 - 49**
File No. 13.6480.01/001.000

Report: Ken Bennett, Environmental Planning – Projects Manager

- 4. Proposed Development Permit for Form and Character of Commercial, Industrial and Multi-Family Development** **p. 51 - 84**
File No.

Report: Ross Taylor and Karen Rendek, Policy Planners, Sustainable Community Development

- 5. Adjournment**

Subject: Invitation to the next FONVCA meeting on Wednesday, April 18, at 7 PM

From: Eric Godot Andersen <EricGAndersen@shaw.ca>

Date: 04/04/2012 11:26 PM

To: David Stuart <StuartD@dnv.org>

CC: Corrie Kost <corrie@kost.ca>

Dear David,

At the recent FONVCA meeting on March 21 it was decided that we would like to invite you to our next meeting on April 18 at 7 PM at the District Hall. Specifically we would like to get a presentation from you regarding alleged redacting of documents and FYI requests, as well as how correspondence to Council is generally handled at District Hall.

Kindly let Corrie Kost, who is copied in this message, know whether you will be able to attend the start of our meeting. We estimate that this topic should take no more than 30-40 minutes.

We are looking forward to hearing from you.

Best regards,

Eric G. Andersen
Pro tem chair, FONVCA



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Eric Godot Andersen

2589 Derbyshire Way
North Vancouver, B.C.
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Fax: 604 929 6803



Before printing this e-mail, please assess if it is really needed

— Attachments: —

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10.8 KB

Subject: RE: Invitation to the next FONVCA meeting on Wednesday, April 18, at 7 PM

From: James Gordon <gordonj@dnv.org>

Date: 12/04/2012 1:50 PM

To: "Eric Godot Andersen" <EricGAndersen@shaw.ca>

CC: Corrie Kost <corrie@kost.ca>, David Stuart <StuartD@dnv.org>, James Gordon <gordonj@dnv.org>

Mr. Kost/Mr. Andersen:

Your email to Mr. Stuart requesting for him to speak at your upcoming FONVCA meeting touched on three separate issues: information requests in general made pursuant to the *Freedom of Information and Protection of Privacy Act*; the severing of records released pursuant to an information request under the Act; and, the handling of Council correspondence. Although you did not elaborate on the nature of your interest in these matters, I may be able to help by providing some background on each.

Freedom of Information Requests in General

First of all, let me say that the District subscribes to the spirit of the *Freedom of Information and Protection of Privacy Act* that local government is open and transparent; however, the Act does impose exceptions to the unrestricted access to information under Part 2 Division 2 and requirements for the protection of privacy under Part 3. Because of these exceptions and requirements, the response to information requests may be severed in order to comply with the requirements of the Act. Each information request is unique so what information is severed in the response is determined on a case by case basis with respect to how the various sections of the Act apply to the specific requests. Judgement is involved in making that determination so where a requestor chooses to challenge such a decision, the Act stipulates that the response letter explain how a challenge may be registered through the Office of the Information and Privacy Commissioner. You may wish to look at the District's FOIPOP policy at <http://www.dnv.org/upload/documents/clerks/ccinfo/Foi.pdf> and the exceptions and privacy protections in the *Freedom of Information and Protection of Privacy Act* at http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Individual Information Requests Made Pursuant to the Act

The District works with the requestor to refine the nature of the request, as is the requirement under the Act, and does so until a clear request has been arrived at. The records requested are then collected and reviewed with the result that some content may be severed in accordance with the Act. Where the requestor has a disagreement with the response, the right of appeal under the Act may be exercised. The District cannot discuss individual information requests as that would breach the protection of privacy the requestor is entitled to under the Act. Responses to requests could themselves be the subject of an information request from another party but those documents would be subject to the same review taking into consideration the new context of the request resulting in the potential severing of some content (such as all personal information). It is difficult, if not impossible, to explain to the requestor, or any other party, the judgement exercised in applying various sections of the Act without breaching those very exceptions or elements of privacy being protected. The right of appeal under the Act is very important in this regard as the aggrieved requestor has the ability to involve the Commissioner's Office with whom we can confidentially explain our reasoning and defer to her final judgement; the Act is specifically designed for this third party (the Commissioner) confidential mediator. Also, please note that anyone who believes that their right to privacy has been breached by any action of the municipality may ask the Commissioner to investigate.

Council Correspondence

I am not sure if your email suggests that correspondence received is severed before being presented to Council (generally or in a specific case). I can assure you that any correspondence processed through the Clerk's Office for Council is presented promptly and exactly as received. Information requests for records that include Council correspondence will, like any other information request made pursuant to the Act, will be screened through the filter of the Act and be severed as necessary. It is possible that the requestor could receive a piece of severed correspondence and erroneously conclude that it was presented to Council that way. Staff play no role in restricting or altering Council correspondence; however, staff will diligently and professionally apply the FOIPOP Act as is required in the case of formal requests for information.

I hope this explanation addresses the basis for your request to have Mr. Stuart speak to FONVCA. District staff will assist in explaining any of our administrative processes but bear in mind the specific constraints this Act places on us in relation to information requests.

If you have in mind a particular information request made pursuant to the Act, for the reasons outlined above, I likely would not be able to discuss it any meaningful way. If this is the case, perhaps you could provide more detail on the kind of information or answers you are seeking so that I may determine whether I am able to engage in a discussion on the matter or not.

James A. Gordon

Subject: Re: Invitation to the next FONVCA meeting on Wednesday, April 18, at 7 PM

From: Eric Godot Andersen <EricGAndersen@shaw.ca>

Date: 16/04/2012 5:54 PM

To: James Gordon <gordonj@dnv.org>

CC: Corrie Kost <corrie@kost.ca>, David Stuart <StuartD@dnv.org>

Good afternoon, James,

Many thanks for your extremely detailed response which we will make sure that all the FONVCA members will receive for their information.

Regarding the alleged redacting of documents it should be stressed that this would not be for the actual correspondence going to Council, but for any correspondence addressed to Council which members of the public may request a copy of.

Since the allegations of such redacting of documents are rather vague and no concrete example has been submitted, we would not be able to discuss specifics with members of DNV staff.

In spite of your most detailed response we feel that in order to discuss the policies behind correspondence to Council as well as FOIPOP, we would very much appreciate it if Mr. Stuart would be able to spend the first 20-25 minutes of our next FONVCA meeting which is this Wednesday, 04/18, at 7 PM. However, since this is nothing urgent we can easily arrange it at one of the next meetings (Wednesday, 05/16, or Wednesday, 06/20), if either of those dates would work better for David Stuart.

Kindly let us know at your convenience.

Best regards,



From: James Gordon <gordonj@dnv.org>

Date: Thursday, April 12, 2012 1:50 PM

To: Eric Godot Andersen <EricGAndersen@shaw.ca>

Cc: Corrie Kost <corrie@kost.ca>, David Stuart <StuartD@dnv.org>, James Gordon <gordonj@dnv.org>

Subject: RE: Invitation to the next FONVCA meeting on Wednesday, April 18, at 7 PM

Mr. Kost/Mr. Andersen:

Your email to Mr. Stuart requesting for him to speak at your upcoming FONVCA meeting touched on three separate issues: information requests in general made pursuant to the *Freedom of Information and Protection of Privacy Act*; the severing of records released pursuant to an information request under the Act; and, the handling of Council correspondence. Although you did not elaborate on the nature of your interest in these matters, I may be able to help by providing some background on each.

Freedom of Information Requests in General

First of all, let me say that the District subscribes to the spirit of the *Freedom of Information and Protection of Privacy Act* that local government is open and transparent; however, the Act does impose exceptions to the unrestricted access to information under Part 2 Division 2 and requirements for the protection of privacy under Part 3. Because of these exceptions and requirements, the response to information requests may be severed in order to comply with the requirements of the Act. Each information request is unique so what information is severed in the response is determined on a case by case basis with respect to how the various sections of the Act apply to the specific requests. Judgement is involved in making that determination so where a requestor chooses to challenge such a decision, the Act stipulates that the response letter explain how a challenge may be registered through the Office of the Information and Privacy Commissioner. You may wish to look at the District's FOIPOP policy at <http://www.dnv.org/upload/documents/clerks/ccinfo/Foi.pdf> and the exceptions and privacy protections in the *Freedom of Information and Protection of Privacy Act* at http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Individual Information Requests Made Pursuant to the Act

The District works with the requestor to refine the nature of the request, as is the requirement under the Act, and does so until a clear request has been arrived at. The records requested are then collected and reviewed with the result that some content may be severed in accordance with the Act. Where the requestor has a disagreement with the response, the right of appeal under the Act may be exercised. The District cannot discuss individual information requests as that would breach the protection of privacy the requestor is entitled to under the Act. Responses to requests could themselves be the subject of an information request from another party but those documents would be subject to the same review taking into consideration the new context of the request resulting in the potential severing of some content (such as all personal information). It is difficult, if not impossible, to explain to the requestor, or any other party, the judgement exercised in applying various sections of the Act without breaching those very exceptions or elements of privacy being protected. The right of appeal under the Act is very important in this regard as the aggrieved requestor has the ability to involve the Commissioner's Office with whom we can confidentially explain our reasoning and

Subject: Fwd: Your comments on the CGA blog site / The value of a CF5 vacant lot
From: Brian Platts <bplatts@shaw.ca>
Date: 24/03/2012 5:56 PM
To: Corrie Kost <corrie@kost.ca>

EMAIL # 1

----- Original Message -----

Subject: Your comments on the CGA blog site / The value of a CF5 vacant lot
Date: Sat, 24 Mar 2012 13:57:19 -0700
From: Douglas Curran <dougcurran@shaw.ca>
To: bill_tracey@telus.net
CC: fonvca@fonvca.org, Tom Lancaster <LancasterT@dnv.org>

Hello Bill,

In fact the points you raise in your comment (below) came up a number of times during the Lower Capilano conceptual process. over the past several years I pursued a number of lines of questioning on this point with DNV Council, Planning, owners of the property and commercial real estate professionals.

The CF5 zoning is limited in terms of the commercially viable operations that can be built and not lose money at the cost that the public is willing to pay. The North Shore Winter Club struggles to keep its doors open and has only survived to date through selling off a portion of their property for residential use. The Hollyburn Club in West Vancouver while successful, charges \$50,000 + HST for a membership. Monthly charges for most members add another \$500 - 1,000 a month for activities fees.

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I've taken the liberty of copying FONVCA on this email as these are exactly the types of discussions that community groups need to share in order to make rational choices given the range of elements to be balanced in arriving at a well-informed decision.

Tom Lancaster, the Project Planner for the Lower Capilano is a valuable professional resource who can weigh in and correct or broaden the context of my remarks.

Thanks, Doug

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From: Brian Platts <bplatts@shaw.ca>
Date: 24/03/2012 5:56 PM
To: Corrie Kost <corrie@kost.ca>

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Subject:FW: Your comments on the CGA blog site / The value of a CF5 vacant lot
Date:Sat, 24 Mar 2012 17:36:51 -0700
From:Bill Tracey <wrtracey@telus.net>
To:fonvca@fonvca.org

FYI. Originally sent to the email address used by Doug Curran

From: Bill Tracey [<mailto:wrtracey@telus.net>]
Sent: March 24, 2012 5:34 PM
To: 'Douglas Curran'
Cc: 'fonvca@fonvca.ca'; 'lancastert@dnv.org'
Subject: RE: Your comments on the CGA blog site / The value of a CF5 vacant lot

Hi Doug,

Thanks for your detailed reply.

Without prejudice, let me add some more background –

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In either case, I feel strongly the amenities to be provided should be determined by a committee which includes affected citizens (perhaps from CGA), in addition to DNV staff.

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Regards,
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From: Douglas Curran [<mailto:dougcurran@shaw.ca>]
Sent: March 24, 2012 2:13 PM
To: Bill Tracey DNV
Subject: Fwd: Your comments on the CGA blog site / The value of a CF5 vacant lot

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From: Douglas Curran <dougcurran@shaw.ca>
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From: Brian Platts <bplatts@shaw.ca>
Date: 25/03/2012 11:56 AM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: Re: Your comments on the CGA blog site / The value of a CF5 vacant lot
Date: Sun, 25 Mar 2012 01:10:04 -0700
From: Douglas Curran <dougcurran@shaw.ca>
To: Bill Tracey <wrtracey@telus.net>
CC: Tom Lancaster <lancastert@dnv.org>, fonvca@fonvca.org

Good evening Bill,

I will suggest that Tom provide his comments with regard to your concerns. I can say however, that Larco Investments' plan for the property do not include selling the property. In addition to developing the property they will remain as managers of the project, including market and seniors rentals as part of their long term commitment to operate as members of the larger community.

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At the core, the problem remains that privately owned recreation clubs such as formerly operated at the Capwest site are not a viable business model. To retain the C5 zoning will only ensure that the site would remain vacant for another 20 years, to no benefit to anyone either near or at the further reaches of the DNV.

Okay Tom, over to you.

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On 24-Mar-12, at 5:33 PM, Bill Tracey wrote:

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Without prejudice, let me add some more background –

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Date: Sun, 25 Mar 2012 08:39:43 -0700
From: Bill Tracey <wrtracey@telus.net>
To: 'Douglas Curran' <dougcurran@shaw.ca>
CC: 'Tom Lancaster' <lancastert@dnv.org>, fonvca@fonvca.org

Thanks Doug. You've dealt with several of my concerns about development of the property. Re the price paid by Larco, I'm wondering now if there was an intermediate buyer – i.e., that the property was sold first to another party, then to Larco. NSWC certainly did not receive anything like \$1.5 million. Anyway, it's history now..

Bill

From: Douglas Curran [<mailto:dougcurran@shaw.ca>]
Sent: March 25, 2012 1:10 AM
To: Bill Tracey
Cc: Tom Lancaster; fonvca@fonvca.org
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www.dougcurranphotos.com

Subject: Fwd: Re: Your comments on the CGA blog site / The value of a CF5 vacant lot

From: Brian Platts <bplatts@shaw.ca>

Date: 25/03/2012 11:57 AM

To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: Re: Your comments on the CGA blog site / The value of a CF5 vacant lot

Date: Sun, 25 Mar 2012 09:38:22 -0700

From: Douglas Curran <dougcurran@shaw.ca>

To: Bill Tracey <wrtracey@telus.net>

CC: fonvca@fonvca.org, Tom Lancaster <LancasterT@dnv.org>

Bill,

The property went through a number of buyers through the '80s to its final sale to Larco Investments. Several of my neighbours on Belle isle offered anecdotes concerning the club.

One commented that for most of the families in the immediate neighbourhood, the club membership fee was above what most locals could manage with their young families through the '60s and '70s.

Another commented that from the time they moved here in 1982 the club was continually awash with rumours of pending closure. They themselves only joined when the club instituted "pay as you go" fees that allowed their boys to use the pool during summer months.

The final years of the lease operation, saw much of the facility other than the "Mustang Bar" (?) catering to locals as a cut rate pub. In its final year of operation the leased facilities lost \$325,000 and with declining membership and no business plan the operation was closed.

Doug

Douglas Curran
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On 25-Mar-12, at 8:39 AM, Bill Tracey wrote:

Thanks Doug. You've dealt with several of my concerns about development of the property. Re the price paid by Larco, I'm wondering now if there was an intermediate buyer – i.e., that the property was sold first to another party, then to Larco. NSWC certainly did not receive anything like \$1.5 million. Anyway, it's history now..

Bill

From: Douglas Curran [<mailto:dougcurran@shaw.ca>]

Sent: March 25, 2012 1:10 AM

To: Bill Tracey

Cc: Tom Lancaster; fonvca@fonvca.org

Subject: Re: Your comments on the CGA blog site / The value of a CF5 vacant lot

Good evening Bill,

I will suggest that Tom provide his comments with regard to your concerns. I can say however, that Larco Investments' plan for the property do not include selling the property. In addition to developing the property they will remain as managers of the project, including market and seniors rentals as part of their long term commitment to operate as members of the larger community.

What came out of the Lower Capilano Conceptual Planning process was a plan for a vibrant, well-designed Village Centre, created with the participation with the existing residential community and other commercial property owners. The amenity contributions you describe below are in fact part of the plan and will be written into the zoning bylaw as specific items.

One of the amenity items of particularly high value and cost to the developer is the proposed community centre. Other amenity components include public green space, road improvements, paths and street landscaping that enhances the entire neighbourhood.

The purchase price paid by Larco was reported to me as \$1.5 mil by the agent handling the sale. On the day that they bought the property in the open market Larco was prepared to pay more than any other buyer. Other details surrounding reasons for the Capwest club's decline are contained in the blog post you read.

At the core, the problem remains that privately owned recreation clubs such as formerly operated at the Capwest site are not a viable business model. To retain the C5 zoning will only ensure that the site would remain vacant for another 20 years, to no benefit to anyone either near or at the further reaches of the DNV.

Okay Tom, over to you.

Doug

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On 24-Mar-12, at 5:33 PM, Bill Tracey wrote:

Hi Doug,

Thanks for your detailed reply.

Without prejudice, let me add some more background –

The property in question was transferred by Capilano Winter Club (CWC) to the North Shore Winter Club (NSWC) at the time of the merger of the two clubs. A condition of the merger was that NSWC construct an indoor tennis facility which cost, at the time, about \$3 million. According to CWC, the Capilano property could easily be re-zoned and sold for \$3 million +/- . As it turned out, DNV refused to re-zone, and NSWC eventually had to sell the property to Larco, for about \$280k - \$300k (I'm sorry, that was so long ago I don't have the precise figures)

NSWC was left with a huge debt, which eventually led to the sale of its property to a developer who built Carleton at the Club on part of the property and leased the balance back to NSWC (a registered society). After much acrimony, NSWC eventually bought back what remained of the property from the developer, and took on a "mortgage" (secured line of credit) from a bank, in an amount slightly more than \$3 million. NSWC has been struggling to keep its head above water and has been repaying the line of credit. Although a significant part of the debt remains outstanding, NSWC currently has positive working capital and cash in the bank, thanks to good and careful management over the past 8-10 years.

Anyway, Larco got the property at a fire-sale price because DNV would not re-zone the property and NSWC needed cash. Larco has since tried several times to get re-zoning, without success I'm happy to say.

It's my position that DNV should purchase the property, even expropriate it if necessary and legally possible, then offer it to a developer along with re-zoning, either at the new (re-zoned) market value, or at a reduced value (similar to the purchase price) in exchange for substantial amenities including some of things such as seniors housing (at below market prices) which you have mentioned.

To be absolutely clear, I am not suggesting the property should sit empty for years to come. I am suggesting that rather than Larco benefitting from a re-zoning before the property is sold by it, *the benefit should go to the citizens of DNV in the form of amenities achieved in exchange for the increased value to a developer from re-zoning*. Of course, a similar benefit might be achieved if Larco would agree to develop the site with the required amenities in exchange for re-zoning, with a covenant not to sell the property undeveloped.

In either case, I feel strongly the amenities to be provided should be determined by a committee which includes affected citizens (perhaps from CGA), in addition to DNV staff.

This is a personal position, and I hope it is clear. If not, please let me know.

Regards,
Bill Tracey

From: Douglas Curran [<mailto:dougcurran@shaw.ca>]
Sent: March 24, 2012 2:13 PM
To: Bill Tracey DNV
Subject: Fwd: Your comments on the CGA blog site / The value of a CF5 vacant lot

Begin forwarded message:

From: Douglas Curran <dougcurran@shaw.ca>
Date: March 24, 2012 1:57:19 PM PDT
To: bill_tracey@telus.net
Cc: fonvca@fonvca.org, Tom Lancaster <LancasterT@dnv.org>
Subject: Your comments on the CGA blog site / The value of a CF5 vacant lot

Hello Bill,

In fact the points you raise in your comment (below) came up a number of times during the Lower Capilano conceptual process. over the past several years I pursued a number of lines of questioning on this point with DNV Council, Planning, owners of the property and commercial real estate professionals.

The CF5 zoning is limited in terms of the commercially viable operations that can be built and not lose money at the cost that the public is willing to pay. The North Shore Winter Club struggles to keep its doors open and has only survived to date through selling off a portion of their property for residential use. The Hollyburn Club in West Vancouver while successful, charges \$50,000 + HST for a membership. Monthly charges for most members add another \$500 - 1,000 a month for activities fees.

It would be hard imagine how an additional operation of that scale would be affordable or used by the majority of local

residents.

Given the present struggle by DNV to maintain, let alone acquire new facilities, it is difficult to conceive of North Van Rec purchasing the property either at or below the cost you mention. Even at a nominal \$1, once the site was acquired, what could be done with it? Where would the money come from to develop it? The DNV lacks the money ie; taxpayers already have their backs against the wall. The rebuild of William Griffin is budgeted at \$50mil+ and DNV still does not have a complete plan on how to cover that essential rebuild (DNV 2012 Budget Briefing).

The only option that DNV would realistically be able to pursue would be to themselves become a developer, selling off portions of the property to finance a recreation facility or similar. The cost offset to do this would require a building mass of many, many stories and many hundreds of units. Do you consider this to be politically acceptable for the neighbourhood?

To maintain the current CF5 zoning on this site is to effectively say, "Lets do nothing". It is a recipe for "Nothing Gets Done, Nothing will get built". The taxpayers want more and more services, but think that someone else (NS businesses?) should shoulder more of the cost. Every analysis by (BC FAir TAX Coalition) and DNV's staff show that the single-family homeowner does not pay the full cost of their services already.

Given the above realities, the conceptual plan for a mixed-use, medium density combination of commercial, services, seniors rentals, condo and market based housing, as well as inclusion of a community centre is the best viable and realistic option for both this area and the DNV as a whole.

I've taken the liberty of copying FONVCA on this email as these are exactly the types of discussions that community groups need to share in order to make rational choices given the range of elements to be balanced in arriving at a well-informed decision.

Tom Lancaster, the Project Planner for the Lower Capilano is a valuable professional resource who can weigh in and correct or broaden the context of my remarks.

Thanks, Doug

"I believe that must be based on the site being re-zoned. At present it is zoned "recreational" or "recreational/commercial" and the District has shown no inclination to re-zone it (which is a position which I personally approve because it is the last such site available in the west side of the District). As a recreational site its value would be much lower, and possibly within reach for the North Van Rec Commission. "

Douglas Curran
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Subject: Fwd: Recouping the base investment of up-zoned purchase values
From: Brian Platts <bplatts@shaw.ca>
Date: 25/03/2012 11:57 AM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: Recouping the base investment of up-zoned purchase values
Date: Sun, 25 Mar 2012 10:21:56 -0700
From: Douglas Curran <dougcurran@shaw.ca>
To: Bill Tracey <wrtracey@telus.net>
CC: fonvca@fonvca.org, Tom Lancaster <LancasterT@dnv.org>

Bill,

I wanted to take you back to one of your comments in your previous email:

"...then offer it to a developer along with re-zoning, either at the new (re-zoned) market value, or at a reduced value (similar to the purchase price) in exchange for substantial amenities including some of things such as seniors housing (at below market prices) which you have mentioned."

If the DNV were to go through the costly and legally challenging process of expropriation of the property from Larco and subsequently sell it re-zoned to another developer, there most certainly be a lawsuit of no uncertain outcome. After all, on what basis would the DNV be able to justify denying the original owner a change of land use which they then conferred directly to another developer?

Secondly, any developer contemplating redevelopment of a property bases the project on a pro forma, which includes all cost inputs. Any subsequent developer having to pay the full up-zoned values as you have suggested, would be forced to actually build *more* density and building mass in order to economically justify the project and make it viable.

A number of proponents of the "*force Larco to sell for what they paid for it*" have fallen for the seductive ploy that DNV can easily force a sale of privately owned land with no repercussions or consideration for the cascading and unintended consequences

Coming from Seymour and some distance from this community, your concerns are well intentioned, and appropriate given that you were not part of the local dialogue.

Disappointingly, we had the experience locally where a number of those who chose to remain uninvolved in the local process arrived "late for dinner" and long after many of these same concerns had been thoroughly dealt with through community workshops and presentations.

Those who had not engaged with the process - for whatever reason - often felt important questions remained unconsidered or unanswered. In actuality, those who were fully engaged had moved on, comfortably and fully informed.

best regards, Doug

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Subject: Fwd: RE: Excellent questions at the March 21 FONVCA meeting
From: Brian Platts <bplatts@shaw.ca>
Date: 27/03/2012 12:21 PM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: RE: Excellent questions at the March 21 FONVCA meeting
Date: Tue, 27 Mar 2012 10:27:22 -0700
From: John Hunter <hunterjohn@telus.net>
To: 'Douglas Curran' <dougcurran@shaw.ca>
CC: fonvca@fonvca.org

Doug

I do not see that these principles have anything to do with FONVCA. We are not a government, as we pointed out that night.

John

From: Douglas Curran [<mailto:dougcurran@shaw.ca>]
Sent: March 27, 2012 8:24 AM
To: john hunter
Cc: fonvca@fonvca.org
Subject: Excellent questions at the March 21 FONVCA meeting

Hello John,

Some questions you posed to me at the recent FONVCA meeting were designed to accurately establish my legitimacy to sit before FONVCA and present myself as representing a group of DNV residents of a particular neighbourhood.

Your questions go directly to the key points of democratic practice and principle. These are the same points that I had raised in my comments to FONVCA that evening.

The questions you asked me where these:

- "What association do you represent?"
- "Are you a recognized association?"
- "Are you an authorized representative for your association at FONVCA?"

What would be appropriate and fair, given your questions, would be to put these same questions to each member of FONVCA in attendance that evening.

For your reference I have included below the remarks I stated before the group. These remarks also framed my reply to Corrie Kost's request for an apology to FONVCA for what he termed "acting in bad faith".

sincerely, Doug

The Basis of Democracy

#1

The most fundamental concept of democracy is the idea that government exists to secure the rights of the people and must be based on the consent of the governed.

#2

The consent of the governed is achieved through elections of representatives or other forms of direct democracy such as a referendum or plebiscite.

#3

Elections are the vehicle for renewing the consent of the governed. Each election is an opportunity for the people to change their leaders. When a particular government loses the people's confidence, they have the right to replace it.

#4

Implied in the principle of consent is the right to withdraw consent—to reject or overthrow a leader that abuses the people through tyrannical, arbitrary, or unrepresentative rule.

Douglas Curran
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Ph: 604-985-5621
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Subject: Fwd: Excellent questions at the March 21 FONVCA meeting
From: Brian Platts <bplatts@shaw.ca>
Date: 27/03/2012 12:08 PM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject:Excellent questions at the March 21 FONVCA meeting
Date:Tue, 27 Mar 2012 08:24:26 -0700
From:Douglas Curran <dougcurran@shaw.ca>
To:john hunter <hunterjohn@telus.net>
CC:fonvca@fonvca.org

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Ph: 604-985-5621
www.dougcurranphotos.com

Subject: Fwd: One doesn't need to be a government to govern / March 21 FONVCA meeting
From: Brian Platts <bplatts@shaw.ca>
Date: 27/03/2012 1:41 PM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject:One doesn't need to be a government to govern / March 21 FONVCA meeting
Date:Tue, 27 Mar 2012 13:22:08 -0700
From:Douglas Curran <dougcurran@shaw.ca>
To:Dan Ellis <ellis7880@shaw.ca>, fonvca@fonvca.org

Dan,

At the March 21st FONVCA meeting you and several others objected to the words I used with respect to the basis of democracy. There are of course many levels of government, ranging from federal/national to local and clubs and associations. Fundamentally all rely on shared general agreements. These agreements among members/citizens are codified as rules or laws.

Some within FONVCA have declared that the organization is merely a discussion group, It was expressed very clearly at the March 21st meeting that FONVCA itself doesn't 'govern' anything and has no power to control who is a member.

FONVCA has a published list of requirements for membership in its organization. It has also voted on and accepted a Code of Conduct by which it has seeks to govern the action of its members.

It is difficult for me to conceive how FONVCA can claim on one hand to have no power over any member, while at the same time wanting to invoke a Code of Conduct that aims to regulate the actions of members of that organization.

If FONVCA has no power over its members then it simply has no power over any member. If FONVCA deems itself to be able to govern the actions of any member then it puts itself in a contradictory position if it chooses to invoke some rules while consciously ignoring others.

sincerely, Doug

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Ph: 604-985-5621
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Subject: Fwd: RE: One doesn't need to be a government to govern / March 21 FONVCA meeting
From: Brian Platts <bplatts@shaw.ca>
Date: 28/03/2012 12:17 PM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: RE: One doesn't need to be a government to govern / March 21 FONVCA meeting
Date: Wed, 28 Mar 2012 01:14:12 -0700
From: Dan Ellis <ellis7880@shaw.ca>
To: 'Douglas Curran' <dougcurran@shaw.ca>, fonvca@fonvca.org

Thank you for your thoughts below, Doug. I don't dispute there is some logic in how you've presented them. What I say here in response is my own personal opinion, and not that of FoNVCA or the Lynn Valley Community Association.

As for how governance applies at FoNVCA, I feel the need to repeat that FoNVCA is a "federation" of fully autonomous, volunteer community associations, each free to operate however it sees fit. After much discussion and debate, community associations have collectively:

- established a FoNVCA mandate which defines purposes we hold in common,
- set criteria for membership, to include associations which agree with that mandate,
- agreed to advise Council of our concerns about matters of principle on which we have all agreed, and
- decided how we should conduct ourselves in support of FoNVCA and its mandate.

I see no statute or By-Law applying to FoNVCA. By my reading, FoNVCA Procedures don't contain a lick of "governance." FoNVCA's purpose to support and improve community associations does not impose control over them in any way.

So the question then is: "Can an entity having no governance over its members set rules?"

To which I would answer: "Of course, provided the rules are mutually agreed."

Until now, no one at FoNVCA has ever suggested its rules have the force of law.

They are an expression of consensus, "enforceable" only by persuasion. But sometimes persuasion can be very powerful.

Historically, FoNVCA members have tried to support each other towards betterment of our communities, not through disputes and rules or seeking legal help, but rather through discussion, cooperation, respect for differing opinions, and attempts to influence through the power of ideas.

In my opinion, FoNVCA has no legal power to force you to do anything. All I would ask at this point is that you do some deep soul-searching about what you are trying to accomplish, and more especially about ways you might be far more effective in achieving those ends.

Sincerely, **Dan**
(604) 816-8823

From: Douglas Curran [<mailto:dougcurran@shaw.ca>]
Sent: Tuesday, March 27, 2012 1:22 PM
To: Dan Ellis; fonvca@fonvca.org
Subject: One doesn't need to be a government to govern / March 21 FONVCA meeting

Dan,

At the March 21st FONVCA meeting you and several others objected to the words I used with respect to the basis of democracy. There are of course many levels of government, ranging from federal/national to local and clubs and associations. Fundamentally all rely on shared general agreements. These agreements among members/citizens are codified as rules or laws.

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If FONVCA has no power over its members then it simply has no power over any member. If FONVCA deems itself to be able to govern the actions of any member then it puts itself in a contradictory position if it chooses to invoke some rules while consciously ignoring others.

sincerely, Doug

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Subject: Fwd: Traffic calming after development
From: Brian Platts <bplatts@shaw.ca>
Date: 30/03/2012 11:35 AM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: Traffic calming after development
Date: Fri, 30 Mar 2012 09:32:55 -0700
From: Wendy Qureshi <wendyqureshi@shaw.ca>
To: North Shore News <editor@nsnews.com>
CC: fonvca@fonvca.org

Dear Editor,

With the recent approval of the District-wide Official Community Plan and the changes already in the works, I question the logic of traffic studies even being done and paid for by taxpayers before a development is approved. All studies in the last 20 years have predicted no problem with traffic. If this is the case, then why is traffic calming always needed after the fact?

Wendy Qureshi
North Vancouver
604-980-1885

Subject: Fwd: The High Medical Costs of Mountain Biking
From: Brian Platts <bplatts@shaw.ca>
Date: 03/04/2012 7:27 PM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject:The High Medical Costs of Mountain Biking
Date:Tue, 03 Apr 2012 10:58:33 -0700
From:Monica Craver <mecraver@shaw.ca>
To:Council@dnv.org
CC:fonvca@fonvca.org

Dear Mayor and Council: **This recent video put out by Vancouver General Hospital Healthcare gives us a better perspective on the high medical costs of mountain biking injury and rehabilitation. Mountain biking is inherently dangerous.**

This particular mountain biking accident happened on Mt. Fromme a couple years ago, on a short but very steep trail called "Boundary", a DNV-sanctioned double-black diamond trail, situated between the Baden Powell Trail and Braemar Rd. It only takes a one second slip up that can change a mountain biker's life forever. In this case, David Parke was very "lucky". I know a few other mountain bikers who were not so lucky...

Bent Out of Shape

<http://youtu.be/gxI-mTZyaKs>

Feb 3, 2012

"One moment David Parke is enjoying the beauty and rush of a mountain bike ride and the next he's motionless confined to a hospital bed. Watch his inspirational story as he fights to get back on his feet after a spinal cord injury."

A couple Sundays ago, there was another mountain biking "mishap" above Mountain View Park, on the DNV-sanctioned "Natural High" trail. This is another "lucky" mountain biker who tells his story on NSMB.com: <http://bb.nsbm.com/showthread.php?t=147868>

(That split second "life-changing" moment can happen to anyone. But why *encourage* purposeful dangerous behaviour on DNV-sanctioned structures and trails, in the first place? It puts DNV in a precarious position, not to mention the everyday broken bones, concussions, contusions, etc. that come out of mountain biking on Mt. Fromme and elsewhere. **Mountain biking has become a burden on our healthcare system.** Why encourage such an inherently dangerous sport? The repercussions of this could come boomeranging back on the District of North Vancouver, in due time. These are serious

injuries, not a "walk in the woods", by far.)

A big shout out to the riders/hikers on the shore.

"Sorry this is a bit long. (Please move if in wrong place)

*Last Sunday I was riding Fromme (a rare event) with a friend. After a solid day we called last trail. Well that was a bad call, **I misjudged speed on the last drop- transition on Natural High. I ended up doing a swan dive sans bike from top to flat bottom, landing hip first on a rock.** Stupidly I decided to try and walk out.*

My friend helped me for a bit while carrying all the gear, then called around for help. A hiker (Rick) out walking his dogs came by and helped me the best he could. He had to leave due to being diabetic and needing food but he went and talked to some riders (Ryan and his wife) who then went out of their way to help crutch me out to the main road. Along the way we met a kid who was out riding with his dad who happened to be a first aid instructor and said to get to a hospital after a check. At the road; a very nice homeowner(Judy) said she could keep the bikes safe for the night while my friend went and got the car.

So after all of that I ended up with a broken pelvis & elbow plus a week in hospital.

I am forever indebted to those who helped me out. If Ryan and his wife belong to this forum, Thank you very much. <big grin> If the First aid instructor and kid are on here Thank you very much as well, sorry I never caught your names.

Goes to show that people on the Shore are some of nicest most helpful people out there and thanks for that." -Brett

Please consider this. Many of the bike trails on Fromme are pretty dangerous even without the "amusement park" structures to "enhance" the riding experience. These are just a couple mountain biking injury stories. How many more are we not hearing about?

--Monica Craver--

(a member of the North Shore Safety Council, very concerned with extreme sports injuries)

Subject: Fwd: The Liveability Quotient for Densification on the North Shore

From: Brian Platts <bplatts@shaw.ca>

Date: 06/04/2012 12:29 PM

To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject:The Liveability Quotient for Densification on the North Shore

Date:Fri, 06 Apr 2012 12:07:26 -0700 (PDT)

From:Irwin Jerome <jerome_irwin@yahoo.com>

Reply-To:Irwin Jerome <jerome_irwin@yahoo.com>

To:fonvca@fonvca.org <fonvca@fonvca.org>

FYI

Please free free to send to others you think might be interested. Cheers!

FYI

I've attached a piece I wrote that recently appeared in the Vancouver Courier. I sent it to LCCRA several days ago and asked them to put it on the LCCRA website to give our residents the opportunity to read and ponder the article for themselves. I also sent it to FONVCA (corrie@kost.ca) for wider distribution to the District's other resident associations and citizenry, as well as to Mayor & Council, so that we all may collectively weigh into this as a common issue. Yet in both the case of LCCRA and FONVCA I have not, as yet received any comment/response one way or the other. Councillor Nixon is the only one who has responded favourably from the DNV.

But in the meantime, I thought I would give you a preview of the piece for your interest and attention.

The ultimate question that needs to be addressed in all this is not the question of densification or no densification but what kind of densification. Will it be anaturally evolving process or an unnatural, arbitrarily forced one that has a built-in "Liveability Quotient"? Will this Liveability Quotient:

- (1) Will have a vision of Canadian civilization of the future that takes into consideration, and incorporates into whatever plans for densification, such things as the beauty and diversesity of architectural design in both the commercial and residential areas? One look at what is going on along the Marine Drive corridor in DNV and Lonsdale corridor in NV city would suggest this is currently not being given much if any priority.
- (2) Will this vision include a long range plan for planting significant trees along the North Shore's commercial corridors that, in 5-10-20 years time will create beautifultree-lined corridors, not only for the benefit of the motorists and shoppers but all those who live in high-density apartments along the corridors? In other words, factor in the "Liveability Quotient"? So far it doesn't look like this will happen
- (3)Will the commercial high-rise development now occurring along the corridors in the District and City have green berms/green walls/thickly treed/shrub belt to afford single-family neighbourhoods with audio and visual privacy? Again, this Quotient" so far is certainly not happening.
- (4) Will the current forced densification going on in the North Shore first, before any high-density is planned or approved, have already in place a well-planned, well-thought out traffic infrastructure (vehicular as well as transit systems) and traffic flow patterns that will adequately accomodate, now and in the future, the massive gridlock traffic that will be generated, WITHOUT USING THE SURROUNDING SINGLE FAMILY NEIGHBOURHOODS, as sacrifice areas to through traffic or main secondary traffic outlets? Again this aspect of

the "Quotient" seems woefully absent.

(5) Will the current Local Neighbourhood Zoning regulations, or building permit regulations apply this Liveability Quotient into what heritage homes or established trees/green spaces are to be saved to ensure that we not lose our connections with the architectural and human history of the past, as well as ensuring that future developments with traditional single-family zoned communities maintain the historical character of the community? One only needs to talk to the citizenry all over the North Shore to realize that this aspect of the "Quotient" is all but going by the boards.

So, read the piece that appeared in the Courier and ponder all this for yourself.

Cheers!

— Attachments: —

120403-Two competing visions for Vancouver's growth (J. Irwin for vancourier) (1).pdf

63.8 KB

Reader Soapbox: Two competing visions for Vancouver's growth

Sam Sullivan, Gordon Gibson offer diametrically opposed solutions in duelling essays

BY JEROME IRWIN, CONTRIBUTING WRITER APRIL 3, 2012



Former Vancouver mayor Sam Sullivan's Eco-Density plans raised a lot of eyebrows during his reign.

Photograph by: Dan Toulgoet, Vancouver Courier

Ever since the Lower Mainland of Vancouver was colonized by European and Asian immigrants, and displaced its original First Nation inhabitants, the citizenry has been locked in an ideological war. This war, centuries-long in the making, was brought by these new immigrants from wherever they came. It perhaps could best be described, in a modern context, as a classic titanic struggle between the "Gordon Gibsons and Sam Sullivans of the World." Their names in other distant places, though different, embody the same struggle of two diametrically opposed ways of looking at life. Both points of view seek to direct the human experience and condition in two fundamentally opposite directions from the other. Ying and Yang, out of balance as it were, perpetually seeking to gain the upper hand.

Gordon Gibson, in this context, is a public policy commentator in Vancouver, and Sam Sullivan a former mayor of Vancouver. Both Gibson and Sullivan are native sons of Vancouver. Both have been involved for many years in real estate, urban design and local politically related issues. Gibson has been a Senior Fellow in Canadian Studies at the Fraser Institute, and Sullivan an adjunct professor with the UBC School of Architecture. Both also recently wrote articles that appeared in the Vancouver Sun ("Time to put the brakes on growth", Friday, March 16, 2012 by Gibson; and "Anti-growth policies antiquated", Sunday, March 27, 2012, by Sullivan). Sullivan's article was a rebuttal of Gibson's earlier piece.

For those who don't remember Sullivan, from the outset of his term in office as Vancouver's mayor, in 2005, he was a combative, abrasive politician ("Sam's Civic Strike") who professed a high-density development ideology ("Global Civic Policy Society") and avidly promoted a major increase in Vancouver's population. His Project Civic City, during its first two years of implementation, instead of reducing homelessness, drug offences and street disorder did just the opposite. Sullivan's proposal for Eco-Density also raised a lot of eyebrows of concern. One of the debates of the day was whether high-rise complexes, with 300-square-foot apartments, were little more than tiny rat warrens or truly liveable, decent low income housing. Sullivan's Eco-Density concept introduced the notion of laneway houses, that ever since have played a significant part in destabilizing former single family-zoned

neighbourhoods, destroying their quiet, peaceful, private settings, while forcing many homeowners to flee in search of quieter digs elsewhere.

City planners and urban design architects throughout the Lower Mainland traditionally tend to eagerly espouse, as well, a "Sullivan-type" high-density philosophy, because it gives them, and their political allies, the green-light to continue to make similar expansionistic in-roads in their own municipal areas. One could draw an ideological parallel between various "Sullivan-type" graduate schools of economics and those related graduate schools of city planning and urban design. Both schools of academia, every year, everywhere in the world, continue to spew out yet more waves of those, who, like religious missionaries, fanatically seek to create the same lock-step policies of growth, expansion and ever more-densifying ways of perceiving life that now have brought the world to the edge of the calamitous abyss upon which it teeters.

Gordon Gibson, on the other hand, in his March 16 piece in the Vancouver Sun, suggests a fundamentally different philosophy that is heretical to the Sullivans of the world. Gibson has the audacity to suggest that Vancouver needs to halt expansion that has taken over in order to save the best parts of the city. He contends Vancouver is growing way too fast and accelerating at a phenomenal rate. Gibson makes the point that "there is no law, human or natural, that says this has to happen. We can be masters of our own destiny."

But naysayers, like Sam Sullivan, counter with arguments that contend that, since its inception in the 1880s, Vancouver and surrounds have constantly acted like a giant funnel, sucking into its vortex an endless stream of people, products, transportation systems and financial investments to service a whole range of resource industries. Sullivan sees Vancouver's destiny as unstoppable. If true, this might explain why Vancouver and those neighbouring municipalities of the Lower Mainland, who look to its lead, have, for decades, all but destroyed every vestige of their original architectural history and much of their once iconic natural environment. Perhaps it explains, too, why Vancouver, unlike other parts of the world that have managed to save much of their heritage and traditional communities, has instead chosen to forever feed the Vortex of the Giant Funnel, keeping it alive and well to continue to suck into its sphere everything that is new and breathlessly modern, while spewing out, as obsolete and redundant, everything that is old and traditional. Gibson warns, however, that, at some point, the high-density that such a monstrous funnel philosophy creates, eventually will reach a point of diminishing return once some kind of impacted Hong Kong, New York-type urban environment is realized.

Gibson instead calls for cutting down the number of building permits to developers, while giving them points for imagination, creativity and amenity rather than density, thereby making densification a more natural, gradual process rather than an artificially forced one. He bemoans the kinds of unimaginative, unnatural high-rise developments, which are springing up everywhere in the city, as well as in many surrounding Lower Mainland municipalities, as examples of the same kind of "Gridlock ... sameness of the glass curtain walls ... and lack of architectural diversity."

Sam Sullivan, on the other hand, suggests that Gibson's recommendations are selfish ones that favour homeowners who happen to be lucky enough to reside in quiet, tranquil, more-liveable communities in areas located beside the kind of monstrous high-density funnel he heralds. Sullivan makes the argument that "slow growth" advocates, like Gibson, are indeed nothing more than sophisticated special-interest groups who are actually the ones who are the cause of all the demolitions that have occurred in once more affordable, low-density, single family-zoned neighbourhoods. Yet Sullivan fails to recognize or acknowledge the more dominant part that high density developers, city councils, city planners, urban design architects and real estate interests, in truth, play as the real sophisticated special interest groups, who continue to radically transform the entire Lower Mainland, whether or not the citizenry likes it or not. Sullivan even suggests that a new, much more huge, "fourth wave" of urban reform (high-density sprawl?) needs to occur, where municipal governments unapologetically embrace his concept of The Fourth Wave Center For Urban Reform.

Sullivan's criticisms don't address Gibson's contention that the real problem with the out of-control high-density philosophy of Vancouver's municipal government is that much of its civic budget comes

from developers cost charges. "To counter that," says Gibson, "we all would have to naturally pull in our belts a bit if growth slowed, but that lower costs would then follow quite soon." The Sullivans of the world would be horrified by such a suggestion.

One of the most serious bones of contention between Gibson and Sullivan is that Gibson believes Vancouver cannot take on as much of the world as apparently want to come to Vancouver, and that there are many other places that future immigrants could go. Gibson points out that, "There is nothing in the Constitution of Canada or the United Nations human rights code that says anything about a right to live in a particular desirable spot...Be it London, New York or Vancouver." Gibson believes it is still do-able, though, to make accommodations for people wanting to downsize but still live in their old neighbourhoods," while adding, "But we don't need to make accommodations for everyone who comes from away and would like to live here." Gibson makes a most critical point when he writes, "Vancouver's quiet neighbourhoods need to be vigorously defended by local municipal government." His piece ends with the cautionary note that, "Densification sounds like a wonderful enviro idea. Until you have to live there, at which point it is too late."

Sullivan's only response is to mock Gibson's advocacy for preserving such quiet, tranquil neighbourhoods in urban settings. "It's unfortunate," he writes, "that Gordon chose to find a peaceful and idyllic life in the place where our biggest city was placed...He no doubt benefits from the vitality that comes from the density of people and experiences." Sullivan glibly suggests the best alternative for those like Gibson is that, "People who want no change should go to the 99.9 per cent of the province that is non-urban and people who embrace change should go to urban places."

Sullivan's argument is a seriously flawed one, because it wrongly assumes that people who like peace, tranquillity, a more human-scale way of life, with as much green space around them as possible, are somehow against all change. But this is patently untrue! Yet he is dismissive of Gibson's idea of slow growth as having already been tried in the 1960s and proven to be a failure. Once again blatantly untrue. It never has been truly tried, only undermined and sabotaged whenever and wherever attempted.

This long-standing historical argument between the Gibsons and Sullivans of the world (i.e. "Smaller Is More", "Bigger Is Better") will most certainly rage for as long as the two sides have breath. Yet the ever-present elephant in the room with them, that cries out to be openly and forthrightly addressed, and yet never will be until the day we all hit the wall together with a sickening thud, is an ever-burgeoning, out-of-control world population.

Hopefully, though, before that day arrives, they will find enough common ground to come together, discuss their views without rancour, and arrive at a meeting of the minds based upon a path of densification tempered more by simple common sense and even, dare one say, a sacred sense of place. Ying & Yang in balance, as it were.

In the meantime, every reader no doubt will at once identify with one side or the other. If one is into living a simple, low-key, unobtrusive way of life, they most probably will identify with the Gibsons. But if they are more into power, control, acquisition, greed and domination, they probably will agree with the Sullivans. The one, dismissed as hapless voices in the wilderness, while the other deemed to be leading us in the direction of an entirely different kind of more dreaded wilderness of the future that many, like author Cormac McCarthy, grimly refer to as *The Road*.

Jerome Irwin was the founding president of the Lower Capilano Community Residents Association 27 years ago in North Vancouver and has been a community activist ever since. He sees "the North Shore's natural iconic beauty, unique historical heritage homes and traditional single-family-zoned neighbourhoods as cultural treasures to be passed down as priceless legacies to those generations yet to come."

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Subject: April 18 FoNVCA meeting and notes
From: Douglas Curran <dougcurran@shaw.ca>
Date: 11/04/2012 12:39 PM
To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org
CC: Brian Platts <bplatts@shaw.ca>

Corrie,

Unfortunately I and other members of the CGA executive are unable to attend on the 18th as all have prior and diverse commitments. Certainly I recognize that many members of FoNVCA have further questions with regard to what they perceive as my having acted in bad faith under the COC. As stated at the meeting on the 21st, I have acted in accordance with my own good faith, which align with requests of members of my community's expressed desires, I must hold above FoNVCA's estimation of good faith.

Below I have noted several revisions needed to the DRAFT Minutes. As previously pointed out to FoNVCA in several emails (June 13, 2011), according to Roberts Rules of Order, the function of the Minutes:

- Minutes are a record of actions taken at a meeting. They do not include the following:
- the opinion or the interpretation of the secretary
- judgmental phrases such as "valuable comment", "allegedly impugns" or "not well thought of"
- discussions taken place at the meeting.
- The Minutes are normally a record of what was *done* at the meeting, not what may have been *said* or *opined* at the meeting or in other conversations among members.

The DRAFT Minutes as received reveal all of the above shortcomings.

With regard to specific points in the draft Minutes:

3.2

Cathy made a motion to remove from the FONVCA website Doug's November 11/11 e-mail regarding seeking legal advice, etc. Carried 5 to 2. **Action:** Corrie to remove letter from FONVCA web site.

The motion made was improper based as it was on interpretation and wording that was not part of any document or conversation. As the wording and motion are not presented in this draft Minutes this is not an accurate record of the article 3.2

4.3

"The proposal to turn parts of Capilano Road into single lanes was mentioned and not well thought of in this meeting."

There was no motion or resolution based on the opinion. As above, Roberts holds that opinions are not properly part of the Minutes

4.3(e) "Invite Doug Curran to formally present his concerns re FONVCA

A number of e-mails have been issued by Doug expressing concerns about Community Associations and FONVCA, including one sent to DNV Council without a copy to FONVCA (a Council member sent it to FONVCA). Corrie expressed the opinion that this violates the FONVCA Code of Conduct. It was explained that DNV, not FONVCA, sets the rules for official recognition of a CA and, if it wishes, enforces them..."

The above clearly shows that the matters raised by me had been presented to FoNVCA on several previous occasions so it is not possible for FoNVCA members to properly express surprise or "disappointment". Further, if it is true that FoNVCA has no control over any aspect of its membership, but only DNV, then it must also follow that the proper place to take those concerns is DNV and not FoNVCA. How then can FoNVCA declare that i acted in bad faith in taking these matters to DNV Council and Administration? If FoNVCA was aware of these matters but did not have the power to act on the concerns why did they not take them to DNV themselves? How can I be charged with acting in bad faith towards FoNVCA over a matter for which FoNVCA admits it has no power or jurisdiction?

4.3(e) cont'd...

John asked that Doug be specific in his complaints and some discussion ensued, but the names of CA's which had allegedly violated DNV's rules for CAs were not forthcoming.

My recollection was that John Hunter stated that he could not understand my letters. I responded as always, that FoNVCA had a listed criteria for membership and it was in my opinion FoNVCA's responsibility to enforce its own rules. The specifics of those rules are unequivocal.

See points above with regard to appropriate content of Minutes.

Doug

Douglas Curran
2046 Curling Road
North Vancouver, B.C.
Canada V7P 1X4

Ph: 604-985-5621
www.dougcurranphotos.com

Subject: Fwd: from FONVCA re: DNV committees
From: Brian Platts <bplatts@shaw.ca>
Date: 11/04/2012 2:35 PM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: from FONVCA re: DNV committees
Date: Wed, 11 Apr 2012 13:57:53 -0700
From: Cathy Adams <CathyAdams@shaw.ca>
To: Mayor and Council - DNV <Council@dnv.org>
CC: Federation of NV Community Assoc <fonvca@fonvca.org>

Dear Mayor Walton and Members of Council

The attached letter to Council was sent on behalf of FONVCA, in early February.

While we did receive a supportive email response from Councillor Nixon, we have not heard from other councillors, nor from Council as a whole.

We are hoping that Council will consider the issue we raise. Will that happen, and if so - what might be the time frame?

Thank you for your response,

Sincerely,
Cathy Adams
on behalf of FONVCA

—Attachments:—

committees-letter2.doc.docx

13.3 KB

3 February 2012

To Mayor Walton & Members of Council,

At the FONVCA meeting of Wednesday January 25th there was a discussion about the recent changes of having some Council Advisory Committees becoming Staff Advisory Committees. Subsequently, the members present unanimously approved the following motion:

“That FONVCA advise Council of our concern whereby many District committees have been changed from Committees of Council to committees of staff – in that it may bar or serve to inhibit public involvement and transparency. FONVCA therefore recommends that these committee meetings be open to the public. Council may wish to consider providing these committees the authority to go in-camera, under the same provisions of in-camera Council and Committees of Council meetings.”

Thank you for your consideration,

Yours truly,

Cathy Adams
Notetaker pro-tem
FONVCA

Subject: Fwd: Re: from FONVCA re: DNV committees
From: Brian Platts <bplatts@shaw.ca>
Date: 11/04/2012 2:35 PM
To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: Re: from FONVCA re: DNV committees
Date: Wed, 11 Apr 2012 21:09:41 +0000
From: Mike Little <LittleM@dnv.org>
To: 'cathyadams@shaw.ca' <cathyadams@shaw.ca>
CC: 'fonvca@fonvca.org' <fonvca@fonvca.org>

I attended the meeting where this was discussed and sent my support for this initiative on to staff.

----- Original Message -----

From: Cathy Adams [<mailto:CathyAdams@shaw.ca>]
Sent: Wednesday, April 11, 2012 01:57 PM
To: Mayor and Council - DNV
Cc: 'Federation of NV Community Assoc' <fonvca@fonvca.org>
Subject: from FONVCA re: DNV committees

Dear Mayor Walton and Members of Council

The attached letter to Council was sent on behalf of FONVCA, in early February.

While we did receive a supportive email response from Councillor Nixon, we have not heard from other councillors, nor from Council as a whole.

We are hoping that Council will consider the issue we raise. Will that happen, and if so - what might be the time frame?

Thank you for your response,

Sincerely,
Cathy Adams
on behalf of FONVCA

Subject: Fwd: Densification, A Livability Quotient & North Shore Conversations proposal
From: Brian Platts <bplatts@shaw.ca>
Date: 13/04/2012 2:26 PM
To: Corrie Kost <corrie@kost.ca>

EMAIL # 17

----- Original Message -----

Subject: Densification, A Livability Quotient & North Shore Conversations proposal
Date: Thu, 12 Apr 2012 19:31:18 -0700 (PDT)
From: Irwin Jerome <jerome_irwin@yahoo.com>
Reply-To: Irwin Jerome <jerome_irwin@yahoo.com>
To: fonvca@fonvca.org <fonvca@fonvca.org>
CC: Millerchip Martin <MMillerchip@nsnews.com>

Ever since my piece on Densification polemics, between the "Sam Sullivan" position versus the "Gordon Gibson", appeared in the Vancouver Courier I have received a number of interesting comments from a wide variety of sources. Out of this dialogue has come a guiding principle for densification which I'm currently putting forth for wider consideration that I refer to as the "Livability Quotient". I'm sending it out to a cross-section of North Shore residents, resident associations and political bodies to see if it has any traction.

So for your interest and attention I include below the gist of some of those conversations that have begun to develop:

DNV Mayor Richard Walton commented:

Irwin, I read your article (I think in the Courier or Westender) and found the repartee with Sam Sullivan's views very interesting. I used to enjoy challenging Sam's views (mostly flowing from a particular UBC professor) to focus my own thinking. I appreciate the perspective that you offer...there is no clear path through the forest, and the best decisions are always ones that are balanced, learning from the past as well as the parallel.

I then had a phone conversation with Gordon Price, former Vancouver alderman under Mayor Owen, who now teaches Urban Design at SFU's Downtown Centre.

Price talked most cogently about the issues primarily being two separate and different issues. The one being the question of providing support for good Urban Design while the other being more an issue on Immigration. Price seemed to be more of the mind that not much can be done about the immigration question, given Vancouver's long-standing position on immigration. Price's basically pro-growth model, however modified seemed to suggest that to significantly curb growth more bureaucratic red tape (regulations, building codes, etc) would have to be created to curb rampant growth but that actually cutting red tape might be a more preferable, expedient philosophy rather than create yet more red tape. He pointed to some of the limitations of Gordon Gibson's position in this regard.

Price went on to inform me of a new "City Conversations" programme that is about to begin on April 19th. The website will be coming up in the next few days. It will be held at the SFU downtown Centre on the 1st & 3rd Thursday's of every month from 12:30-1:30Pm and will cover a range of issues, with a presenter taking 7 to 10 minutes at the outset to frame the issue to be discussed.

Price thought that the issue of Densification is always a timely one that would seem to fit into their City Conversation format. He didn't promise anything but thought one of the Thursday meetings could focus on the Densification issue, perhaps in July sometime. I said to Price that I thought this City Conversations concept would be at least one avenue for some much needed conversation on the topic of densification.

But it got me to thinking about the need for all those of us on the North Shore to similarly create a venue for what we might call "North Shore Conversations". If, pertaining to the issue of densification, it might start with a series of workshop/brainstorm sessions that would specifically focus on a concept I refer to as the "Livability Quotient", as a guiding principle to whatever densification occurs on the North Shore in the future. I thought that this principle could even eventually evolve into some form of densification, so unique to our North Shore, that in time, it might be known around the world, among Urban Designers, City Planners and architects, as "North Shore iconicism". Vancouver, itself, has evolved its own unique brand of densification that now is widely referred to around the world as "Vancouverism", because of its particular style of high-density towers on a single podium. Perhaps our North Shore Conversations could be held at Capilano University.

So I've started to flesh out what might be contained within such a unique North Shore iconicism approach to densification. Here are some of the points that are meant to prime the pump and get the ball rolling to discuss this in greater detail down the road. They are as follows:

The ultimate question that needs to be addressed is not the question of densification or no densification but what kind of densification. Will it be a naturally evolving, balanced process, that incorporates such things as: established human and architectural traditions and history, as well as a sense of place (or even a sacred sense of place, as First Nation people would say) and harmony with the surrounding natural world of our North Shore. Will the Village Centre's that we build on the North Shore have a unique architectural design, perhaps even rustic in nature, keeping with the traditional heritage of the North Shore, with Douglas Fir and Cedar Trees rather than the anemic versions of trees that look like every other modern development project in the world. Or will it be an unnatural, arbitrarily forced one that doesn't adequately take these into account? Will the process be one that has a built-in "Livability Quotient" as a guiding principle? If so, what this Livability Quotient principle include:

(1) Will it have a vision of Canadian civilization of the future that takes into consideration, and incorporates into whatever plans for densification, such things as the best of beauty and diversity that incorporates traditional and modern Canadian architectural design in both the commercial and residential areas? One look at what is going on so far along the Marine Drive corridor in DNV and Lonsdale corridor in NV city would suggest this is currently not being given much if any priority.

(2) Will this vision include a long range plan for planting significant trees along the North Shore's commercial corridors, on both sides of the development so that, in

5-10-20 years time, beautiful tree-lined corridors will be created, not only for the benefit of the motorists and shoppers but all those who live in high-density apartments along the corridors as well as the single family residents behind the commercial development? So far it doesn't look like this will happen

(3) Ensure that the commercial high-rise development now occurring on the North Shore have green berms/green walls/thickly treed/shrub belts to afford single-family neighbourhoods with audio and visual privacy? Again, this Quotient" so far doesn't seem to be happening.

(4) Will the current forced densification going on in the North Shore first, before any high-density is planned or approved, have already in place a well-planned, well-thought out traffic infrastructure (vehicular as well as bus and ferry transit systems, similar to, say, Sydney Harbour in Australia) and traffic flow patterns that will adequately accommodate, now and in the future, the massive gridlock traffic that will be generated, without unduly relying on the neighbourhood streets of the surrounding single family communities as "sacrifice areas" to through traffic or main secondary traffic outlets? Again this aspect of the "Quotient" seems woefully absent.

(5) Will the current Local Neighbourhood Zoning regulations, or building permit regulations apply this Livability Quotient into what heritage homes or established trees/green spaces are to be saved to ensure that we not lose our connections with the architectural and human history of the past, as well as ensure that future developments with traditional single-family zoned communities maintain the historical character of the community? A corollary of densification should incorporate, as one of its guiding principles, the following philosophical concept:

"Our heritage is a legacy from our past. It is something we live with today and can pass on to future generations. In need of protection and preservation with any densification plan is the principle that Cultural heritage is both a record of life and history, and also an irreplaceable source of human creativity and inspiration. Whatever high-density plan is chosen it should, by definition, not erode or destroy this principle".

One only needs to talk to the citizenry all over the North Shore to realize that this aspect of the "Quotient" has not yet been clearly enumerated.

So let's see if this idea has legs and will travel to all our communities on the North Shore for wider discussion. Pass it on!

The following was taken at the Tues Feb 3rd Council Workshop on Solid Waste Initiatives

Implemented

- Provincial Legislation
- Public Education program
- No overnight garbage curbside Bylaw
- Optional bear resistant garbage cans
- Removal of problem bears
- Bear habitat and attractants/safety assessment completed 2006
- Compost education program implemented
- Fruit Tree program implemented
- Bear proof containers in parks



Not Implemented

- Tracking bear population
- Mandatory bear proof garbage containers
- Mandatory commercial and school bear proof containers
- Secure outside home metal storage containers for garbage
- Bylaw enforcement/fine for improper garbage storage
- Community garbage collection points
- Bear management solutions implemented in subdivision covenants
- Vegetation, compost, fruit tree limitations



Kitchen scraps:

- hauled to Richmond
- \$177 for new bear-resistant food waste container
- Above can be stored outdoors at all times
- Food scraps to be banned from waste stream in 2013

Coming: Ban on fruit trees & use of barbecues (any bear attractant) etc.

QUESTIONS & ANSWERS

In March of 2008, Presidents of local community associations were asked to comment on three questions about membership and the role of the associations. Click each question to see what they said:

- [Belonging: Why did you get involved in your own community?](#)
- [Benefits: What benefits does your CA offer its members?](#)
- [Building: What role can Community Association's play in building a sense of community?](#)

Belonging: Why did you get involved in your own community?

- Engage Kids in Sports/Recreation
- Planning Issues that affected my community and surrounding area
- To assist in providing a voice in Community Life
- To build a sense of belonging by getting to know my neighbours
- Developing meaningful associations with people, organization and process
- Improve safety in my community
- Invest in my community by building a better community
- Concerned about transportation issues
- Concerned about environmental issues
- Sense of duty to my community
- Excited by the potential of what a CA can do for a community
- Ability to influence quality of life

Benefits: What benefits does your CA offer its members?

- Having a voice in improving neighbourhood life
- Sense of belonging
- Collaborating with a diverse community
- Input with the city
- Community planning and development input
- Traffic calming input
- A Place to Meet Neighbours and Work Together
- Friendship and Socialization
- A place to share ideas
- Being part of change
- Programs for everyone
- Information sharing through various communications tools (web, newsletter, email, meetings, etc.)
- Enhanced quality of life
- Increased community based amenities
- Support to those in need
- Benefits to membership – discounts at local business and at the CA
- Increased public safety through neighbour input and the support of community policing with the Calgary Police Service
- Ability to influence decision that impacts me and my family
- Ability to address environmental issues
- Source of interesting community history
- Gain skills, knowledge and expertise in a variety of areas
- Improves city hall accountability
- Increased awareness of place in a larger community
- Ability to demonstrate your personal commitment to building a safe, caring and vibrant community

Building: What role can Community Association's play in building a sense of community

- Give residents a voice – listen to ideas and find creative ways to support those ideas
- Create a feeling of shared values and common interests – stand up for community values
- Act as a resource and the first stop for quality information
- Offer programs and services based on resident needs and interests
- Create a sense of community celebration, pride and identity
- Find ways to recognize residents and volunteers who make a difference
- Find ways to create an inclusive environment
- Make communication job one!
- Look to community resources, the City and others for collaborations and partnerships
- Host events that are inclusive
- Find ways to engage people in community planning – promoting a voice in municipal decisions
- Instill a renewed sense of community
- Partnerships with local businesses
- Promote the notion of safe communities through citizen engagement
- Tell your CA story – celebrate your achievement
- As a board member or CA staff person, reach out and get to know your own neighbours – it is a starting point
- By declaring and articulating a urgency to issues that affect community life
- Building and supporting amenities and facilities that create places for citizen interaction – could be as simple as a community garden

Source: http://www.calgarycommunities.com/communityInfo/benefits_ca.php



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[FAQ](#)
[Contact Us](#)

OUR MISSION - VISION - VALUES AND HISTORY

Our mission

To improve neighbourhood life in Calgary by providing services and programs that create, support and sustain vital and representative community associations.

Our vision

Each Calgary neighbourhood has a vital and representative community association.

Our values

In pursuit of the Federation of Calgary Communities Vision, the Federation of Calgary Communities operates with Commitment, Integrity and Leadership, recognizing Community, Diversity and Volunteerism.

History

- **The first Calgary community associations were formed in 1920**
- **The Federation of Calgary Communities was officially incorporated on August 10th, 1961 under the Societies Act of Alberta**

The history of community associations and the City of Calgary is a relatively young one, as is the Federation itself. The earliest community associations were formed during the **1920's** to provide Calgarians with formal recreational programs and facilities such as outdoor skating rinks. The first official incorporation of a community association took place in **1930** [Elbow Park] and two more [Mount Royal and Scarboro] were registered prior to World War II. Post-war Calgary saw a dramatic population increase, and the number of community associations grew accordingly. These grassroots groups attempted to fill the needs of an expanding demographic by offering recreational and social opportunities.

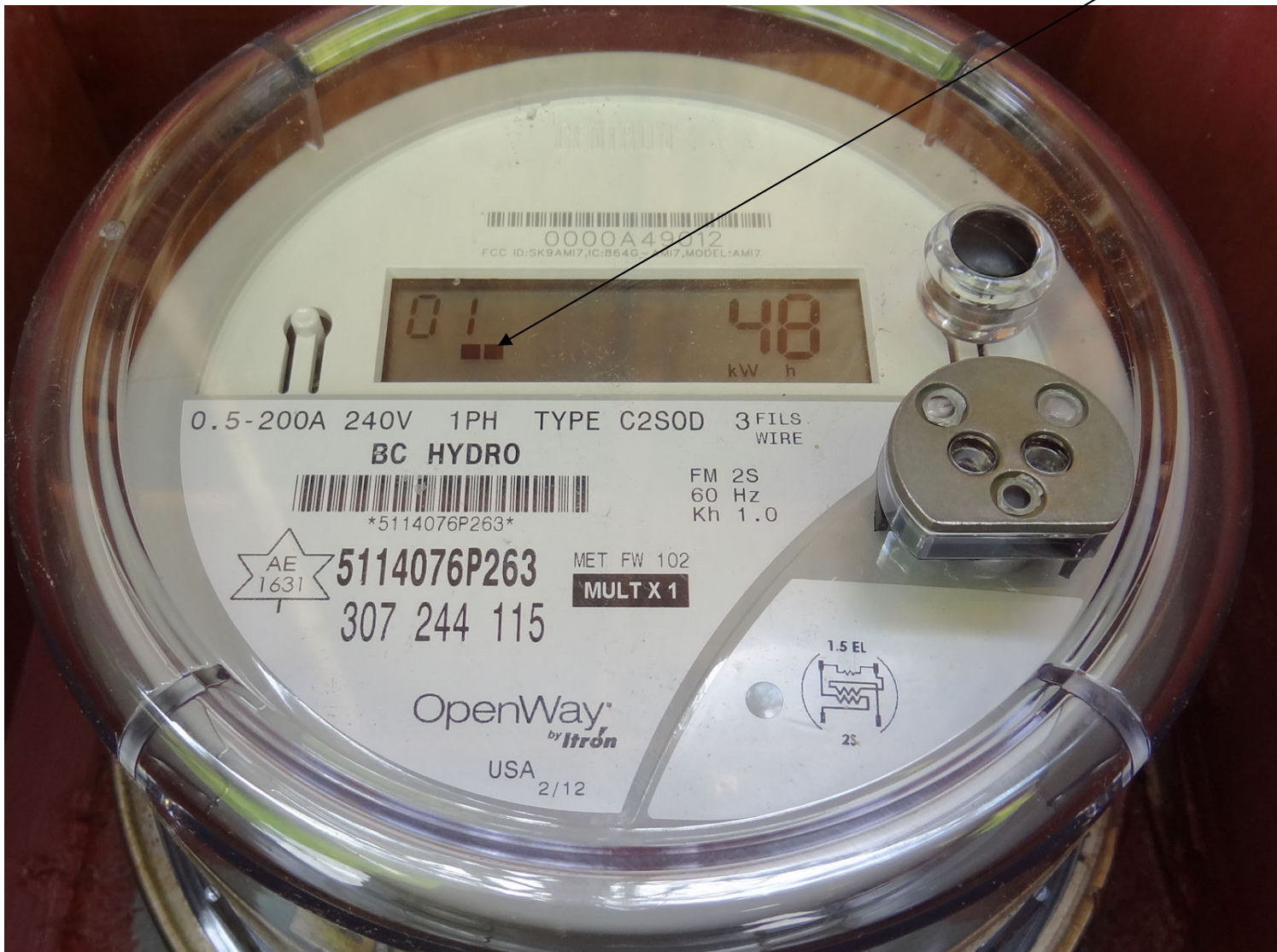
During the 1950's, communities faced common concerns. One unified voice was seen as necessary to coordinate and liaise with community services. The Federation of Calgary Communities was an initiative of forty-seven community associations. **This new large umbrella gave the associations a way combined, to increasing their effectiveness, while remaining autonomous.** The Federation of Calgary Communities was able to develop and utilize its collective resources to respond to a variety of needs of the community associations.

Present-day Calgary is the "Volunteer City", with its residents active in a multitude of efforts which enhance our city, our lifestyles and our surroundings. Of these, community associations form the city's largest volunteer group. **Annually, community association volunteers donated over 22 million dollars in volunteer service.** These dedicated volunteers come from a widespread base with over one-quarter of the City's population supporting their community association through paid membership.


The Federation of Calgary Communities is an organization committed to the provision of effective, efficient services which enhance the ability of community associations to provide necessary services. While officially incorporated in 1961 under the Societies Act, the Federation has actually worked for over fifty years in the coordination of services required by community associations. As financial and social times have changed, so too have these services, reflecting the ever-changing demands of communities. **There are currently 146 registered community associations in Calgary, created from the 183 community districts, with an annual average of 94% being Federation of Calgary Communities members.**

With fiscal restraints increasingly impacting Calgarians, so is the Federation of Calgary Communities facing ever-greater challenges in meeting the changing needs of its members. In a time of volunteer resources being stretched to include the provision of even basic services, the Federation of Calgary Communities looks forward to playing a greater facilitative and collaborative role in community life.

How to read your Smart Meter using "36s" rule



Each "pulse" represents the consumption of 1Watt-hr

A display, comprised of 2 squares and  triangle.

Count the number of pulses of these (3) items in 36sec

A pulse is counted when any come on or go off

The average kW being consumed during that measurement is simply 1/10 of that.

So if 50 pulses are observed in the 36 seconds you are using 5kWatts during that time.