

FONVCA

Minutes of June 21st 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 17th 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 20th. 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 19th, 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.