



## FONVCA AGENDA THURSDAY July 19<sup>th</sup> 2007

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

**Time:** 7:00-9:00pm

**Chair:** Eric Andersen – BlueRidge C.A..

Telephone: 604-929-6849

Email: ea@sagafc.com

Regrets: Del Kristalovich, David Knee

### 1. Order/content of Agenda

### 2. Adoption of Minutes of June 21<sup>st</sup>

<http://www.fonvca.org/agendas/jul2007/minutes-jun2007.pdf>

### 3. Old Business

#### 3.1 Streamside Development Permit Areas

Update on implications to existing violations – Eric Andersen

#### 3.2 Place to meet for August...

- Jagerhof?

#### 3.3 Single Family Zoning Changes

- PH now scheduled for 7:30pm Monday July 16<sup>th</sup>

[http://www.dnv.org/upload/documents/Council\\_PH/ph070716.htm](http://www.dnv.org/upload/documents/Council_PH/ph070716.htm)

See also concerns sent to DNV by Corrie Kost. at

<http://www.fonvca.org/agendas/jul2007/concerns-v2.pdf>

### 4. Correspondence Issues

#### 4.1 Business arising from **10** regular emails:

#### 4.2 Non-Posted letters – **0** this period

- email to be circulated at meeting

### 5. New Business Council and other District issues.

#### 5.1 Amendments to Traffic Calming Policy

- "Cost sharing" on traffic calming – NOT – summary on page 89 of report of July 9<sup>th</sup> council package does not mention salient point.
- Amendments had minimal involvement of community – resulting mainly from a semi-public council workshop.

#### 5.2 Solid Waste Removal Bylaw

- put out time 5:30-7:30am (yard waste exempt)
- limit yard waste to 6 bags/cans
- yard and garden waste banned from garbage
- yard waste collected all year
- no reduction in charges.
- Free residential drop-off now charged
- Extra bag ticket charge increased 50% to \$3 (\$150/ton far exceeds cost recovery)
- **Outdoor storage restrictions a health hazard?**  
[http://www.fonvca.org/letters/2007/18jun-to/Corrie\\_Kost\\_12jul2007.pdf](http://www.fonvca.org/letters/2007/18jun-to/Corrie_Kost_12jul2007.pdf)

#### 5.3 Shirtsleeve Topics – fall meeting

- defer topic discussion till September ?

### 6. Any Other Business

#### 6.1 Legal Issues

#### 6.2 Any Other Issues (2 min each)

### 7. Chair & Date of next meeting.

**Thursday September 20<sup>th</sup> 2007**

#### Attachments

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

#### OUTSTANDING COUNCIL ITEMS

- Cat Regulation Bylaw –District-wide OCP -Review of Zoning Bylaw
- Securing of vehicle load bylaw –District-wide OCP
- Snow removal for single family homes bylaw

**Correspondence/Subject Ordered by Date**  
**14 may 2007 → 17 June 2007**

LINK	SUBJECT
<a href="http://www.fonvca.org/letters/2007/18jun-to/Monica_Craver_21jun2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Monica_Craver_21jun2007.pdf</a>	Pesticides
<a href="http://www.fonvca.org/letters/2007/18jun-to/Brian_Platts_21jun2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Brian_Platts_21jun2007.pdf</a>	Pesticides
<a href="http://www.fonvca.org/letters/2007/18jun-to/Corrie_Kost_21jun2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Corrie_Kost_21jun2007.pdf</a>	Pesticides
<a href="http://www.fonvca.org/letters/2007/18jun-to/John_Hunter_21jun2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/John_Hunter_21jun2007.pdf</a>	Pesticides
<a href="http://www.fonvca.org/letters/2007/18jun-to/Monica_Craver_22jun2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Monica_Craver_22jun2007.pdf</a>	Pesticides
<a href="http://www.fonvca.org/letters/2007/18jun-to/John_Hunter_22jun2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/John_Hunter_22jun2007.pdf</a>	Pesticides
<a href="http://www.fonvca.org/letters/2007/18jun-to/Ernie_Crist_4jul2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Ernie_Crist_4jul2007.pdf</a>	Cities & Taxes
<a href="http://www.fonvca.org/letters/2007/18jun-to/Ivan_Leonard_9jul2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Ivan_Leonard_9jul2007.pdf</a>	Translink - Governance
<a href="http://www.fonvca.org/letters/2007/18jun-to/Corrie_Kost_12jul2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Corrie_Kost_12jul2007.pdf</a>	Solid Waste Removal Bylaw
<a href="http://www.fonvca.org/letters/2007/18jun-to/Wendy_Qureshi_14jun2007.pdf">http://www.fonvca.org/letters/2007/18jun-to/Wendy_Qureshi_14jun2007.pdf</a>	Marine Dr. (Densification)

For details/history see

<http://www.fonvca.org/letters/index-letters-total-jul2007.html>

# FONVCA

## Minutes of June 21<sup>st</sup> 2007

**Place:** DNV Hall 355 West Queens Road

**Attendees:**

Corrie Kost	Edgemont C.A.
Brian Platts (Chair Pro-Tem)	Edgemont C.A.
Hugh Murray	Lower Capilano C.R.A.
Cathy Adams	Lions Gate N.A.
Eric G. Andersen	Blueridge C.A.
Diana Belhouse (notetaker)	Delbrook C.A.
Vall Moller	Lions Gate N.A.

**Regrets:** Dan Ellis, Lisa Thon, Maureen Bragg  
Dennis Bevington, John Miller

Meeting started: 7.10 PM

### 1. Order/Contents of agenda

Moved by Diana B. Seconded by Eric A. and approved unanimously to add 6.3 Changes to Single Family Zoning Regulations

### 2. Adoption of May 17<sup>th</sup> minutes

Minutes were approved as circulated.

### 3. Old Business

#### 3.1 Update on Canexus

- Will be allowed to stay until 2030
- Good news that the chlorine plant expansion will yield higher tax revenue
- Concern, however, about fewer jobs in spite of increased production.
- Concern also about increased rail transport of chlorine,

#### 3.2 Best wishes to James Ridge

- Brian P. circulated FONVCA's best wishes email letter to James Ridge.
- Peter Thompson and Brian went out for lunch with James on his last day of work.

#### 3.3 Translink Tax

- Dan Ellis sent FONVCA letter to Mayor & Council requesting reduced Translink Tax rate
- Mayor Walton's response was positive.

### 4.0 Correspondence Issues

#### 4.1 Correspondence

11 regular emails.

- E-mail request from Roberto Cobo to speak about the Black Bear Network and bears and environmentally sustainable community.

- Cathy A. commented that FONVCA members are already well-versed on the bear issue

**Action:** Brian to phone Roberto and suggest he contact individual CAs and offer to make presentations at their general meetings in the fall.

- most other e-mail were on pesticides.

### 4.2 Non-Posted

- One non-posted letter from Wendy Quereshi was circulated and not posted because of concern over possible libel.

## 5. New Business

### Council and other District Issues

#### 5.1 FONVCA / Council Shirtsleeves Meeting

- Eric felt the meeting focused too much on what is and is not permitted during public input at the microphone
  - Val M. felt it was a valuable session with candid discussion but regretted another non-attendance by Coun. Harris
  - Hugh wondered if the council members' performance at the shirtsleeves meeting could be rated in a 'report card'
  - Others felt the meetings should be completely free of any sort of record so that we get a frank discussion on issues.
  - It was generally agreed that the format of the meeting was good and it worked with having dual chairs (Dan and the Mayor splitting duties)
  - It was noted that Robin Hicks said he was there only to listen
  - It was agreed that we should have at least two shirtsleeves meetings a year with the next one possibly in the fall
- Action:** Cathy will contact the Clerk's office to arrange a date in the fall

#### 5.2 Council Handbook

- All Council and Council appointed committees meetings must be open to the public unless a specific motion is passed in an open meeting recommending that a certain issue must be discussed in-camera, in which case, only that issue can be discussed behind closed doors
- In spite of the above, a well-known resident was barred from attending a Rec. Commission meeting so he has lodged a complaint with the DNV Clerk's office.
- Corrie intends to request that a particular Councillor remove himself from an upcoming Public Hearing

because the councillor stated publicly that his mind was already made up on the matter.

### 5.3 Streamside Development Permit Areas

- 2800 properties are affected yet none of the owners are being directly notified of the proposed changes
- The changes to the regulations **could** result in those property owners having to pay for mitigation of any environmental impact within riparian areas
- Discussion ensued on the powers of the DNV to require remediation under the proposed bylaw in comparison to what could be required under the existing bylaw

**Action:** Eric said that he will contact Ken Bennett and ask him if property owners with no plans to make any changes will potentially be made to pay for remediation

- Corrie said that he could post the list of affected properties on the FONVCA web site, but after some discussion it was decided not to.

### 5.4 Annual Report Format

- Corrie reported that there is no printable DNV Annual Report
- Only those who can use a computer can access an on-line presentation
- It is not possible to compare with previous years' printed Annual Reports

**ACTION: Moved** by Corrie, **Seconded** by Diana and **Approved Unanimously:**

*"That FONVCA communicate to Council its displeasure over the limited access to the Annual Report; and further, that FONVCA requests that hard copies be made available to citizens upon request and that the Report format be printable from the DNV web site."*

## 6. Any Other Business

### 6.1 Legal Issues

#### Waiving of a Public Hearing

- Rezoning to new uses requires a Public Hearing therefore it is critical that Zoning Bylaws are explicit and absolute on what uses are permitted because OCPs are usually silent on the specifics of permitted uses. With this in mind, there was concern expressed over the process followed in waiving of a PH in Pemberton Heights. In this particular instance there was no apparent opposition, however, did that justify the process that was followed?

### 6.2 Any Other Issues (2 min max)

- Cathy reported on Marine Drive Improvement Plan Public Hearing June 20<sup>th</sup>. Very low attendance reflected the removal of controversial density bonusing and high FSR provisions.

- Brian reported that newly planted shrubs and trees in DNV parks and landscaped areas are targets for thieves. A new maple tree on the busy corner of Edgemont and Queens Rd. was recently stolen.

### 6.3 Single Family Zoning Changes

- Item scheduled for PH next Tuesday
- Rationale for reducing the combined front and rear-yard setbacks is suspect; the existing regulation is not "redundant" as stated in the staff report
- Other concerns include the increase in allowable garage height to 18 feet at the ridge line and the reduction in the flanking street setback
- Existing Neighbourhood Zoned areas (i.e. Edgemont, Norgate, Canyon Heights etc.) are supposed to be exempt, however, Corrie is concerned that new calculations on such things as 'building depth' and 'FSR' might change for all zones. Clarification is required.
- A positive aspect of the proposed new regulations is the 25ft building setback from the "Ocean Natural Boundary Line". The new setback will prevent new foreshore encroachments.

## 7. Chair & Date of next meeting

Next meeting: July 19<sup>th</sup>, 2007 is tentative – depending on sufficient agenda items. The August meeting is cancelled as DNV will have had no meetings by then. Next chair: Eric Andersen, BlueRidge C.A.

*Possible future agenda items or issues include:*

- Hugh's problem of trying to obtain a readable print-out of a Rec. Com. document from the web site.
- Fairness to DNV of using Per Capita funding of RCMP budget. Due to lower crime rate in DNV this may amount to a large policing subsidy of NV City.

# Single-Family Zoning Regulation Amendments

Comments by Corrie Kost, 2851 Colwood Dr., N.  
Vancouver, V7R2R3 July 2007

Note that the notes of the Council Workshop of April 18/2006 – which lead to the motion on May 29/2006 by council “That staff pursue changes to the single-family regulations to address problem areas and simplify the subdivision process” are not available on the web.

Lots of things wrong here- almost all the logic of the support report is, with all due respect, flawed/biased in my opinion. **Essentially this is an attempt to undo the many years of moving to a more neighbour friendly environment** – possibly because staff/council does not want to deal with DVP's.

At this time, it is not clear that this won't impact the existing Neighbourhood Zones (via subtle changes in definitions / table changes applicability). Certainly it is the **intention** that it NOT apply to the Neighbourhood zones but the details need to be verified.

1. Upper storey floor area. At the very least retain that any expansion of main(ground) floor be accompanied by no more than 75% of that expansion to the second storey – that is, allow grandfathering what exists but not the additions.

2. The removal of the combined front/rear setbacks. This is based on it being **redundant** as they have front and rear yard setbacks and max building depth. Not so! Combined needs to stay 60ft. Front min 25ft, Rear min 25ft. So eliminating 60ft combined allows for longer homes on normal lots (eg depth of ~120ft or less – of which there are many)! So the requirement of combined front/rear setback is hardly “redundant”.

3. A similar argument can be made for retaining the 20% of lot width combined sideyard setback. Many lots are wider than 60ft (with 20% = 12ft) and thus could reduce their overall sideyard setbacks with this change in regulation.

4. The infill of existing parking structures should only be allowed to within 4ft of sideyard if the required 20% of combined sideyard setback is maintained. Else it should stay at 6ft.

5. To allow eaves and sunlight control projections within 2ft of side lot line represents an increased fire hazard on adjacent property. Additional rain protection

should be provided by not building too close to sideyard in the first place.

6. The 10%+10ft requirement for flanking street setback should be retained for corner lots that are *generally* wider than the adjacent ones so that they can meet the intention of providing safety of the intersection as well as retaining the existing streetscape along the side street as well as avoiding situations which would now allow for their subdivision..

## Note the change to the minimum lot width for corner lots from:

33 meters to 30 meters for RS1 a decrease of 3 meters  
27 meters to 24 meters for RS2 a decrease of 3 meters  
21 meters to 18 meters for RS3 a decrease of 3 meters  
18 meters to 15 meters for RS4 a decrease of 3 meters  
15 meters to 12 meters for RS5 a decrease of 3 meters

Thus some large corner lots which were not subdividable **may** now become so – leading to higher RS1-5 neighbourhood densities. There were ways to do this without potentially creating more subdividable corner lots.

8. Uncovered Decks. Supportable so long as
- a) the supported deck counts as far as the overall building size (eg max length restriction) is concerned.
  - b) All required setbacks account for such structures.

10. Garage height increased by 3.5ft. It is proposed that they can be higher - if slope of main resident is high. But in front yard they could be sideways - and thus provide a much larger visual impact on street and sideyard! There is no restriction that they be front entry - a mistake/oversight? In any case the impact on one of the adjacent neighbours of such a high structure in the front yard is not supportable. If both neighbours decided to put them next to a lot between them – that lot would have only a “tunnel” to see out front.

Al-in-all the above changes would tend to defeat the intent of the Single-Family Zoning regulations. The two exceptions are:

- (7) the proposed changes to impermeable surfaces
- (9) setback from ocean natural boundary line

Thus I support only 7 and 9, and conditionally 8. I urge rejection of all other changes.

Yours truly,

Corrie Kost

**Subject:** Annual Report

**From:** Brian Platts <bplatts@shaw.ca>

**Date:** Tue, 17 Jul 2007 19:19:32 -0700

**To:** NVD Council <dnvcouncil@dnv.org>

**CC:** backd@dnv.org, FONVCA <fonvca@fonvca.org>

Mayor & Council:

At the June 21st meeting of the *Federation of NV Community Associations*, a discussion ensued over access to the District's Annual Report. As Council is no doubt aware, a printable copy is unavailable this year. Instead there is only an on-line slide presentation available to citizens, not all of whom have access to, or even are computer literate enough to know or how to find and open the Report on the DNV web site. In light of this discussion, the following motion was moved and carried unanimously:

*"That FONVCA communicate to Council its displeasure over the limited access to the Annual Report; and further, that FONVCA requests that hard copies be made available to citizens upon request, and that the Annual Report format be printable from the DNV web site."*

Sincerely,

Brian Platts,

*Federation of NV Community Associations*

Ph. 604-988-5594