

FONVCA AGENDA

Wednesday March 21st 2012

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

Time: 7:00-9:00pm

Chair: Eric Andersen – Blueridge C.A.

Tel: 604-929-6849 **Email:** EricgAndersen@shaw.ca

Regrets:

1. Order/content of Agenda(*short)

2. Adoption of Minutes of Feb 16th

<http://www.fonvca.org/agendas/mar2012/minutes-feb2012.pdf>

3. Old Business

3.1 Council Agenda Distribution: update

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

4. Correspondence Issues

4.1 Business arising from 20 regular emails:
Distributed with full package and posted on web-site

4.2 Non-Posted letters – 0 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) DNV staff redacting documents – Doug Curran
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_22feb2012.pdf
http://www.fonvca.org/letters/2011/17oct-to/Doug_Curran_11nov2011.pdf
- (b) DNV review of Community Associations – Doug Curran
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_29feb2012.pdf
- (c) Berkeley Earth Surface Temperature study – Doug Curran
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_5mar2012.pdf
- (d) Issues arising from other emails by Doug Curran
- (e) Invite Doug Curran to formally present his concerns
Re: FONVCA - Corrie Kost
http://www.fonvca.org/letters/2012/13feb-to/Lisa_Muri_28feb2012.pdf
- (f) Re: Programs move from Lucas Cntr to Balmoral School
- Short Presentation by Carol Harthnett – Norwood Queens Comm. Assoc.
- (g) DNV Proposed Transportation Plan – deadline March 29
<http://www.dnv.org/article.asp?a=5020>

(h) FONVCA Agenda by “Ballot” – Dan Ellis
<http://www.fonvca.org/agendas/mar2012/Agenda-by-Ballot.pdf>

(i) FONVCA Membership & Procedures
<http://www.fonvca.org/procedures.pdf>

5. New Business

Council and other District issues.

5.1 DNV Budget mtg of Feb 23

5.2 Agenda Item 4 DNV Council Workshop Tues Feb 28

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

6. Any Other Business

6.1 Legal Issues

a) Election Issues – by SMS

<http://www.sms.bc.ca/issue/?issue=79#1359>

b) Municipal Authority to ban teen use of tanning beds
Note: Indoor Tanning is a Class 1 carcinogen.

<http://blogs.discovermagazine.com/80beats/2009/07/29/tanning-beds-declared-carcinogenic-like-cigarettes-and-formaldehyde/>

<http://www.vancouver.sun.com/health/Teens+barred+from+tanning+beds/6183618/story.html>

<http://www.lrws.gov.sk.ca/tanning-salon-owners-operators>

Victoria Capital Regional District Ban under 18

<http://www.crd.bc.ca/media/2011-01-12-tanning-bylaw.htm>

Violators are subject to a \$250 to \$2,000 fine.

c) Understanding DCC’s

<http://ubcm.civicweb.net/Documents/DocumentDisplay.aspx?ID=260>

<http://www.dnv.org/article.asp?p=true&a=254&v=9>

<http://www.surrey.ca/for-business/9134.aspx>

http://www.metrovancouver.org/planning/Documents/5.1_Attachment2_ProfKitchen_Discussion_Paper.pdf

← 195 pages!

d) Rental Grow-op Bylaws unjustly punish landlord

<http://www.nsnews.com/news/Unwarranted/6211577/story.html>

<http://www.nsnews.com/news/City+stop+penalizing+andlords+grow/6202891/story.html>

<http://www.tenants.bc.ca/ckfinder/userfiles/files/Chapter%25208%2520Evictions.pdf>

e) New Regulations for stratas

<http://www.fonvca.org/agendas/mar2012/New%20regulation%20for%20stratas.pdf>

6.2 Any Other Issues (2 min each)

a) News-Clips of the month...

<http://www.fonvca.org/agendas/mar2012/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) 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>

7. Chair & Date of next meeting.

Val Moller Lions Gate C.A. – Apr 18th

FONVCA Received Correspondence/Subject

13 February 2012 → 18 March 2012

LINK	SUBJECT
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_13feb2012.pdf	Training Workshops in parliamentary process and meetings
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_22feb2012.pdf	Inappropriate practice with regard to redacted documents
http://www.fonvca.org/letters/2012/13feb-to/Wendy_Qureshi_22feb2012.pdf	We get the municipal politicians we deserve
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_22feb2012b.pdf	Melbourne, that's like a Canadian city from the '50s
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_29feb2012.pdf	DNV Review of community associations
http://www.fonvca.org/letters/2012/13feb-to/Brian_Platts_26feb2012.pdf	Unofficial Bylaw Officers?
http://www.fonvca.org/letters/2012/13feb-to/Corrie_Kost_24feb2012.pdf	Invitation to Lionsview Seniors Planning Society
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_24feb2012.pdf	Invitation to Lionsview Seniors Planning Society
http://www.fonvca.org/letters/2012/13feb-to/Jane_Osborne_24feb2012.pdf	Invitation to Lionsview Seniors Planning Society
http://www.fonvca.org/letters/2012/13feb-to/Lisa_Muri_28feb2012.pdf	The basis of community associations
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_1mar2012.pdf	Waste to Energy Information and background
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_1mar2012b.pdf	Phosphate: A Critical Resource Misused
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_2mar2012.pdf	Elections fraud linked to Conservative Party of Canada
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_5mar2012.pdf	Berkeley Earth Surface Temperature study
http://www.fonvca.org/letters/2012/13feb-to/Wendy_Qureshi_8mar2012.pdf	Lynn Valley left out of DNV transportation survey
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_8mar2012.pdf	informed public generally makes very good decisions
http://www.fonvca.org/letters/2012/13feb-to/John_Hunter_11mar2012.pdf	Complaints from Doug Curran
http://www.fonvca.org/letters/2012/13feb-to/Doug_MacKay-Dunn_11mar2012.pdf	Complaints from Doug Curran
http://www.fonvca.org/letters/2012/13feb-to/Brian_Platts_11mar2012.pdf	Complaints from Doug Curran
http://www.fonvca.org/letters/2012/13feb-to/Doug_Curran_18feb2012.pdf	"what CAs do"

Past Chair of FONVCA (Jan 2009-present)

Mar 2012	Eric Andersen	Blueridge C.A.
Feb 2012	Dan Ellis	Lynn Valley C.A.
Jan 2012	Brian Platts	Edgemont & Upper Capilano C.A.
Nov 2011	Paul Tubb	Pemberton Heights
Oct 2011	Diana Belhouse	Delbrook C.A. & SOS
Sep 2011	John Hunter	Seymour C.A.
Jul 2011	Cathy Adams	Lions Gate C.A.
Jun 2011	Eric Andersen	Blueridge C.A.
May 2011	Dan Ellis	Lynn Valley C.A.
Apr 2011	Brian Platts	Edgemont & Upper Capilano C.A.
Mar 2011	Val Moller	Lions Gate C.A.
Feb 2011	Paul Tubb	Pemberton Heights ← Special focus on 2011-2015 Financial Plan
Jan 2011	Diana Belhouse	S.O.S.
Dec 2010	John Hunter	Seymour C.A. ← Meeting with DNV Staff on Draft#1 OCP
Nov 2010	Cathy Adams	Lions Gate C.A.
Oct 2010	Eric Andersen	Blueridge C.A.
Sep 2010	K'nud Hille	Norgate Park C.A.
Jun 2010	Dan Ellis	Lynn Valley C.A.
May 2010	Val Moller	Lions Gate C.A.
Apr 2010	Paul Tubb	Pemberton Heights
Mar 2010	Brian Platts	Edgemont C.A.
Feb 2010	Special	
Jan 2010	Dianna Belhouse	S.O.S
Nov 2009	K'nud Hill	Norgate Park C.A.
Oct 2009	Dan Ellis	Lynn Valley C.A.
Sep 2009	Brian Platts	Edgemont C.A.
Jul 2009	Val Moller	Lions Gate N.A.
Jun 2009	Eric Andersen	Blueridge C.A.
May 2009	Diana Belhouse	S.O.S
Apr 2009	Lyle Craver	Mt. Fromme R.A.
Mar 2009	Del Kristalovich	Seymour C.A.
Feb 2009	Paul Tubb	Pemberton Heights C.A.
Jan 2009	K'nud Hille	Norgate Park C.A.

Notetaker

John Miller
Cathy Adams
Eric Andersen
Paul Tubb
Dan Ellis
John Hunter
Cathy Adams
Brian Platts/Corrie Kost
Diana Belhouse
Eric Andersen
Brenda Barrick
None
John Hunter
Paul Tubb
Eric Andersen
Cathy Adams
Cathy Adams
Dan Ellis
Diana Belhouse
Diana Belhouse
Eric Andersen
Cathy Adams
Dan Ellis
Cathy Adams
Eric Andersen

FONVCA

Minutes Wed. Feb 15th 2012

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

Time: 7:00-9:00pm

Attendees

Dan Ellis (Chair)	Lynn Valley C. A.
Sharlene Hertz	Delbrook Comm. Assoc.
Diana Belhouse	Delbrook C. A., Save On Shores C. A.
John Miller (notes)	Lower Capilano Community R. A.
Eric Miura	Lynn Valley C. A.
John Gilmour	Lynn Valley C. A.
Doug Curran	Capilano Gateway Association
Val Moller	Lions Gate N. A.
Eric Andersen	Blueridge Comm. Assoc.
Corrie Kost	Edgemont/Upper Capilano C. A.
Cathy Adams	Lions Gate N. A. (8:20pm)

Regrets: Paul Tubb

The meeting was called to order at 7:03 PM.

1. ORDER / CONTENT OF AGENDA

Approved after following additions:

Item 4.3(c) -information on a new association

Item 6.2(b) –Misc Item

2. ADOPTION of Nov 17th 2011 MINUTES

Adopted unanimously, as circulated (with change that Dan Ellis left the meeting at 8:00pm after discussion of item 5(e), which had been moved forward at his request)

3. OLD BUSINESS

3.1 Council Agenda Distribution

It was noted that the publication of the council agenda items in the North Shore News publication “North Vancouver District Dialogue” had “gone away” over the years. As a follow-up to the action item of last month’s minutes Corrie had contacted Dave Stuart who said that he would provide something in the next couple of weeks to address the issue of access to council agenda for those who are not web enabled.

4. Correspondence Issues

4.1 Business arising from 6 regular emails:

It was noted that some of the links to correspondence were broken – having the comment section added to the link. Direct access to the email directory on the web site still allowed access. Corrie to correct links.

The question/email from Doug Curran, on membership, was discussed below under item 4.3(a)

4.2 Non-Posted letters – 0 this period

4.3 Roundtable on “Current Affairs”

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

(a) Membership Criteria of Community Associations

- Doug Curran

http://www.fonvca.org/letters/2012/16jan-to/Doug_Curran_8feb2012.pdf

<http://www.dnv.org/article.asp?c=566>

<http://www.fonvca.org/procedures.pdf>

Last minute addendum material from Doug Curran relating to two evening workshops by CNV to their staff, about “Meetings and Rules of Order” was distributed at the meeting.

Discussion took place on whether community associations should be required to include all type of diverse interests (single family, apartment, commercial, industrial, etc.) in their association. Noted that when speaking to council on behalf of the association, that unless the complete community was polled on a subject, the association representative should not state they represent their whole community. Transparency was to be encouraged. As stated in the distributed “Criteria for Official Recognition of a Community Association” it is essential that any community association allow open membership to all persons residing in a prescribed geographical area. Consensus of the FONVCA members present, was that each association must decide for themselves as to which groups their association would include or exclude (eg residents only). Inclusivity and open engagement is to be encouraged.

(b) Eric Andersen: Carried over from January meeting.

-Cool Neighbourhood.

-Traffic & Safety Meeting

Eric, speaking about ‘Cool Neighbourhood’ noted that 46 houses had signed up for the thermal imaging pilot project on energy consumption reduction that has not started yet. On a traffic & safety issue Eric noted that traffic on Berkley is an issue.

(c) Norwood Queens Community Association

A new association has been formed - with borders of Mahon (W) to Lonsdale (E); Mt. Royal (N) to 29th (S). The focus of concern is changes in use of Balmoral School.

5. NEW BUSINESS

Council and other District issues.

5.1 Latest 2006-2011 Census Canada Results

- some results (details for all Metro Vancouver municipalities) were presented by Corrie. The North Shore is noted as being a low growth area (averaging about 0.6%/yr --- with DNV average of about 0.4%, CNV about 1.3%, WV about 0.25% per year). Metro Vancouver averaged about 1.8%/year.

5.2 “Seniors Today” DNV Workshop

- report on Feb 8/2012 workshop that took place 1:00-3:00pm at DNV Council Chambers was provided to FONVCA by Corrie Kost

http://www.lionsviewseniorsplanning.com/PDF/survey/SENIORS_TODAY_Final_Report.pdf

In total, some 1200 surveys were received from NS residents over the age of 55 thus yielding a low +/-2.9% margin of error 19 times out of 20. The majority have no plans to move, and most of those that do have plans to move want to live independently. Affordable alternatives was a prime concern.

5.3 2012-2016 Financial Plan and Budget Process

<http://www.fonvca.org/agendas/feb2012/2012-2016Financial%20Plan-opt.pdf>

<http://www.dnv.org/article.asp?a=5274>

A presentation with Q/A by the DNV Manager of Financial Planning Rick Danyluk for the community association will take place on February 23rd, 7:00 to 9:00pm. All associations are encouraged to send 1-2 representatives.

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). Item tabled awaiting formal response. **ACTION: Response to be requested about 1 week before March 21st FONVCA meeting)**

5.5 Waste to Energy reports

No response to letter send to Dave Stuart

<http://www.fonvca.org/agendas/feb2012/Dear%20Dave%20Stuart-c.pdf>

The Burnaby Facility:

<http://www.metrovancouver.org/about/publications/Publications/WasteEnergyFactsheet.pdf>

GVRD Plans:

<http://www.metrovancouver.org/services/solidwaste/planning/Pages/default.aspx>

Other References:

<http://www.canadaticket.com/other/Energy%20to%20Waste.pdf>

<http://www.metrovancouver.org/services/solidwaste/planning/ContraryOpinions/McKendryReportandResponse.pdf>

<http://www.env.gov.bc.ca/epd/mun-waste/reports/pdf/BCMOE-WTE-Emissions-final.pdf>

Further action on this item is deferred to allow staff response by next the FONVCA meeting (March 21th).

ACTION: Response to be requested about 1 week before March 21st FONVCA meeting)

6. Any Other Business

6.1 Legal Issues

a) WV to expropriate 2 waterfront properties for \$7.9million

<http://www.nsnews.com/news/West+Vancouver+expropriates+Ambleside+lots/6083195/story.html>

WV now owns 29 of 32 Ambleside beachfront properties.

b) Court says no shed on NV residential lot

<http://www.nsnews.com/news/Court+says+shed+North+Vancouver+residential/6083200/story.html>

Comments were made on possible “sterilization” of all uses of residential land and that there were some isolated private cabins in the north shore, still occupied, which may constitute an even larger fire threat.

6.2 Any Other Issues (2 min each)

a) News-Clips of the month...

<http://www.fonvca.org/agendas/feb2012/news-clips/>

b) New Edgemont Banners – shown by Corrie, were funded by DNV. See

<http://www.nsnews.com/entertainment/Edgemont+gets+banners/6095961/story.html>

7. CHAIR AND DATE OF NEXT MEETING

Wednesday March 21st 2012 ← WEDNESDAY !

Chair: Eric Andersen – Blueridge C.A.

Meeting adjourned ~ 9:00 PM.

Agenda Item 3.1



Our Vision

"...to be among the most sustainable communities in the world by 2020..."

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What is this?

Although the District of North Vancouver tries to ensure the accuracy of all information presented here, you should confirm all information before making any decisions based upon it.

Subject: Training Workshops in parliamentary process and meetings

From: Douglas Curran <dougcurran@shaw.ca>

Date: 13/02/2012 3:17 PM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

Corrie,

If there is sufficient time to add the attached to the Feb. 14 meeting Agenda it would be appreciated. I have suggested similar training to DNV administration as being of value to the proper community engagement process for the DNV.

Please add this item to the Agenda for discussion where time permits, or alternatively for the forthcoming FONVCA meeting.

thank you,

Doug

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

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

— Attachments: —

Eli Mina Wkshp for CNV.doc

81.0 KB

memo



To All City of North Vancouver Staff and City of North Vancouver
Appointees of CNV Committees, Commissions & Boards

From Robyn G. Anderson

Two Evening Workshop –Meetings & Rules of Order

Re “Making Meetings Work” – Wednesday, March 30, 2011
A workshop on meeting dynamics
and
“Rules of Order Demystified” – Thursday, March 31, 2011
A workshop on rules of order

Date February 15, 2011

File 0360-01/2011

The City is sponsoring a two evening workshop on Meetings and Rules of Order from 6:00 p.m. to 9:00 p.m. on March 30th and March 31st, 2011 in Conference Room A & B. The workshop is led by Registered Parliamentarian, Mr. Eli Mina. A light sandwich dinner will be served on both evenings at 5:30 p.m., with sessions to commence at 6:00 p.m.

We welcome all new City of North Vancouver committee appointees to take advantage of this opportunity.

The City will host the seminar and cover the cost of refreshments, but unfortunately cannot pay overtime wages. You are on your own time, so registration is voluntary. As registration is open on a first come, first serve basis, please register early.

Attendance at both evenings is preferred, although registration for either March 30th or March 31st will be accepted.

An outline of the two evening Workshop “Meetings & Rules of Order” is attached.

Two Evening Workshop – “Meetings & Rules of Order”

“Making Meetings Work” – Wednesday, March 30, 2011

A workshop on meeting dynamics

“Rules of Order Demystified” – Thursday, March 31, 2011

A workshop on rules of order

Led by: Mr. Eli Mina, Registered Parliamentarian

Location: Conference Room A & B, City Hall, 141 West 14th Street, North Vancouver

Schedule: March 30th and March 31st, 2011
5:30 p.m. (Light Supper); (Workshop) 6:00 p.m. to 9:00 p.m.

Workshop Outline:

Part 1: “Making Meetings Work” – Wednesday, March 30, 2011

- Goals of shared decision-making
- Typical meeting problems and how to address them
- Ten key ingredients of a successful meeting
- Roles of meeting participants
- Roles of the meeting chair
- Handling challenging situations in meetings

Part 2: “Rules of Order Demystified” – Thursday, March 31, 2011

- Shifting the focus from rules to principles
- De-formalizing the process by using unanimous consent
- Majority; abstentions; tie votes
- Main motions; amendments; other procedures
- Rules for debates; “Calling the Question”
- Chair’s debating and voting rights

Subject: Fwd: Inappropriate practice with regard to redacted documents

From: Douglas Curran <dougcurran@shaw.ca>

Date: 22/02/2012 9:42 AM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

CC: Douglas Curran <capgatewayassoc@gmail.com>

Corrie,

In reviewing the Agenda for the Nov., 17th meeting I became aware that my item below, with regard to inappropriate practice of redacting documents by DNV staff did not appear as requested. As the matter is still relevant to community associations and the public at large, i would appreciate it if it were included in the upcoming agenda.

thanks, Doug

sent: November 11, 2011

Hello Corrie,

Please add the email to Louise Simkin (below) to the Agenda for the next FONVCA meeting. i think that the issue of inappropriate redacting of documents, coupled with the related matter of the DNV Council subverting the OCP public process should be topics of interest and discussion to FONVCA.

sincerely, Doug

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

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

Begin forwarded message:

From: Douglas Curran <dougcurran@shaw.ca>
Date: November 10, 2011 11:19:58 AM PST (CA)
To: Louise Simkin <louise_simkin@dnv.org>
Cc: Dave Stuart <dstuart@dnv.org>, James Gordon <gordonj@dnv.org>, DNV Council
Subject: Inappropriate practice with regard to redacted documents

Hello Louise,

Thank you for your help with regard to my recent FOI request for letters to Council under the OCP process. Both of the March 31st letters from two local Lions Gate residents contain unfounded allegations

that defame my character and motivations to Council and to the community. I will be obtaining legal advice with regard to their contents.

I must make the point very clearly that the method utilized by DNV staff to redact original documents is seriously flawed. The method used was to completely erase an individual's name, with no further indication that the name had been removed. If the name had been redacted with a solid blackout or letter substitute (ie;XXXX) the removal would have been apparent, but the identity concealed.

Curiously, this "blackout" method was used with respect to DNV's own staff (XXXX), but not for the members of the public contained in documents.

Unfortunately the method utilized by DNV staff had an ancillary effect, not merely to conceal the identity of 3rd parties, but in many instances has **radically changed and altered the meaning of statements within the document.**

For example, the sentence as redacted in the public document "For fear of retribution from, hoping this is kept confidential thanks." (underscored as original) takes on a very different and less accusatory inference than the submitted letter. As redacted by your staff, this sentence appears to be merely syntactically clumsy.

The **original** document as submitted makes a very direct attack on my character, intimating that I have a history of retribution and possibly even violence against others in the community. The insinuation of a retributive or violent nature on my part is a serious allegation, intended to undermine my dedicated work in the community. The original letter reads, "For fear of retribution from Doug, hoping this is kept confidential thanks." (underscored as original).

The method used by DNV Administration has radically altered the content, meaning and intent of the document. This should not be the function or outcome of any operation conducted by DNV staff.

Rather than protecting the innocent, DNV Administration has employed a method resulting in an inverse situation by which they protect the guilty.

The process by which libelous letters such as the aforementioned are allowed to be placed before DNV Council is another serious matter that i will be pursuing separately.

sincerely, Doug

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

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

Subject: Fwd: Letter in Feb 22 Province
From: Brian Platts <bplatts@shaw.ca>
Date: 22/02/2012 11:35 AM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Letter in Feb 22 Province

Date: Wed, 22 Feb 2012 09:53:30 -0800

From: Wendy Qureshi <wendyqureshi@shaw.ca>

To: fonvca@fonvca.org

We get the municipal politicians we deserve

There is much talk lately about the **densification of our communities**. What is not talked about is the crime, pollution, traffic congestion, etc. that always follows.

People buy their properties in municipalities because they like what they see. What most are getting from their city halls is little understanding of what their citizens want.

Much of this blame must be accepted by the citizens. Municipal voter turnout is notoriously low. We must spread the word to the citizens to pay attention to municipal politics. The wrong people vote for the wrong people.

Wendy Qureshi, North Vancouver

Subject: RE: "Melbourne, that's like a Canadian city from the '50s"?

From: Douglas Curran <dougcurran@shaw.ca>

Date: 22/02/2012 3:02 PM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

Hi Corrie,

During the Feb. 15 FONVCA meeting, part of the general discussions centred on aspects of transit, "waste to energy" and infrastructure/urban footprints. I made reference to my impressions based on my recent two-month visit to Melbourne, as well as relating my discussion on those topics with Rob Adams, the City of Melbourne's Director of City Design.

Metropolitan Melbourne and Metropolitan Vancouver share many of the same problems in tackling climate change, infrastructure costs, transit and housing. Like Vancouver, Melbourne is projecting a population increase in the coming years - 20% by 2030 - to a total of 5 million. I had been impressed in my travels around Melbourne by the vitality of its street life, abundant and varied restaurants, concert halls, numerous music festivals, street markets - in general a rich urban existence that appeared to be widely popular and shared across a broad spectrum of the population.

Not to be overlooked is the fact that Melbourne possesses the world's largest tram system - a measure that most cities would gladly reinstate if they could find the means.

I was furthered impressed by the fact that much of this had come about, not by accident, but over a period of twenty five years and largely through the vision (PDF attached) and energy of [Rob Adams](#), who, in 1985, was handed the task of redrawing the urban landscape of a city in decline. In 2007 the Order of Australia was conferred on Adams in recognition of his urban design, town planning and architecture.

In 2010 [Melbourne](#) took second place in the 2010 Economist's World's Most Livable Cities Index and rose to first in 2011.

It was surprising to me then, to hear you dismiss my comments - or what I heard as - "Melbourne - that's like a Canadian city from the '50s!". At face value your remark would seem to be denigrating and uninformed.

As a scientist, I have come to expect your points to be framed with credible sources and fact - a point that you yourself have made a number of times, to my recollection.

I want to ensure that I did not "mis-hear" a comment from you that might have been merely innocent, such as "Melbourne *was* like Canadian cities in the '50s." or similar. It does little to promote the possibilities of FONVCA as "**a forum for the common concerns of member associations**" when a speaker's views are derided out of hand and without foundation or fact.

sincerely, Doug

RE: "Melbourne, that's like a Canadian city from the '50s"?

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

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

— Attachments: —

TransformingCitiesMay2010.pdf

2.7 MB

<http://www.melbourne.vic.gov.au/AboutMelbourne/Statistics/Documents/TransformingCitiesMay2010.pdf>

Subject: DNV Review of community associations

From: Douglas Curran <dougcurran@shaw.ca>

Date: 29/02/2012 11:57 AM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

CC: Douglas Curran <capgatewayassoc@gmail.com>

Corrie,

During the recent DNV elections, one candidate responded to the FONVCA Question #4, "We...have asked FONVCA to submit their suggestions on how we can improve in this area." (<http://www.fonvca.org/Issues/Election-2011/replies/>)

I have not been able to locate this request from DNV Council in the FONVCA agendas. Has it been presented as an agenda item for discussion?

It has not, then please accept this email as my request to have this item added to the next meeting for March 21, 2012, under the Current Affairs.

thanks, Doug

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

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

Subject: Unofficial Bylaw Officers?

From: Brian Platts <bplatts@shaw.ca>

Date: 26/02/2012 6:59 PM

To: walkerc@dnv.org

CC: NVD Council <dnvcouncil@dnv.org>, FONVCA <fonvca@fonvca.org>

Hi Carol,

Recently a neighbour of mine brought to my attention an official letter she received in her mailbox from DNV Bylaw services. The letter in question advised her that her garbage bin had been observed to be at the curb in violation of the *Solid Waste Bylaw* on September 14, 2011 at 2:44 a.m., and January 18, 2012 at 12:37 a.m. I am aware of a number of other DNV residents who have received similar letters from the District.

These letters are intended to serve as a warning by stating that, "*Failure to comply with this notice may result in further enforcement action, which may include a \$100.00 fine.*" These warning letters are on official DNV letterhead -- with an attached card of the Supervisor of Bylaw Services, Janice Thomson -- and yet I am told there are no District Bylaw Officers prowling the streets in the wee hours of the morning. So the question is, if it is not a District Bylaw officer observing the alleged violations of the Solid Waste Bylaw, then just who is out in the community making these reports to the District?

More to the point, if these alleged violations are not being observed by a DNV Bylaw Officer, then why are official warning letters being sent to homeowners? These letters are very specific and presume guilt, and obviously the recorded violations and associated homeowners' addresses are now "on file" with Bylaw Services. Whether or not homeowners have placed their garbage bins at the curb prior to 5:30 a.m. or after 7:30 a.m. on collection day is not the point. The issue is that there are certain individuals in the community -- accountable to no one -- who have taken it upon themselves to act as de facto Bylaw Officers with the tacit support of the District.

Let me be clear, it is one thing for a bylaw violation to be reported by a citizen and followed-up by a Bylaw Officer on-site to visually confirm the violation then act on it, but quite another for an unofficial report to be treated as fact by the District and the homeowner being threatened with a fine.

Sincerely

Brian Platts

Ph. 604-988-5594

Subject: Re: Invitation to Lionsview Seniors Planning Society / Upcoming Workshops "Aging in Place" & "Housing Forum"

From: Corrie Kost <corrie@kost.ca>

Date: 24/02/2012 5:39 PM

To: Douglas Curran <dougcurran@shaw.ca>

CC: fonvca@fonvca.org, Jane Osborne <jane_osborne@telus.net>, Tom Carney <lions_view@telus.net>

Dear Doug,

I did table the "Seniors Today" DNV Workshop at the FONVCA meeting of Feb 16 (agenda item 5.2) and that would have been the time to discuss this possibility. Our procedures are to agree at a prior FONVCA meeting in order to invite an organization to give a future presentation. Accordingly, I suggest you table this request at the March 21st. FONVCA meeting. This would allow the representatives to consult their executive/association members on this issue before having this meeting. I feel sure that if FONVCA agrees that Jane Osborne can perhaps come to the April 18th FONVCA meeting.

Corrie Kost

Douglas Curran wrote:

Corrie,

As you are aware from your own attendance, the Lionsview Seniors Planning Society recently held a series of workshops, building on results of their extensive North Shore seniors survey.

I think it would be appropriate for FONVCA to extend an invitation to Lionsview Seniors Planning staff to address the upcoming March 21st FONVCA meeting on their upcoming workshops. From my observation after attending two of the survey workshops, a consistent message emerged on the need for seniors to have a range of housing options to meet requirements for greater connectivity, social interaction and living costs.

These are critical aspects of the future livability for the growing ranks of seniors across the North Shore. As the nominal community leaders within their neighbourhoods, members of FONVCA have a moral obligation to address and support these seniors' initiatives.

I have copied Jane Osborne and Tom Carney of Lionsview Seniors Planning on this email, hoping that the March 21st date is open for them amidst their other obligations.

best regards, Doug

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

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

Subject: Invitation to Lionsview Seniors Planning Society / Upcoming Workshops "Aging in Place" & "Housing Forum"

From: Douglas Curran <dougcurran@shaw.ca>

Date: 24/02/2012 12:25 PM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

CC: Jane Osborne <jane_osborne@telus.net>, Tom Carney <lions_view@telus.net>

Corrie,

As you are aware from your own attendance, the Lionsview Seniors Planning Society recently held a series of workshops, building on results of their extensive North Shore seniors survey.

I think it would be appropriate for FONVCA to extend an invitation to Lionsview Seniors Planning staff to address the upcoming March 21st FONVCA meeting on their upcoming workshops. From my observation after attending two of the survey workshops, a consistent message emerged on the need for seniors to have a range of housing options to meet requirements for greater connectivity, social interaction and living costs.

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Canada V7P 1X4

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

Subject: RE: Invitation to Lionsview Seniors Planning Society / Upcoming Workshops "Aging in Place" & "Housing Forum"

From: "E Jane Osborne" <jane_osborne@telus.net>

Date: 24/02/2012 12:54 PM

To: "Douglas Curran" <dougcurran@shaw.ca>, "Corrie Kost" <corrie@kost.ca>, <fonvca@fonvca.org>

CC: "Tom Carney" <lions_view@telus.net>

Hi everyone,

I am responding independently of Tom because I am heading out of town for a week's vacation tomorrow. I have put the March 21st date in my calendar. I am assuming that will be an evening meeting.

Also I wanted you to know that we consulted with our Seniors Today Advisory Committee and the Lionsview Housing Committee about our plan to run a North Shore-wide Housing workshop on March 31st. The upshot was that we made the decision that the initiative is of a size that requires at least two public forums. Further we decided we will do both workshops in the fall to ensure that we have the time for careful planning and preparation. Here are the themes for the two workshops:

1. Housing Information Open House
2. Housing Action Planning Workshop

We appreciate any opportunity to speak to FONVCA. Thank you for considering Lionsview as a presenter to this group.

Regards, Jane

Jane Osborne
Coordinator, North Shore Adults Support Network /
Planning Team Lead, Lionsview Seniors Planning Society
c/o NSDRC, 3158 Mountain Highway
North Vancouver, BC V7K 2H5
H: 604-929-2585 / Fax: 604-929-2582 / C: 604-363-5370

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

Sent: February-24-12 12:25 PM

To: Corrie Kost; fonvca@fonvca.org

Cc: Jane Osborne; Tom Carney

Subject: Invitation to Lionsview Seniors Planning Society / Upcoming Workshops "Aging in Place" & "Housing Forum"

Corrie,

As you are aware from your own attendance, the Lionsview Seniors Planning Society recently held a series of workshops, building on results of their extensive North Shore seniors survey.

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best regards, Doug

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Subject: Fwd: Fwd: The basis of community associations / Review of community associations
From: Brian Platts <bplatts@shaw.ca>
Date: 28/02/2012 2:18 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Fwd: The basis of community associations / Review of community associations
Date: Tue, 28 Feb 2012 19:00:54 +0000
From: Lisa Muri <MuriL@dnv.org>
To: 'FONVCA (E-mail)' <fonvca@fonvca.org>

FYI

Councillor Lisa Muri
604 929 2550
Muril@dnv.org<<mailto:Muril@dnv.org>>

Begin forwarded message:

From: Douglas Curran<dougcurran@shaw.ca<<mailto:dougcurran@shaw.ca>>>
Date: 28 February, 2012 12:13:34 AM PST
To: James Gordon<gordonj@dnv.org<<mailto:gordonj@dnv.org>>>
Cc: Mayor and Council - DNV<Council@dnv.org<<mailto:Council@dnv.org>>>
Subject: The basis of community associations / Review of community associations

Good morning, James,

Attached for your reference are the Minutes from the Feb. 15th meeting of FONVCA. Section 4.3(a) of the Minutes are notable for a contradiction that clearly demonstrates the need for a thorough review of the basis of community associations and how they view their role and responsibilities to their communities.

The notes from the Minutes state "in the distributed "Criteria for Official Recognition of a Community Association" it is essential that any community association allow open membership to all persons residing in a prescribed geographical area". In practice however, a number of groups within FONVCA should properly be termed "ratepayer groups" and do not follow this criterion.

The Minutes continue "Consensus of the FONVCA members present, was that each association must decide for themselves as to which groups their association would include or exclude (eg: residents only)." This statement is self-evidently in contradiction to the sentence preceding. It reveals that the members of FONVCA do not recognize the inherent responsibility to engage the community on an inclusive basis. Use of the word "consensus" itself is misleading in that it might lead the casual reader to assume that the matter had been agreed or voted upon.

While FONVCA bases its membership on meeting certain requirements, it does not itself require or enforce such conditions on its own members. In the same vein, your department has itself ignored these same long-standing criteria, pending your review which has itself exceeded a year's time.

Recently, DNV Finance Dept. staffers conducted what was billed as "a Community Associations briefing". FONVCA members attending included at least one member who failed to meet FONVCA's and the DNV's own criteria for recognition as a qualified community association, on matters that touch on the tax structure of every taxpayer in the DNV.

This situation is not supportable under the provisions of what most people would recognize as the right to fair representation. The matter is further aggravated by allowing groups with undeclared interests to present themselves to DNV Council as reliable touchstones for community sentiment.

If the situation has not emerged as a political issue within the DNV it is only because FONVCA itself has virtually no public profile. In the broadest terms the present situation positions DNV Administration in the unflattering position of allowing - if not encouraging - a small unelected and unaccountable body to disproportionately influence Council on public matters that require transparent process.

sincerely,

Doug

Douglas Curran
2046 Curling Road
North Vancouver, B.C.
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Ph: 604-985-5621

www.dougcurranphotos.com<<http://www.dougcurranphotos.com>>

<FONVCA minutes-feb2012.pdf>

Subject: Waste to Energy Information and background

From: Douglas Curran <dougcurran@shaw.ca>

Date: 01/03/2012 1:35 PM

To: Corrie Kost <corrie@kost.ca>, John Hunter <hunterjohn@telus.net>, fonvca@fonvca.org

Corrie and John,

I appreciated the packet of material on the Burnaby Waste to Energy operation (operatingsince 1988) that was included in the Feb. 15 meeting FONVCA "full package". This is not only useful material but important to creating a better informed group to address these issues.

Below for reference, I have attached my letter on this same matter, published in the North Shore News.

"Our trash is not someone else's problem"

By Douglas Curran, North Shore News August 21, 2011

Dear Editor:

I appreciated seeing the letter you published Aug. 10, Critics Who Trash Waste Incineration Need Filling In.

Similarly to what we witnessed during the Distrcit of North Vancouver's OCP process, a number of shrill, self-righteous and uninformed voices have attempted to drown out forward-looking initiatives that were based in science and fact.

Many of those claiming the desire to protect themselves and the environment from the incinerator emissions are quite content to allow far higher levels of a range of dangerous pollutants and GHGs to contaminate someone else's backyard, particularly if these landfills are on native lands. It is another form of NIMBYism in its most hypocritical and morally bankrupt form.

Similar to the situation with sewage treatment, we cannot continue to simply flush the problems away and pretend it is someone else's problem. That someone else is ultimately most likely to be our own children.

Politicians need to demonstrate leadership and move beyond parochial, short-term perspectives and draw the public discourse into a wider, informed context on these essential issues.

Douglas Curran, North Vancouver –© Copyright (c) North Shore News

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

Ph: 604-985-5621

www.dougcurranphotos.com

Subject: Phosphate: A Critical Resource Misused and Now Running Low by Fred Pearce: Yale Environment 360

From: Douglas Curran <dougcurran@shaw.ca>

Date: 01/03/2012 10:24 PM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

Corrie,

The link below will take readers to a good article on the role of phosphorus as an essential element of fertilizers that we rely on for our food production. With close to 90% of the world's phosphate supply lying within unstable regions, it poses a question with regard to our lack of planning for recovery of this essential resource.

This is a good article for anyone concerned about aspects of the new Lionsgate sewage treatment plant. Please add it to the list of information resources for the next FONVCA meeting.

thanks, Doug

http://e360.yale.edu/feature/phosphate_a_critical_resource_misused_and_now_running_out/2423/

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

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

Subject: Elections fraud linked to Conservative Party of Canada

From: Douglas Curran <dougcurran@shaw.ca>

Date: 02/03/2012 6:24 AM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

Hi Corrie,

Recent FONVCA Agendas have carried items relating to the need for youth to become engaged in non-partisan political life. Below is an article from AVAAZ.ORG and a link that reveals the perilous levels to which democratic practice practice and ethics has fallen in Canada. I would like to add this item to the Agenda for the next meeting for discussion amongst FONVCA members.

Thanks, Doug

http://www.avaaz.org/en/election_fraud/?tta

Dear friends across Canada,

News reports have just revealed that callers supporting Harper likely misled thousands of voters in the last election. But we can undo this fraud, if investigators now work to find the truth of what really happened.

Last election, voters in as many as 45 ridings received misleading and fraudulent phone calls telling us to go to fake polling stations. New media reports show that this orchestrated attack on our democracy might have worked -- flipping seats to benefit the Conservative party and giving them a majority in Parliament. Elections Canada and the RCMP are, thus far, limiting their investigation to one riding and the members of one political party -- if we raise a massive public outcry they will be forced to expand their investigation to third parties and to dig into fraud across the country.

At minimum, our public officials should review all robocall contracts for election day, and we can make them dig deep in every implicated riding. Click below to demand Elections Canada and the RCMP act now to protect our democracy, then forward to everyone:

http://www.avaaz.org/en/election_fraud/?tta

On election day - May 2, 2011 - Canadians were inundated with dishonest phone calls saying that voting stations had been moved, then directing voters to a wrong location. Some of these callers even posed as Elections Canada officials. We need get to the truth and to do that we need Elections Canada and the RCMP to expand their investigation and ask the courts to reveal all calling companies' orders for election day calls. These calls were likely so widespread that they could have actually changed the outcome of many close races!

We already know that Guelph was targeted by misleading calls and that this was part of a complex and pre-meditated plan. Some of the calls used a number tied to a disposable "burner" phone paid for in cash and registered to a Mr. Pierre Poutine on Separatist St., Quebec. A conservative staffer working on the campaign in Guelph has already resigned and if Elections Canada and the RCMP expand their investigation we can get

to the truth and confirm full responsibility for all the election day fraud, in all 45 implicated ridings and beyond.

Our government was elected under suspect circumstances rife with reports of voter fraud -- but we can get to the truth. Click below to tell Elections Canada and the RCMP to expand their investigation:

http://www.avaaz.org/en/election_fraud?/tta

Millions of Avaaz members rallied together to win anti-corruption laws in Brazil and in India and now Canadian citizens can come together to rescue our democracy. We can't let governments steal elections and if we take action today we can win back our democracy.

With hope,

Emma, Ari, Ricken, Laryn, Melanie and the rest of the Avaaz team

sources

'Robocall' probe puts Tory campaign in Guelph under microscope (Montreal Gazette)

<http://www.montrealgazette.com/news/Robocall+probe+puts+Tory+campaign+Guelph+under+microscope/6218191/story.html>

Fraudulent calls a sophisticated attempt to disrupt an election (Globe and Mail)

http://www.theglobeandmail.com/news/politics/election-fraud-probe-zeroes-in-on-tories-in-guelph/article2352420/?utm_medium=Feeds%3A%20RSS%2FAtom&utm_source=Politics&utm_content=2352420

Marketing strategist Stewart Braddick plays role in Conservative party's electoral success (Toronto Star)

<http://www.thestar.com/news/canada/politics/article/1137730--marketing-strategist-stewart-braddick-plays-role-in-conservative-party-s-electoral-success>

Harassing and misleading phone calls in 2011 federal election reported nationwide, Liberals and NDP say (Toronto Star)

<http://www.thestar.com/news/canada/politics/article/1137755--harassing-and-misleading-phone-calls-in-2011-federal-election-reported-nationwide-liberals-and-ndp-say>

Robocalls scandal spreads across Canada as number of affected ridings hits 34 (National Post)

<http://news.nationalpost.com/2012/02/26/robocalls-scandal-spreads-across-canada-as-number-of-affected-ridings-hits-34/>

30 complaints about fraudulent poll changes filed to Elections Canada (Global News)

<http://www.globalnews.ca/elections+canada+complaints/6442590858/story.html>

Elections Canada probed Tories' Guelph campaign in November (Maclean's)

<http://www2.macleans.ca/2012/02/28/elections-canada-probed-tories-guelph-campaign-in-november/>

List of ridings hit by election calls complaints (CBC)

<http://www.cbc.ca/news/politics/story/2012/02/27/pol-strange-election-calls-list.html>

Avaaz.org is a 13-million-person global campaign network that works to ensure that the views and values of the world's people shape global decision-making. ("Avaaz" means "voice" or "song" in many languages.) Avaaz members live in every nation of the world; our team is spread across 13 countries on 4 continents and operates in 14 languages. Learn about some of Avaaz's biggest campaigns here, or follow us on Facebook or Twitter.

This message was sent to dougcurran@shaw.ca. To change your email address, language, or other information, contact us via [this form](#). To unsubscribe, send an email to unsubscribe@avaaz.org or click [here](#). To contact Avaaz, please do not reply to this email. Instead, write to us at www.avaaz.org/en/contact or call us at +1-888-922-8229 (US).

Subject: BerkeleyEarth.org / Berkeley Earth Surface Temperature study

From: Douglas Curran <dougcurran@shaw.ca>

Date: 05/03/2012 1:19 PM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

Corrie,

If there is room for this article to be included in the next Agenda I believe it would be of interest to some FONVCA members.

Previously the Berkeley Earth group have been global warming contrarians, but they have concluded themselves that warming of 1.8 degrees since 1950s is real and not a statistical error.

<http://www.berkeleyearth.org/>

thanks, Doug

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

Ph: 604-985-5621

www.dougcurranphotos.com

Subject: Fwd: Lynn Valley left out of DNV transportation survey
From: Brian Platts <bplatts@shaw.ca>
Date: 3/8/2012 12:04 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Lynn Valley left out of DNV transportation survey

Date: Thu, 08 Mar 2012 11:25:47 -0800

From: Wendy Qureshi <wendyqureshi@shaw.ca>

To: North Shore News <editor@nsnews.com>

CC: fonvca@fonvca.org

> Dear Editor,
>
> I recently completed the District of North Vancouver's traffic transportation questionnaire.
>
> I was dismayed to note that Lynn Valley was LEFT OUT and I had to register that I lived in Lynn Canyon.
>
> Where is the representation for we folks in Lynn Valley?
>
> Obviously the people who put this survey together have no knowledge of the areas in the DNV.
>
> Wendy Qureshi
> Lynn Valley, not Lynn Canyon
> 604-980-1885

Subject: Fwd: El Paso, Texas "...an informed public generally makes very good decisions about their community's future..."

From: Douglas Curran <dougcurran@shaw.ca>

Date: 3/8/2012 10:22 AM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

Begin forwarded message:

From: Douglas Curran <dougcurran@shaw.ca>

Date: March 8, 2012 10:17:10 AM PST

To: Tom Lancaster <LancasterT@dnv.org>

Cc: susan_haid@dnv.org, Brian Bydwell <Brian.Bydwell@dnv.org>

Subject: El Paso, Texas "...an informed public generally makes very good decisions about their community's future..."

Tom,

Here is a link to the latest Sustainable Cities posting, "[El Paso commits to a smarter, greener future](#)".

When cities like El Paso begin (unanimously) adopting plans to change from urban sprawl to more compact and less auto dependent living you know that the change of thinking has become mainstream.

I have begun creating a list of cities across North America who have adopted strategies that closely resemble the DNV's "Network of Centres" goals.

Doug

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

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

Subject: Fwd: Complaints from Doug Curran
From: Brian Platts <bplatts@shaw.ca>
Date: 14/03/2012 3:02 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject:Complaints from Doug Curran

Date:Sun, 11 Mar 2012 14:54:13 -0700

From:John Hunter <hunterjohn@telus.net>

To:'Councillor Alan Nixon DNV' <anixon@dnv.org>, Councillor Doug Mackay-Dunn <dmackay-dunn@dnv.org>, Councillor Mike Little <mlittle@dnv.org>, Councillor Robin Hicks <rhicks@dnv.org>, Councillor Roger Bassam <rbassam@dnv.org>, 'Councilor Lisa Muri DNV' <lmuri@dnv.org>, Mayor Richard Walton <rwalton@dnv.org>

CC:FONVCA <fonvca@fonvca.org>, 'Doug Curran' <dougcurran@shaw.ca>

Hi all

I have had a number of communications from Mr. Curran, and have ceased replying to his e-mails. In my opinion, they tend to consist of vague and unsubstantiated complaints and accusations. To make the complaint he did in the attachment and not even copy FONVCA is, to say the least, disappointing.

I have found FONVCA, over my 18 years here, to be a group of dedicated volunteers. Perfect, no, but well intentioned, always, in my experience. But if someone wishes to complain about FONVCA, or specific CAs, or Staff, or Council, the complaints should be specific, name the apparent offending parties (in this case the CAs he claims do not do what they should), provide specifics of the transgression, be polite, and provide suggested corrective action. Sniping from the sidelines is not productive; some use this approach and in my opinion that is what is happening here to some extent.

I look forward to Mr. Curran taking this more positive approach; until then my policy will be to ignore him. I can't wrestle with ghosts.

I note below my signature block the FONVCA code of conduct. Let me be clear that, in my opinion, you can still make a complaint about anything without impugning anybody's character. Attack the issue; skip the ad hominem attacks.

Sincerely

John Hunter
338 Roche Point Drive
North Vancouver, BC, CANADA V7G 2M2

Home Phone: 604-929-4436
Cell Phone: 778-928-4436

A representative of a community association
must discharge their duties to their

association with integrity.

Integrity is defined as soundness of moral principle, especially in relation to truth and fair dealing, uprightness, honesty, and sincerity.

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

All members of the F.O.N.V.C.A. are expected to demonstrate the highest standard of behaviour towards other members. In accordance with Disciplinary Procedures outlined in Chapter XX of Robert's Rules of Order Newly Revised, a representative may be suspended or expelled for conduct which breaches this standard.

— Attachments: —

Lisa_Muri_28feb2012.pdf

12.8 KB

Subject: Fwd: Re: Complaints from Doug Curran
From: Brian Platts <bplatts@shaw.ca>
Date: 14/03/2012 3:02 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Re: Complaints from Doug Curran

Date: Sun, 11 Mar 2012 23:56:12 +0000

From: Doug MacKay-Dunn <MacKayDD@dnv.org>

To: 'hunterjohn@telus.net' <hunterjohn@telus.net>, Alan Nixon <nixona@dnv.org>, Mike Little <LittleM@dnv.org>, Robin Hicks <HicksR@dnv.org>, Roger Bassam <bassamr@dnv.org>, Lisa Muri <MuriL@dnv.org>, Richard Walton, Mayor <waltonr@dnv.org>

CC: 'fonvca@fonvca.org' <fonvca@fonvca.org>, 'dougcurran@shaw.ca' <dougcurran@shaw.ca>

[if gte mso 9]><xml> <o:shapedefaults v:ext="edit" spidmax="1026" /> </xml><![endif][if gte mso 9]><xml> <o:shapelayout v:ext="edit"> <o:idmap v:ext="edit" data="1" /> </o:shapelayout></xml>

<![endif] Right on John!

Douglas MacKay-Dunn

Councillor, NVD

Confidential Email:

macdunn@uniserve.com

T:604-202-4809

From: John Hunter [<mailto:hunterjohn@telus.net>]

Sent: Sunday, March 11, 2012 02:54 PM

To: Alan Nixon; Doug MacKay-Dunn; Mike Little; Robin Hicks; Roger Bassam; Lisa Muri; Richard Walton, Mayor

Cc: FONVCA <fonvca@fonvca.org>; 'Doug Curran' <dougcurran@shaw.ca>

Subject: Complaints from Doug Curran

Hi all

I have had a number of communications from Mr. Curran, and have ceased replying to his e-mails. In my opinion, they tend to consist of vague and unsubstantiated complaints and accusations. To make the complaint he did in the attachment and not even copy FONVCA is, to say the least, disappointing.

I have found FONVCA, over my 18 years here, to be a group of dedicated volunteers. Perfect, no, but well intentioned, always, in my experience. But if someone wishes to complain about FONVCA, or specific CAs, or Staff, or Council, the complaints should be specific, name the apparent offending parties (in this case the CAs he claims do not do what they should), provide specifics of the transgression, be polite, and provide suggested corrective action. Sniping from the sidelines is not productive; some use this approach and in my opinion that is what is happening here to some extent.

I look forward to Mr. Curran taking this more positive approach; until then my policy will be to ignore him. I can't wrestle with ghosts.

I note below my signature block the FONVCA code of conduct. Let me be clear that, in my opinion, you can still make a complaint about anything without impugning anybody's character. Attack the issue; skip the ad hominem attacks.

Sincerely

John Hunter
338 Roche Point Drive
North Vancouver, BC, CANADA V7G 2M2

Home Phone: 604-929-4436
Cell Phone: 778-928-4436

A representative of a community association must discharge their duties to their association with integrity.

Integrity is defined as soundness of moral principle, especially in relation to truth and fair dealing, uprightness, honesty, and sincerity.

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

All members of the F.O.N.V.C.A. are expected to demonstrate the highest standard of behaviour towards other members. In accordance with Disciplinary Procedures outlined in Chapter XX of Robert's Rules of Order Newly Revised, a representative may be suspended or expelled for conduct which breaches this standard.

Subject: Fwd: Re: Complaints from Doug Curran
From: Brian Platts <bplatts@shaw.ca>
Date: 14/03/2012 3:02 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Re: Complaints from Doug Curran

Date: Sun, 11 Mar 2012 21:53:50 -0700

From: Brian Platts <bplatts@shaw.ca>

To: John Hunter <hunterjohn@telus.net>

CC: 'Councillor Alan Nixon DNV' <anixon@dnv.org>, Councillor Doug Mackay-Dunn <dmackay-dunn@dnv.org>, Councillor Mike Little <mlittle@dnv.org>, Councillor Robin Hicks <rhicks@dnv.org>, Councillor Roger Bassam <rbassam@dnv.org>, 'Councilor Lisa Muri DNV' <lmuri@dnv.org>, Mayor Richard Walton <rwalton@dnv.org>, FONVCA <fonvca@fonvca.org>, 'Doug Curran' <dougcurran@shaw.ca>

John, I wholeheartedly agree with you.

Sincerely,
Brian Platts

On 3/11/2012 2:54 PM, John Hunter wrote:

Hi all

I have had a number of communications from Mr. Curran, and have ceased replying to his e-mails. In my opinion, they tend to consist of vague and unsubstantiated complaints and accusations. To make the complaint he did in the attachment and not even copy FONVCA is, to say the least, disappointing.

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Subject: RE: Letter from Seymour Community Association / "what CAs do"

From: Douglas Curran <dougcurran@shaw.ca>

Date: 18/02/2012 12:14 PM

To: John Hunter <hunterjohn@telus.net>, Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

CC: District Council <Council@dnv.org>

Hello John,

Your letter of the above date was included in the "full package" at the Feb. 15 FONVCA meeting. The brief text of your letter, "*An example of what CAs do for Doug this week.*" (sic), is unclear to me, assuming that it was addressing my Agenda item (attached PDF).

I don't understand what relevance, if any, your letter has regarding the basis on which any community association admits or deters members of the community from joining their association.

My item states: "As the DNV seeks to change its demographic makeup and profile, it requires that community associations address the question of who they represent and how do they engage their respective communities. This is important, if in fact associations are going to credibly promote themselves as being the voice of the community."

I was heartened to hear from the ensuing discussion that a general consensus emerged from the FONVCA members present, that no community association can legitimately make a claim to representing the community. It was agreed that such statements are not generally credible either as statements or in practice.

It is essential that any community group operate on as wide a basis of membership as possible. If a group declares that their concerns lie within a narrow range of, for example, single-family homeowners, this should be stated openly, in the interest of transparency and legitimacy.

Unless community groups embrace - in principle and practice - the goal of inclusivity and the open engagement of our increasingly diverse populations, it will be difficult for FONVCA and its members to reliably present themselves to DNV Council as a reliable touchstone of their communities. The demands of forming and maintaining a genuine community association differ substantially from that of what would properly be termed a "ratepayers group".

My agenda item was framed within my concerns for FONVCA maintaining a place as a credible fixture within the municipal framework. Failing to meet this challenge in the coming years will set FONVCA adrift in the stream of irrelevance.

sincerely, Doug

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

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

— Attachments: —

Doug_Curran_8feb2012.pdf

10.6 KB

Subject: Re: FONVCA meeting 7pm Wed Feb 15th

From: Capilano Gateway Association <capgatewayassoc@gmail.com>

Date: 08/02/2012 1:38 PM

To: Corrie Kost <corrie@kost.ca>

CC: Brian Platts <bplatts@shaw.ca>, Chris Sallis <csallis@vcc.ca>, Dan Ellis <ellis7880@shaw.ca>, Del Kristalovich <clarity2001@shaw.ca>, Dennis Bevington <dennis_bevington@sfu.ca>, Det Schmidt <dets@orb-satelite.com>, Eric Andersen <EricGAndersen@shaw.ca>, FONVCA <fonvca@fonvca.org>, John Hunter <hunterjohn@telus.net>, John Miller <jlmmam@shaw.ca>, Katherine Fagerlund <ekfagerlund@telus.net>, Lyle Craver <lcraver@shaw.ca>, Maureen Bragg <m.bragg@shaw.ca>, Norm Epp <normepp@shaw.ca>, Paul Tubb <petubb@hotmail.com>, Robin Hicks <HicksR@dnv.org>

Hello Corrie,

Membership criteria of community associations - who joins, who has a right of membership?

For the upcoming Feb 15th meeting I would like to see the above item/question presented for discussion. Currently we have some associations who has memberships that invite and encourage business and corporate entities within their area to be part of their community associations. Other groups have identified themselves as representing only one particular group, for example, single family homeowners.

As the DNV seeks to change its demographic makeup and profile, it requires that community associations address the question of who they represent and how do they engage their respective communities. This is important if in fact associations are going to credibly promote themselves as being the voice of the community. I think this discussion is important for the FONVCA members to engage.

thanks, Doug

On Mon, Feb 6, 2012 at 11:13 PM, Corrie Kost <corrie@kost.ca> wrote:

Dear FONVCA Member,

Just a heads-up that the next FONVCA meeting will be held at the DNV Hall 7pm-9pm
WEDNESDAY February 15th

Please email me any agenda items (preferably with background material/links) by Sunday
February 12th.

Yours truly,

Corrie Kost
corrie@kost.ca

FONVCA Agenda Item 4.3(a - 1)

Subject: Fwd: Inappropriate practice with regard to redacted documents

From: Douglas Curran <dougcurran@shaw.ca>

Date: 22/02/2012 9:42 AM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

CC: Douglas Curran <capgatewayassoc@gmail.com>

Corrie,

In reviewing the Agenda for the Nov., 17th meeting I became aware that my item below, with regard to inappropriate practice of redacting documents by DNV staff did not appear as requested. As the matter is still relevant to community associations and the public at large, i would appreciate it if it were included in the upcoming agenda.

thanks, Doug

sent: November 11, 2011

Hello Corrie,

Please add the email to Louise Simkin (below) to the Agenda for the next FONVCA meeting. i think that the issue of inappropriate redacting of documents, coupled with the related matter of the DNV Council subverting the OCP public process should be topics of interest and discussion to FONVCA.

sincerely, Doug

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

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

Begin forwarded message:

From: Douglas Curran <dougcurran@shaw.ca>
Date: November 10, 2011 11:19:58 AM PST (CA)
To: Louise Simkin <louise_simkin@dnv.org>
Cc: Dave Stuart <dstuart@dnv.org>, James Gordon <gordonj@dnv.org>, DNV Council
Subject: Inappropriate practice with regard to redacted documents

Hello Louise,

Thank you for your help with regard to my recent FOI request for letters to Council under the OCP process. Both of the March 31st letters from two local Lions Gate residents contain unfounded allegations

that defame my character and motivations to Council and to the community. I will be obtaining legal advice with regard to their contents.

I must make the point very clearly that the method utilized by DNV staff to redact original documents is seriously flawed. The method used was to completely erase an individual's name, with no further indication that the name had been removed. If the name had been redacted with a solid blackout or letter substitute (ie;XXXX) the removal would have been apparent, but the identity concealed.

Curiously, this "blackout" method was used with respect to DNV's own staff (XXXX), but not for the members of the public contained in documents.

Unfortunately the method utilized by DNV staff had an ancillary effect, not merely to conceal the identity of 3rd parties, but in many instances has **radically changed and altered the meaning of statements within the document.**

For example, the sentence as redacted in the public document "For fear of retribution from, hoping this is kept confidential thanks." (underscored as original) takes on a very different and less accusatory inference than the submitted letter. As redacted by your staff, this sentence appears to be merely syntactically clumsy.

The **original** document as submitted makes a very direct attack on my character, intimating that I have a history of retribution and possibly even violence against others in the community. The insinuation of a retributive or violent nature on my part is a serious allegation, intended to undermine my dedicated work in the community. The original letter reads, "For fear of retribution from Doug, hoping this is kept confidential thanks." (underscored as original).

The method used by DNV Administration has radically altered the content, meaning and intent of the document. This should not be the function or outcome of any operation conducted by DNV staff.

Rather than protecting the innocent, DNV Administration has employed a method resulting in an inverse situation by which they protect the guilty.

The process by which libelous letters such as the aforementioned are allowed to be placed before DNV Council is another serious matter that i will be pursuing separately.

sincerely, Doug

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

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

FONVCA Agenda Item 4.3 (a-2)

Subject: Fwd: Inappropriate practice with regard to redacted documents
From: Douglas Curran <dougcurran@shaw.ca>
Date: 11/11/2011 11:47 AM
To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org
CC: Douglas Curran <capgatewayassoc@gmail.com>

Hello Corrie,

Please add the email to Louise Simkin (below) to the Agenda for the next FONVCA meeting. i think that the issue of inappropriate redacting of documents, coupled with the related matter of the DNV Council subverting the OCP public process should be topics of interest and discussion to FONVCA.

sincerely, Doug

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

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From: Douglas Curran <dougcurran@shaw.ca>
Date: November 10, 2011 11:19:58 AM PST (CA)
To: Louise Simkin <louise_simkin@dnv.org>
Cc: Dave Stuart <dstuart@dnv.org>, James Gordon <gordonj@dnv.org>, DNV Council
Subject: **Inappropriate practice with regard to redacted documents**

Hello Louise,

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Rather than protecting the innocent, DNV Administration has employed a method resulting in an inverse situation by which they protect the guilty.

The process by which libelous letters such as the aforementioned are allowed to be placed before DNV Council is another serious matter that i will be pursuing separately.

sincerely, Doug

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www.dougcurranphotos.com

FONVCA Agenda Item 4.3 (b)

Subject: DNV Review of community associations
From: Douglas Curran <dougcurran@shaw.ca>
Date: 29/02/2012 11:57 AM
To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org
CC: Douglas Curran <capgatewayassoc@gmail.com>

Corrie,

During the recent DNV elections, one candidate responded to the FONVCA Question #4, "We...have asked FONVCA to submit their suggestions on how we can improve in this area." (<http://www.fonvca.org/Issues/Election-2011/replies/>)

I have not been able to locate this request from DNV Council in the FONVCA agendas. Has it been presented as an agenda item for discussion?

It has not, then please accept this email as my request to have this item added to the next meeting for March 21, 2012, under the Current Affairs.

thanks, Doug

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

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

FONVCA Agenda Item 4.3 (c)

Subject: BerkeleyEarth.org / Berkeley Earth Surface Temperature study

From: Douglas Curran <dougcurran@shaw.ca>

Date: 05/03/2012 1:19 PM

To: Corrie Kost <corrie@kost.ca>, fonvca@fonvca.org

Corrie,

If there is room for this article to be included in the next Agenda I believe it would be of interest to some FONVCA members.

Previously the Berkeley Earth group have been global warming contrarians, but they have concluded themselves that warming of 1.8 degrees since 1950s is real and not a statistical error.

<http://www.berkeleyearth.org/>

thanks, Doug

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

Ph: 604-985-5621

www.dougcurranphotos.com

FONVCA Agenda Item 4.3 (e)

Subject: Fwd: Fwd: The basis of community associations / Review of community associations
From: Brian Platts <bplatts@shaw.ca>
Date: 28/02/2012 2:18 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Fwd: The basis of community associations / Review of community associations
Date: Tue, 28 Feb 2012 19:00:54 +0000
From: Lisa Muri <MuriL@dnv.org>
To: 'FONVCA (E-mail)' <fonvca@fonvca.org>

FYI

Councillor Lisa Muri
604 929 2550
Muril@dnv.org<<mailto:Muril@dnv.org>>

Begin forwarded message:

From: Douglas Curran<dougcurran@shaw.ca<<mailto:dougcurran@shaw.ca>>>
Date: 28 February, 2012 12:13:34 AM PST
To: James Gordon<gordonj@dnv.org<<mailto:gordonj@dnv.org>>>
Cc: Mayor and Council - DNV<Council@dnv.org<<mailto:Council@dnv.org>>>
Subject: The basis of community associations / Review of community associations

Good morning, James,

Attached for your reference are the Minutes from the Feb. 15th meeting of FONVCA. Section 4.3(a) of the Minutes are notable for a contradiction that clearly demonstrates the need for a thorough review of the basis of community associations and how they view their role and responsibilities to their communities.

The notes from the Minutes state "in the distributed "Criteria for Official Recognition of a Community Association" it is essential that any community association allow open membership to all persons residing in a prescribed geographical area". In practice however, a number of groups within FONVCA should properly be termed "ratepayer groups" and do not follow this criterion.

The Minutes continue "Consensus of the FONVCA members present, was that each association must decide for themselves as to which groups their association would include or exclude (eg: residents only)." This statement is self-evidently in contradiction to the sentence preceding. It reveals that the members of FONVCA do not recognize the inherent responsibility to engage the community on an inclusive basis. Use of the word "consensus" itself is misleading in that it might lead the casual reader to assume that the matter had been agreed or voted upon.

While FONVCA bases its membership on meeting certain requirements, it does not itself require or enforce such conditions on its own members. In the same vein, your department has itself ignored these same long-standing criteria, pending your review which has itself exceeded a year's time.

Recently, DNV Finance Dept. staffers conducted what was billed as "a Community Associations briefing". FONVCA members attending included at least one member who failed to meet FONVCA's and the DNV's own criteria for recognition as a qualified community association, on matters that touch on the tax structure of every taxpayer in the DNV.

This situation is not supportable under the provisions of what most people would recognize as the right to fair representation. The matter is further aggravated by allowing groups with undeclared interests to present themselves to DNV Council as reliable touchstones for community sentiment.

If the situation has not emerged as a political issue within the DNV it is only because FONVCA itself has virtually no public profile. In the broadest terms the present situation positions DNV Administration in the unflattering position of allowing - if not encouraging - a small unelected and unaccountable body to disproportionately influence Council on public matters that require transparent process.

sincerely,

Doug

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www.dougcurranphotos.com<<http://www.dougcurranphotos.com>>

<FONVCA minutes-feb2012.pdf>

FONVCA Agenda Item 4.3 (g)



Our Vision

"...to be among the most sustainable communities in the world by 2020..."

>> More details

Search input field with Search button

Getting Around

Transportation and Traffic

Traffic

- Transportation Plan
Traffic Calming
Signs
Boulevards
Sidewalks
Cycling
Permits

Streets

Emergency & Public Safety

Recycling & Garbage

Library

Permits & Licences

Social Services

Animal Welfare Shelter

Utilities (Water / Sewage / Drainage)

Property Tax

My Stuff

Secure Login

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Forgotten Password?

What is this?

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Your Input on the District's Proposed Transportation Plan

Win an ipod, bike helmet or North Vancouver Rec pass!

The District would like your input on the proposed Transportation Plan. Please let us know what you think by:

- taking the online survey at www.dnv.org/transportationplan before March 29
requesting a paper copy of the survey from vmackie@dnv.org or at 604-990-2343

Complete the survey and enter the draw to win an ipod, bicycle helmet or North Vancouver Rec pass!

Thanks to all who attended the three open house events held March 5, 6, and 7. We value your input.

The final deadline for input on the proposed plan is March 29, 2012. Completed paper copies of the survey can be returned by email to transportation@dnv.org or by mail/in person to Transportation, 355 Queens Road, North Vancouver, BC V7N 4N5.

The Executive Summary of the proposed Transportation Plan is available for review.

A full copy of the draft plan is also available.

The plan intends to reflect the District's vision of creating a safe and sustainable transportation network. The plan aims to support the new Official Community Plan and provide residents with more options for safely walking, cycling, taking transit and driving throughout the District.

Background on the Transportation Plan



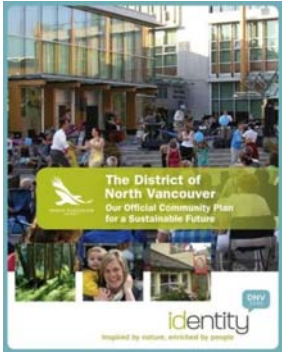
Our ability to move around quickly, safely, affordably, and comfortably affects every aspect of our lives.

The mode of transportation we use also has consequences for our environmental and personal health: walking to the bus stop or cycling to work, for example, can both reduce greenhouse gas emissions and provide good exercise.

The transportation needs and patterns of the community are changing, with most of our trips now being made for non-work purposes, outside of rush hour, and within the North Shore.

The District's objective is to respond to our changing needs and meet our social, economic and environmental goals by providing greater transportation choice.

Purpose of the Plan



The District of North Vancouver's Transportation Plan is currently developing a transportation plan that endeavours to address residents' desire to make the District an even-better place to live with plentiful options for walking, cycling, taking transit, and safe driving.

As District policy, the plan is intended to deliver a sustainable transportation network supporting the Official Community Plan (OCP) land use vision that was approved by Council on June 27, 2011.

The previous District Transportation Plan (1990) is dated is no longer aligned with the District's OCP and does not reflect 2011 economic and environmental realities or priorities of District residents.

District Transportation Goals

Before the transportation plan development process got started in 2008, Council endorsed the following goals for the District's transportation network:

1. Provide transportation options for all
2. Promote physically-active transportation alternatives
3. Reduce transportation demand
4. Create place for people, not cars
5. Make the lowest-impact transportation choice, the first choice
6. Make a sustainable transportation system happen

Planning Process

The Transportation Plan is being developed incorporating extensive input from the public throughout:

- the Official Community Plan development process
- feedback from the public on transportation background studies
- information from dialogue with stakeholders, including the District's Transportation Consultation Committee



Background Studies

In preparing the plan, the District carried out a number of background studies on:

- road safety
- road network planning
- road classification
- bicycle network planning
- pedestrian planning

From these studies, the District identified projects to improve the transportation system.

Background materials:

- [Road Network Study](#)
- [Road Classification Report](#)
- [Pedestrian Master Plan](#)
- [A Recommended Practice for Crossing Facilities](#)
- [Bicycle Master Plan](#)
- [North Shore Area Transit Plan](#)
- [Traffic Calming Policy](#)
- [Road Safety Plan](#)
- [District of North Vancouver Official Community Plan](#)
- [Metro Vancouver Regional Growth Strategy](#)
- [Translink's Regional Transportation Strategy](#)



Sign up for email notification

[Sign up](#) today to receive Transportation Plan updates by email.

Send us your comments

For more information or to tell us what you think, contact us by email at transportationplan@dnv.org, or call 604-990-2450.

[Go To Top](#)

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FONVCA Agenda Item 4.3 (h)

Subject: RE: Request any additional agenda items for FONVCA meeting on Wed March 21

From: "Dan Ellis" <ellis7880@shaw.ca>

Date: 17/03/2012 11:37 AM

To: "Corrie Kost" <corrie@kost.ca>, "Barbara McKinley" <barbaramckinley@shaw.ca>, "Bill Maurer" <billm@millsoft.ca>, "Brenda Barrick" <stampergb@shaw.ca>, "Brian Platts" <bplatts@shaw.ca>, "Cathy Adams" <cathyadams@shaw.ca>, "Chris Sallis" <csallis@vcc.ca>, "Delbrook Community Association" <DelbrookCA@gmail.com>, "Dennis Bevington" <dennis_bevington@sfu.ca>, "Det Schmidt" <dets@orb-satelite.com>, "Doug Curran" <dougcurran@shaw.ca>, "Douglas Curran" <capgatewayassoc@gmail.com>, "Eric Andersen" <EricGAndersen@shaw.ca>, "Herman Mah" <hermanmah@shaw.ca>, "Jai Jadhav" <jdjadhav@shaw.ca>, "John Walkley" <jwalkley@shaw.ca>, "john hunter" <hunterjohn@telus.net>, "John Miller" <jlmmam@shaw.ca>, "Katherine Fagerlund" <ekfagerlund@telus.net>, "Lyle Craver" <lcraver@shaw.ca>, "Maureen Bragg" <m.bragg@shaw.ca>, "Norm Epp" <normepp@shaw.ca>, "Paul Tubb" <petubb@hotmail.com>, "Ron Adams" <Bike@RonAdams.ca>, "Ron Polly" <rpolly@shaw.ca>, "The Knees" <pairofknees@gmail.com>, "Tom Young" <maplewoodca@shaw.ca>, "Valerie Moller" <vmoller@telus.net>

With apologies Corrie, once again I have concern about the nature of the agenda and would like to discuss the following:

1. Agenda: FoNVCA's role as a forum – I understand the primary mandate is for community associations to exchange info on issues of common concern.
I believe those issues should be discussed in order of urgency & import.....as decided by the member associations who bother to attend.
 - So I ask that the draft agenda be structured as a "ballot" and sent only to those members who have attended in the previous 6 months.
 - Those members can prioritize / add issues which belong on the agenda for discussion, and designate those meriting mention as "items of potential interest."
 - Whatever feedback is received is then used to structure the agenda in the usual format, which only then is circulated to all CA's.
 - If most community associations can't contribute meaningful agenda items, then I'd question the validity of FoNVCA's mandate.
2. Agenda: Dominance of FoNVCA - For years FoNVCA correspondence was 90%+ generated by former Councilor Crist, which in my opinion greatly damaged FoNVCA's credibility. In that vein, I do not believe any member (association) should dominate the agenda.
However valid all of Doug's items may be, I do not believe they should all appear at once. The agenda should reflect concerns from all associations,
as determined by members assigning numbered priority to the draft items.
3. Lions Gate Sewage treatment – Feb 27th presentation by Metro to CNV. Huge issue, colossal cost. I couldn't attend, but have some notes LVCA took, as well as some e-correspondence on the matter. I don't understand how this is considered an "other issue" while so much of FoNVCA's time is taken up on issues which in my opinion are of relatively tiny consequence.

Thank you for your consideration.....and for all your hard work to provide value through FoNVCA.

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

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

From: Corrie Kost [mailto:corrie@kost.ca]

RE: Request any additional agenda items for FONVCA meeting on Wed...

Sent: Wednesday, March 14, 2012 4:13 PM

To: Barbara McKinley; Bill Maurer; Brenda Barrick; Brian Platts; Cathy Adams; Chris Sallis; Corrie Kost; Dan Ellis; Delbrook Community Association; Dennis Bevington; Det Schmidt; Doug Curran; Douglas Curran; Eric Andersen; Herman Mah; Jai Jadhav; John Walkley; john hunter; John Miller; Katherine Fagerlund; Lyle Craver; 'Maureen Bragg'; Norm Epp; Paul Tubb; Ron Adams; Ron Polly; The Knees; Tom Young; Valerie Moller
Subject: Request any additional agenda items for FONVCA meeting on Wed March 21

Dear FONVCA Members,

Attached is a DRAFT agenda for next Wednesday's FONVCA meeting.

Please submit any additional agenda items by Sunday March 18th.

Yours truly,

Corrie Kost
Tel: 604-988-6615

Procedures for FONVCA , the Federation of North Vancouver Community Associations

Note: "The Federation" refers to the organization named in this document. "Council" refers to the Corporation of the District of North Vancouver. "Members" are North Vancouver Community Associations meeting the Membership Criteria described below. "Representatives" are those individuals sent to a Federations meeting by a Member Association.

Boundaries: The Federation considers its boundaries to be those of the District of North Vancouver. Any Association partly or fully inside these boundaries is eligible for membership. Those fully inside the City of North Vancouver are welcome to join as non-voting participants.

Mandate: The mandate of the Federation is to improve the quality of life in our neighbourhoods. Furthermore, the Federation is a forum for the common concerns of member associations and its purpose is to strengthen these organizations through the sharing of information and experience. Full autonomy of each Community Association is to be maintained.

Attendees: Each Community Association may send up to two duly authorized representatives to each meeting. One vote per Association.

Officers: The Federation will register with Council the names, addresses, and phone numbers of the members and will update this information when changes occur. The **Chair** rotates among member organizations at each meeting. The Chair of the next meeting is chosen at each meeting and this person arranges the agenda with other representatives and provides for minutes, agendas, and copies of necessary materials. The Chair will provide a general mailing address for the Federation, although representatives with specific tasks assigned by the Federation may use their own mailing addresses. The Chair arranges meeting times and places (normally District Hall on the third Thursday of each month September-June, at 7:00PM). Council will inform the Federation Chair of any other group in the described geographic area which is making representation.

Communications: There will be regular communications of the activities of the Federation with the member Associations through reports to these associations by their representatives. All communications between the Federation and Council will be open. The September meeting will be considered the Annual General Meeting. The Federation will provide Council with the necessary information regarding the time and place where the AGM will be held. This would be an open meeting.

Records: Records of the Federation will be kept.

Members Concerns: The process by which member Associations may bring concerns to the Federation is to ask a Representative to move that the concern be an agenda item of a Federation meeting. The Federation is not bound to discuss any issue - whether arising out of the concerns of an individual, Association, municipal staff, or Council, unless a majority of Representatives wish it. Guests may be invited to make representations to a Federation meeting if that is approved by a majority of the Representatives attending a previous meeting, or if, subsequently, two-thirds of those attending the previous meeting agree.

Membership Criteria: Membership is based on meeting the criteria, as outlined below, according to majority assent by the Representatives.

FONVCA Criteria for Official Recognition of a Community Association

- A mandate which included improving the quality of life in the neighbourhood.

- Membership is open to all persons residing in a general geographic area described as follows...

- The Association will register with Council** the names and phone numbers of all officers and directors and will update this information when changes occur. The Council will inform the Association of any other group in the described geographical area which is making representations.*

- There will be a regular communication of the activities of the Community Association with the members.

- There must be a duly advertised and open AGM.

- Records of the Association are kept as follows...

- The process by which residents may bring concerns to the Association is as follows:...

* Association refers to the community Association named in the Procedures for FONVCA, the Federation of North Vancouver Community Associations

** Council refers to District of North Vancouver and/or City of North Vancouver Council as applicable.

Registered Date: _____

By District of North Vancouver	By The Federation

FONVCA Agenda Item 6.1 (a)

LoGo Notebook

...a newsletter for local governments

FALL 2011

THIS ISSUE

- Election 2011
- The Importance of Filing Post Election Paperwork
- Summaries of 2008 Election Cases
- Campaign Organizers and Elector Organization

Election 2011

For this Fall 2011 issue of LoGo Notebook we have decided to focus on election issues. This is not intended as a comprehensive primer on local government elections, but rather is a summary of the more significant legal issues and court cases that arose from the 2008 election. There are a number of useful resources available to local government staff and candidates that provide a more comprehensive guide to local government elections in British Columbia. Obviously, the rules set out in the *Local Government Act* and *Regulations* are the first source to consult in each case. The Ministry of Community, Sport and Cultural Development has prepared guides for candidates, electors and campaign organizers and those are available on the Ministry's website. The Local Government Management Association's Elections Manual is a very useful source of information and is available through the LGMA. Where these resources do not provide answers, legal counsel should be consulted.

Peter Johnson

The Importance of Filing Post Election Paperwork

There are relatively few Court decisions relating to the provisions of the *Local Government Act* as they apply to the filing requirements of election officials. A decision from the 2008 election, *Alpha v. The Board of School Trustees of School District 61 (Greater Victoria)* highlights the importance of making sure that proper paperwork is filed in a timely way, but creates uncertainty as to the effect of a failure to file. The decision may be inconsistent with the subsequent Court of Appeal decision in *Stow v. Attorney General (British Columbia)*, which is summarized later in this edition of LoGo Notebook.

Section 90 of the *Local Government Act*, which also applies to school trustees in addition to local government elected officials, requires every person who was declared a candidate under section 74 of the *Local Government Act*, every *elector organization* and every *campaign organizer* to file with the designated local government officer a "disclosure statement" **within 120 days of the election**. This mandatory requirement of the *Local Government Act* is designed to provide transparency with respect to the receipt and expenditure of campaign contributions. It applies whether or not the candidate is elected, received campaign contributions, incurred election expenses, is acclaimed, dies, withdraws from the election or is declared by a Court to no longer be a candidate.

There is a 30 day "grace period" available for late filing provided that a \$500.00 late filing fee is paid within that 30 day period under section 90.2.

Section 92(1) of the *Local Government Act* provides that unless a Court order under section 91 relieves the candidate from the obligation to file a disclosure statement, a candidate for whom the disclosure statement is not filed before the end of the late filing period is subject to the following disqualification penalty:

"(a) in the case of a candidate who is declared elected, at the applicable time under subsection (2) the council member ceases to hold office and the seat of the member becomes vacant." (my emphasis)

School Trustee Alpha had not filed her statutory declaration within the 120 day period; and her failure to file was not brought to her attention until after the 30 days later filing period after the school district's election officer did his final review of all of the paperwork. With the assistance of staff, School Trustee Alpha immediately completed the missing declaration.

Despite the wording of section 92 of the *Local Government Act*, the Court in *Alpha* made a declaration granting Ms. Alpha a 30 day extension for filing her financial disclosure materials. The Court found that the trustee's failure to file the statutory declarations was "an honest error and not through a lack of diligence". The trustee failed to file the candidate's personal declaration until advised of the failure to do so, which did not occur until after the expiry of the 30 day "grace period" or late filing period under the statute.

While the Court did not find any duty on the School District's staff to review the documentation filed by the trustee to look for deficiencies and alert the elected official of the deficiencies, the effect of the decision is to create considerable uncertainty in a situation where a candidate has failed to file all of the information properly. In the result, even though the statute may very clearly indicate that an elected official has been disqualified for failure to file necessary documentation, a Court may still find that the elected official has exercised due diligence, acted in good faith and is entitled to an extension of time after the fact.

The *Alpha* case creates difficulties for local government staff and uncertainty for everyone including the elected officials. In the case of a late filing in future, there will be uncertainty regarding the actual status of an elected official. An application will have to be made to the Court to determine whether the elected official is safe in accordance with the Court ruling in *Alpha* or was disqualified in accordance with the statute. Since a local government is under strict timelines to have a vacancy filled, this places the proper administration of a local government or school district into confusion, and could make the whole process more vulnerable to the vagaries of politics.

In the result, local governments should strive to avoid a situation similar to this where elected officials are, in strict accordance with the statute, disqualified from holding office, obliging the local government to conduct a by-election, as that whole process may be set aside following a successful application to the Court based on the precedent established by the *Alpha* decision.

This can be done by even more direct blunt information being provided to candidates (perhaps including "mock up" samples of each required form) and reminders both before the expiry of the 120 day period and the further 30 day grace period. Given the uncertainty created by *Alpha*, no one wants to miss a deadline.

Colin Stewart

Summaries of 2008 Election Cases

Patterson v. District of Kent, 2008 BCSC 352

Patterson v. District of Kent disproves the saying that if you throw enough mud against the wall, some of it will stick. The petitioner was unsuccessful in attempting to have a by-election set aside despite raising multiple possible deficiencies in the way the election was conducted.

Her first argument was that the chief election officer performed some of his duties before making his solemn declaration, contrary to section 41(8) of the *Local Government Act*, RSBC 1996, c. 323 ("*Local Government Act*"). She stated that the officer had placed advertisements for nominations prior to the date he made his declaration. After examining the evidence, the judge found that even if the officer had arranged for the advertisements before making his solemn declaration, doing so was only an irregularity, and not grounds to invalidate the election.

The petitioner's second argument was that a change in the date of the election caused confusion. The chief election officer had initially decided to hold no advance voting. He eventually realized his decision was wrong, and instituted advance voting, causing the election date to be pushed back a week. The judge found that a wrong decision that is subsequently corrected is not a ground on which an election can be challenged.

The next argument the petitioner advanced was that the successful candidate's nomination papers were not properly filled out. According to the *Local Government Act*, a challenge to a person's nomination (as opposed to election) must be brought in Provincial Court, and must be brought within 4 days after the close of the nomination period. The petitioner stated she failed to meet these requirements because she

could not contact the chief election officer to obtain the nomination documents. The judge declined to decide whether a delay or refusal of an election officer to comply with a request to view nomination documents is sufficient to challenge an election (rather than a nomination). He stated that even if it were a ground to challenge an election, there was not enough evidence to find there was a refusal or delay in this case.

The petitioner also argued that the election should be invalidated because the names of the candidates in the notice of election in one local newspaper were “slightly garbled” and her name was misspelled in another (her first name was listed as “tJen” rather than “Jen”). The judge stated the first error was not relevant because it advertised an election date which did not happen, and the second was only an irregularity.

Another argument advanced by the petitioner was that the winning candidate’s representative for the purposes of ballot counting attended a voting place contrary to section 153(6)(d) of the *Local Government Act*. The judge found that there was not enough evidence to conclude that the representative had attended the voting place, and even if he had, his presence would only have amounted to an irregularity because there was no evidence the representative attempted to intimidate voters or influence the voting, or intrude on voter privacy. The judge stated that the representative’s “simple presence at the voting area could not have affected the results of the election”.

The petitioner’s final argument was that the cumulative effect of all the alleged violations should result in the election being declared invalid. The judge disagreed, stating that each ground of challenge must be considered on its own. He stated that “one irregularity that is not fatal does not become fatal when it is accompanied by other irregularities, which, taken alone, would be equally harmless.”

Patterson v. District of Kent makes it clear that the court will not overturn an election solely on the grounds that a number of minor irregularities occurred in the way the election was conducted.

***Cultus Lake Park Board v. Charles* (unreported, October 31, 2008, Chilliwack Registry C6621, B.C. Prov. Ct.)**

This case illustrates the importance of complying with the nomination requirements under the *Local Government Act*. The Deputy Chief Election Officer for the Cultus Lake Park Board asked the court to determine whether the respondent was qualified to be nominated for Commissioner of the Cultus Lake Park Board.

The respondent was a member of the Park Board’s volunteer fire department when he filed his nomination papers. At the time of filing he had not notified the Park Board that he intended to consent to nomination, and he had not requested a leave of absence from his position as a volunteer fire fighter, as required by the *Local Government Act*. He had not done so because he did not consider himself an employee of the Park Board.

The Deputy Chief Election Officer asked the court to rule on the respondent’s relationship with the Park Board. The judge determined that the respondent was an employee of the Park Board. He did so by applying the common law test for finding an employment relationship. He noted that the Park Board paid him an hourly wage, controlled how he performed his duties, owned all the equipment he used, and deducted income tax, Canada Pension and Employment Insurance from his pay.

As the respondent was an employee, and had failed to give notice of his intention to consent to the nomination, the judge found he was not qualified to be nominated for the election. That he had not worked as a volunteer firefighter since filing his nomination papers did not matter, as the *Local Government Act* did not give the court any discretion to waive the statutory requirements.

This case illustrates that it is important for candidates who might be considered officers or employees of a regional district or municipality to ensure compliance with all statutory requirements for nomination.

***Todd v. Coleridge* 2009 BCSC 688**

The Court declared the election of Mr. Coleridge invalid and the office held by Mr. Coleridge vacant pursuant to section 145(2) of the *Local Government Act*. The Court also ordered Mr. Coleridge to pay to the City of White Rock the sum of \$20,000.00 toward the expense of a by-election required to fill the vacancy; the City of White Rock was entitled to recover court costs from Mr. Coleridge which the City was required to pay to Mr. Todd, the petitioner, in this case.

The basis of the petition was that Mr. Coleridge had violated section 152(3) of the *Local Government Act* by using fraudulent means to compel, persuade or otherwise cause a person to vote or refrain from voting for a particular candidate.

The petitioner who sought the Court's declaration was a candidate for councillor in the 2008 local election for the City of White Rock and was unsuccessful. The facts, admitted by Mr. Coleridge during the trial, was that his wife sent an email under a pseudonym that he had earlier drafted. Mr. Coleridge discovered the email the day it was sent. The email suggested that Mr. Todd and a number of other candidates were members of a slate of candidates which favoured the development of highrise buildings.

Mr. Coleridge replied to a number of those who responded to the email confirming his agreement with them and adding further information. However, his responses were also sent out under a pseudonym.

Mr. Coleridge was eventually questioned by the media about the source of the "slate email" and when confronted with evidence that his home was the source of the email, he responded by saying that he did not know who the sender was and that he had been a victim of identity theft.

The Court in analyzing its authority to declare the election invalid referred to the Court of Appeal decision *Friesen v. Hammell*, 1999 BCCA 23, which concluded that the purpose of the legislation was to safeguard the public from fraudulent conduct on the part of or on behalf of a candidate which was of such sufficient import that it influenced the judgment of potential voters. In its analysis, the Court determined that not every type of misrepresentation would fall under "fraudulent means". However, misrepresentations of material fact, made knowingly or recklessly, which induce potential voters to vote for a party or candidate other than the one the voter would have voted but for the misrepresentation would constitute fraudulent means.

Mr. Coleridge took the position that his deceit was not a material fact as the information in the "slate email" was fair comment. However, the Court concluded that that was the wrong question:

"The question in my view is whether Mr. Coleridge persuaded or caused anyone to vote for him by stating that in his campaign material that he was someone the elector could come to for a straight answer, i.e. that he was someone you could trust. Mr. Coleridge ran on his reputation that he was a candidate who could be counted on to tell the public the truth. Rather than telling the truth about what he says is an immaterial fact, Mr. Coleridge participated in the creation of a fictitious couple, and then lied about his knowledge of the couple, and used the couple as support for his platform... Mr. Coleridge displayed a willingness to continue to lie and deceive the public despite being presented with a number of occasions when he could have told the truth. In my opinion, if a candidate puts his character in issue and runs on his integrity and honesty, then his character, including his integrity and honesty, is a material fact."

Stow v. British Columbia (Attorney General) 2010 BCCA 312

In this case, Mr. Stow was an unsuccessful candidate in the local government election in 2008 for the Town of Gibsons. The controversy arose as a consequence of Mr. Stow's disclosure statement which was filed late without the \$500.00 late filing penalty. Mr. Stow asserted that the legislation did not impose any deadline for the payment of the late filing penalty fee. Under section 92 of the *Local Government Act*, unless there is a Court order relieving a candidate from an obligation to file a disclosure statement, a candidate must file the disclosure statement before the end of the late filing period otherwise the person is disqualified from being nominated for election to or holding office until after next local general election.

The lower Court dismissed Mr. Stow's argument on the basis that the legislation must be given a purposive interpretation and if a person was permitted to pay the late filing fee at any time, it would make it very difficult to prepare the mandated list of disqualified persons as required under sections 92.2 and 92.3 of the *Local Government Act*.

The Court of Appeal agreed and stated that the legislation must be read in its entire context and harmoniously with the scheme and object of the Act. The \$500.00 late filing penalty fee must be paid within the extended filing deadline.

Sadler v. Gibsons (Town) 2009 BCSC 138

In this case, the Court was asked to declare an election invalid on the basis that there were a number of violations of the *Local Government Act* in respect of the conduct of the election, including that counting proceedings were conducted without scrutineers, that a ballot box was opened without a witness, that ballots were placed where persons present could not see them, that invalid ballots were marked void, tally sheets were not placed in the ballot box and lastly, that the chief election officer failed to notify the candidates of the time, date and place of his determination of the official election results as required by section 135 of the *Local Government Act*.

After reviewing the details of the evidence, the Court concluded that the Town did not violate the provision of the Act in the conduct of the election with the exception of the violation of section 135. However, the Court found that the failure of the chief election officer to notify the candidates of the time, date and place that the official election results would be determined was an oversight that was made in good faith and did not materially affect the outcome of the election.

Kathryn Stuart

Ryan Bortolin

Campaign Organizers and Elector Organization

As we move into the upcoming local government election season it is important to bear in mind that the campaign financing rules under the *Local Government Act* apply not only to candidates, but to *elector organizations* and *campaign organizers* as well.

An *elector organization* is an organization that intends to have its endorsement of a candidate included on the ballot.

A *campaign organizer* is an organization or an individual that undertakes or intends to undertake an *election campaign* that augments or operates in place of the *election campaign* of one or more candidates or elector organizations. For an individual to be considered a campaign organizer, the individual must also accept or intend to accept campaign contributions. An individual who undertakes an election campaign is caught by the legislation only if he or she accepts or intends to accept campaign contributions.

For campaign organizers and elector organizations, an election campaign is defined broadly to include a campaign:

- that promotes or opposes the election of a particular candidate
- that approves or disapproves of a course of action advocated by a candidate
- that promotes or opposes an *elector organization* or campaign organizer or their programs
- that approves or disapproves of a course of action advocated by an *elector organization* or campaign organizer
- in the case of a campaign organizer, that promotes or opposes the selection of a person to be endorsed by an elector organization.

A single act or statement in support of a candidate's election would not likely qualify as a "campaign". An individual who volunteers to assist a candidate with his or her campaign is not a "campaign organizer". An organized series of activities in support of or opposing a candidate's election, when taken independently of a candidate's campaign, may well amount to an election campaign, and the individual or organization that engages in the activities would be a campaign organizer. Campaign activities would include taking out newspaper, radio or television ads, putting up signs or posters, and door-to-door canvassing. Additionally, blogging, tweeting, and texting, and the internet and social media generally, all now play a dominant role in political campaigns, and the organized use of such media by a non-candidate in the context of a local government election would likely amount to an election campaign.

Campaign organizers and elector organizations must appoint a financial agent, no matter how much they anticipate spending on the campaign, or hope to raise by way of campaign contributions.

An elector organization must deliver certain information to the chief election officer (including the legal name of the organization and the name of the financial agent) as soon as reasonably possible after it

becomes an elector organization, or after the chief election officer is appointed, whichever is later. A campaign organizer is under a similar obligation, but is not required to provide the information to the chief election officer until having incurred election expenses or having received campaign contributions greater than \$500.00.

Elector organizations and campaign organizers are subject to the same campaign financing rules as candidates, including the duty to file a disclosure statement with the chief election officer. Campaign organizers are exempt from the disclosure statement requirement where the election expenses incurred and campaign contributions received by that campaign organizer are \$500.00 or less. Failure to file a disclosure statement may disqualify an elector organization or campaign organizer from engaging in campaign activities until after the next general local election. Failure to comply with the campaign financing rules may also amount to an offence under the *Local Government Act* and may expose the campaign organizer or elector organization, and their directors, officers and agents, to prosecution and serious penalties.

As individuals and organizations take a more and more active role in local politics, and seek to participate by voicing their opinions in support of or against specific candidates, local government staff may need to remind organizations and individuals of the rules that apply to these election activities.

Peter Johnson

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Issue 79

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<http://www.vancouver.sun.com/health/Teens+barred+from+tanning+beds/6183618/story.html>

Teens may be barred from tanning beds

FONVCA Agenda Item 6.1 b(2)

B.C. weighs outright ban or requiring youths to have parental consent

BY GORDON HOEKSTRA, VANCOUVER SUN FEBRUARY 21, 2012

true

The B.C. government will be bringing in new rules to regulate tanning-bed use by young people, B.C. Health Minister Michael de Jong said Monday.

The province is deciding whether youths under 18 will be banned from using tanning beds, or if they will need parental consent. Either option will require new regulations.

De Jong said he would like the decision to be made within a few months.

"I think it's clear that there is a strong desire to regulate the access that minors have to tanning beds. I think that debate has evolved, really, to a choice between requiring specific parental consent or an outright ban," de Jong said in an interview.

"Both represent a form of regulation. One is obviously more directive and intrusive than the other."

The health minister said he will release a report from the Indoor Tanning Working Group in early March, in order to stimulate public discussion, before the government makes a decision on the regulation.

The report was completed nearly three months ago, commissioned by the province after the Union of B.C. Municipalities passed a resolution at the end of September calling for regulation of tanning beds.

De Jong said he needed time to study the report and discuss it with his Liberal colleagues, which is why it is being released in March.

An increasing array of medical and health groups are calling for a ban on youth under 18 using tanning beds because, the groups say, they cause cancer.

The Canadian Paediatric Society is the latest organization to call on the provincial and federal governments to ban minors from using tanning beds.

The ban request follows similar calls from the Canadian Dermatological Association, the Canadian Medical Association, the Canadian Cancer Society and the World Health Organization.

British Columbia's health officers also support a prohibition on youth using tanning beds.

"It's the medical community that is saying this is a cancer-causing agent," said Canadian Paediatric Society president Dr. Richard Stanwick.

Stanwick is also the chief medical health officer of the Vancouver Island Health Authority, where he helped spearhead a push for a ban in the Victoria area that goes into effect in mid-April.

Surrey and Vancouver are also considering regulating tanning-bed use by minors, said Stanwick.

"The big push from industry is that parents should decide. Well, parents in British Columbia cannot

walk into a bar and buy their 14-year-old son a triple scotch. That is not acceptable," said Stanwick.

He said the intensity of the tanning beds can be 10 to 15 times that of the noonday sun, meaning that 10 minutes in a tanning bed is equivalent to a day at the beach.

Studies, including one from the University of Minnesota, have found that people who used sunbeds regularly before the age of 30 - compared with those who did not - were 75 per cent more likely to develop skin cancer.

Stanwick noted skin damage is cumulative, so the sooner people start, the sooner they get "a burden of damage" to their skin.

The Joint Canadian Tanning Association is in favour of regulation, but not a ban on youth under 18 years old.

Instead, regulations should require the permission of parents, said Steven Gilroy, executive director of the Kelowna-based tanning association.

If the province bans minors from using tanning beds Gilroy wondered if it would also ban parents from taking their kids on vacations to sunny destinations. "Sunlight has a higher risk because it's an uncontrolled environment," he said.

Tanning-bed operators should also be required to have certification to run tanning equipment, and fair-skinned people who always burn and never tan should be banned from using the beds at all ages, said Gilroy, who sat on the provincial working group.

There are about 550 tanning bed locations in B.C., half of which have a single bed, such as in some beauty salons.

Canadian Cancer Society public issues director Kathryn Seely also sat on the working group.

She said studies in the United States have shown there is no reduction in children using tanning beds when parents' permission is required.

Nova Scotia is the only Canadian province to ban minors from using tanning beds.

France has a similar ban, and the Australian state of New South Wales will ban tanning beds outright by 2014.

ghoekstra@vancouver.sun.com

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FONVCA Agenda Item 6.1 b (4)**Media Release****For Immediate Release****Share** [<http://www.addthis.com/bookmark.php?v=250&username=crdwebdesk>] | [#] [#] [#] [#]

January 12, 2011

CRD Board Passes Tanning Bylaw

Victoria, BC – The Capital Regional District (CRD) Board has given third reading to the Tanning Regulation Bylaw (No. 3711); the bylaw will now be forwarded to the Minister of Healthy Living and Sport for approval.

The bylaw aims to promote and protect the health of children and youth from a recognized carcinogen by restricting minors under the age of 18 years from the use of ultraviolet (UV) emitting devices in public indoor tanning facilities—other than a physician’s office or medical clinic—for cosmetic purposes. Additionally, the bylaw aims to protect users of all ages by introducing regulations and standards for the safe operation and use of tanning beds.

The bylaw was recommended by Dr. Richard Stanwick, Chief Medical Health Officer, Vancouver Island Health Authority (VIHA). Dr. Stanwick has stated that in the interest of public health, the CRD institute a regional bylaw regulating the use of tanning facilities to protect children and youth under the age of 18.

“Four public consultation sessions were held in Fall 2010 to gather feedback on the bylaw,” said CRD Board Chair Geoff Young. “Approximately 90% of written submissions and 68% of registered speakers were in support of this important measure to protect the health of our children.”

At today’s Board meeting more than forty delegations presented to the Board. The Board expressed appreciation for the quality and thoughtfulness of the presentations and the respectful discussion.

Research indicates that the use of tanning beds poses significant health risks, particularly in children and youth. The bylaw will work to protect youth and reduce risk of skin cancer later in life.

Further information, including public consultation and VIHA reports, can be obtained at www.crd.bc.ca/tanning [<http://www.crd.bc.ca/tanning>] .

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For further information please contact:

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Capital Regional District

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Cell: 250.216.5492

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THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT COST CHARGES BYLAW

BYLAW 7135

Effective Date – February 7, 2000

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

[Bylaw 7135](#)

Date of Adoption

February 7, 2000

Amending Bylaw

[Bylaw 7526](#)

Date of Adoption

April 4, 2005

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (Development Cost Charges Bylaw – Bylaw 7135). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7135

A bylaw to provide for the imposition of Development Cost Charges pursuant to section 933 of the *Municipal Act* (RSBC 1996, c.323)

The Council for The Corporation of the District of North Vancouver enacts the following:

WHEREAS the *Municipal Act* empowers the Council of the District to provide for the imposition of development cost charges to assist the District in paying the capital costs of certain public works which service the development for which the charge is imposed;

AND WHEREAS the Council believes it is desirable to establish development cost charges to assist the District in paying the capital cost of providing, constructing, altering and expanding water, sewage, drainage and highway facilities, in acquiring park land or providing specified improvements in park land, or any of them, to serve, directly or indirectly, the development in respect of which the charge is being imposed;

AND WHEREAS Council has taken into consideration the factors prescribed in Section 934(4) of the *Municipal Act*;

AND WHEREAS, in the opinion of Council, the charges imposed under this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the District;

NOW THEREFORE the Council of The Corporation of the District of North Vancouver, in open meeting assembled, enacts as follows:

Title

1. This bylaw may be cited as "**DISTRICT OF NORTH VANCOUVER DEVELOPMENT COST CHARGE BYLAW**".

Definitions

2. In this bylaw

basement means the gross floor area contained within that part of a building, which building is permitted under the Zoning Bylaw to be used for residential purposes, that has an exterior perimeter wall that is less than 1.2 metres (4 feet) high as measured from the floor above to the lesser of

- (a) natural grade; and
- (b) finished grade;

building permit means any permit required under the District of North Vancouver Building Bylaw, which permit authorizes construction, alteration or extension of a building or structure;

combination use means both multi-family residential and commercial uses permitted under the Zoning Bylaw on a site or parcel in a commercial zone created by the Zoning Bylaw;

commercial use means a use permitted in a commercial zone created by the Zoning Bylaw, except a home occupation;

complete building permit application means an application under the District of North Vancouver Building Bylaw on a completed and executed application form, accompanied by plans sufficient to determine compliance with the Building Code and applicable bylaws, together with all required fees;

comprehensive development use means a use permitted in a comprehensive development zone created by the Zoning Bylaw;

District means the Corporation of the District of North Vancouver;

dwelling unit includes a room, a suite of rooms or a building that is used or is intended to be used as an individual self-contained private residence which contains, or includes

- (a) a sink, a toilet, a washbasin, a shower or bath, or facilities for the installation of same, whether such equipment or facilities are provided to each such room, suite of rooms or building structure or are shared;
- (b) not more than one set of cooking facilities; and
- (c) accessory uses that are customary ancillary uses to such residences;

gross floor area in respect of a building permitted under the Zoning Bylaw to be used for

- (a) residential uses, means the floor area within the building measured to the
 - (i) inside surface of every exterior wall plus a deemed wall thickness of 100 mm,
 - (ii) centre line of every party wall and unit corridor wall, as the case may be,but excludes
 - (iii) areas used or intended to be used for the parking of motor vehicles and storage of bicycles,
 - (iv) common areas that could be used by any building occupant, such as assembly rooms, corridors, laundry rooms, and storage areas, and
 - (v) balconies, basements, exterior covered walkways and passageways, patios and verandas; and
- (b) combination, commercial, industrial, institutional uses means the floor area within the building measured to the inside surface of every exterior wall plus a deemed wall thickness of 100 mm, but excludes areas used or intended to be used for parking of motor vehicles or bicycle storage;

industrial use means a use permitted in an industrial zone created by the Zoning Bylaw;

institutional use means

- (a) a principal or accessory use in any "PA" or "PRO" zone created by the Zoning Bylaw;
- (b) a child care facility, firehall, group home, multi-level care facility or cemetery use permitted in any zone created by the Zoning Bylaw;

Northlands Development Area Sector 1 means the area of the District in which development cost charges are imposed, as of the date of this bylaw, under District of North Vancouver Bylaws No. 6570 and 6571, as amended;

residential multi-family means land or a building on a parcel in a zone other than Single Family Residential created by the Zoning Bylaw where two or more dwelling units are permitted under the Zoning Bylaw;

(7526)

residential use means a use permitted in a residential zone created by the Zoning Bylaw;

single family Type 1 refers to parcels greater than or equal to 836.13 m² (9,000 sq. ft.) in total area;

single family Type 2 refers to parcels greater than or equal to 650.32 m² (7,000 sq. ft.), but less than 836.13 m² (9,000 sq. ft.) in total area;

single family Type 3 refers to parcels greater than or equal to 464.52 m² (5,000 sq. ft.), but less than 650.32 m² (7,000 sq. ft.) in total area;

single family Type 4 refers to parcels less than 464.52 m² (5,000 sq. ft.) in total area;

wall includes a foundation or other wall located below grade, except as otherwise provided in this bylaw;

Zoning Bylaw means the zoning bylaw enacted by the Council of the District, as amended.

Application

3. This bylaw applies to all land in the District of North Vancouver other than land located in the Northlands Development Area Sector 1.

Imposition of Charges

4. Subject to sections 6 and 7 of this bylaw, every person who obtains
 - (a) approval of a subdivision under the *Land Title Act* or the *Condominium Act*, or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure,

must pay to the District the development cost charges established under this bylaw.

5. The development cost charges payable under section 4 are shown in Schedule A to this bylaw.

Payment of Charges

6. Development cost charges in respect of creation of parcels permitted under the Zoning Bylaw to be used for single family residential uses must be paid at the time of subdivision approval.
7.
 - (a) Development cost charges for all classes of development other than those classes referred to in section 6 must be paid at the time of building permit issuance.
 - (b) The amount of development cost charges payable in respect of a building permit is established as of the date a complete building permit application is submitted.

Single Family Residential Charge Calculation

8. Single Family Residential charge calculation is based on the applicable Residential Single-Family Type under Schedule A.

(7526)

Multi-Family Residential Charge Calculation

9. Development cost charges imposed under this bylaw for multi-family residential uses must be calculated on the basis of the gross floor area of the total number of dwelling units being built, to a maximum of \$14,000 per dwelling unit.

Commercial, Industrial and Institutional Charge Calculation

10. Development cost charges imposed under this bylaw for commercial, industrial and institutional uses must be calculated on the following basis:

- (a) the gross floor area of the building or structure, or
- (b) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the building permit applies.

Combination Use Charge Calculation

11. Development cost charges imposed under this bylaw for land or a building permitted to be used for combination use under the Zoning Bylaw must be calculated on the basis of:

- (a) the gross floor area of the building or structure used or intended to be used for each class of land use permitted under the Zoning Bylaw, or
- (b) in the case of an alteration or extension of less than the entire building or structure, the gross floor area of the portion of the building or structure used or intended to be used for each class of land use and to which the building permit applies.

Comprehensive Development Charge Calculation

12. Development cost charges imposed under this bylaw for comprehensive development must be calculated on the basis of the:

- (a) gross floor area of the building or structure used or intended to be used for each class of land use permitted under the Zoning Bylaw, or
- (b) in the case of an alteration or extension of less than the entire building or structure, the gross floor area of the portion of the building or structure used or intended to be used for each class of land use permitted under the Zoning Bylaw and to which the building permit applies,

and the basis for determining the class of land use set out in Schedule A is itemized for each comprehensive development zone in Schedule B.

Severability

13. If any section, subsection, paragraph, subparagraph or lesser portion of this bylaw, including a schedule, is held to be invalid or unenforceable for any reason by a court of competent jurisdiction the said portion shall be severed and the invalidity or unenforceability of such portion shall not affect the validity of the remainder which shall continue to be in force and in effect.

Repeal

14. The Development Cost Charge Bylaw (Bylaw 6945) and all amendments thereto are repealed.

Amended by: 7526

SCHEDULE A
Development Cost Charges Applicable to
the District of North Vancouver
(Excluding Northlands Development Area Sector 1)

CLASS OF LAND USE	ROADS	SANITARY SEWERS	WATER WORKS	DRAINAGE	PARKS	TOTAL DCCs RECOVERABLE
RESIDENTIAL SINGLE FAMILY TYPE 1 (per permitted dwelling unit)	\$3,559	\$120	\$1,401	\$508	\$12,914	\$18,502
RESIDENTIAL SINGLE FAMILY TYPE 2 (per permitted dwelling unit)	\$3,381	\$105	\$1,226	\$339	\$11,300	\$16,351
RESIDENTIAL SINGLE FAMILY TYPE 3 (per permitted dwelling unit)	\$3,292	\$96	\$1,121	\$305	\$10,331	\$15,145
RESIDENTIAL SINGLE FAMILY TYPE 4 (per permitted dwelling unit)	\$3,203	\$90	\$1,051	\$271	\$9,685	\$14,300
RESIDENTIAL MULTIPLE FAMILY per square metre of gross floor area (per square foot)	\$15.748 (\$1.463)	\$0.515 (\$0.048)	\$6.000 (\$0.557)	\$0.793 (\$0.074)	\$55.266 (\$5.134)	\$78.322 (\$7.276)
COMMERCIAL per square metre of gross floor area (per square foot)	\$15.323 (\$1.424)	\$0.938 (\$0.087)	\$10.933 (\$1.016)	\$2.371 (\$0.220)	\$8.079 (\$0.750)	\$37.644 (\$3.497)
INDUSTRIAL per square metre of gross floor area (per square foot)	\$7.170 (\$0.666)	\$0.324 (\$0.030)	\$3.770 (\$0.350)	\$1.095 (\$0.102)	\$1.390 (\$0.129)	\$13.749 (\$1.277)
INSTITUTIONAL per square metre of gross floor area (per square foot)	\$15.319 (\$1.423)	\$0.485 (\$0.045)	\$5.654 (\$0.525)	\$1.459 (\$0.136)	\$4.181 (\$0.388)	\$27.098 (\$2.517)

SCHEDULE B
Comprehensive Development Zones established
pursuant to Zoning Bylaw 1965 (Bylaw 3210)

Comprehensive Development Zone	Class of Land Use
CD1	Commercial
CD2	Commercial/Residential - Multiple Family
CD3	Industrial
CD4	Parcel A - Commercial Parcel B - Institutional Parcel C - Residential-Multiple Family
CD5	Industrial
CD6	Industrial
CD7	Residential-Multiple Family and Institutional
CD8	Industrial
CD9	Industrial
CD10	Residential-Multiple Family
CD11	Industrial
CD12	Parcel B - Institutional
CD13	Industrial
CD14	Institutional, Residential-Multiple Family and Single Family Type 2
CD15	Industrial
CD16	Industrial
CD18	Industrial, excepting thereout the following uses which shall be classified as Commercial: Carwash; Fitness Centre; Gas Bar; Industrial Product Sale Establishments; Retail Food Services, and Service Station
CD19	Industrial, excepting thereout the following uses which shall be classified as Commercial: Fitness Centre; Industrial Product Sales Establishments; Restaurant and Retail Food Services
CD20	Commercial
CD21	Commercial and Residential-Multiple Family
CD22	Residential-Multiple Family
CD23	Residential-Multiple Family
CD24	Residential-Multiple Family, Institutional, and Commercial
CD25	Residential-Multiple Family
CD26	Residential-Multiple Family and Institutional
CD27	Commercial
CD28	Residential-Multiple Family
CD29	Residential-Multiple Family
CD30	Residential-Multiple Family
CD31	Residential-Multiple Family
CD34	Residential Single Family
CD35	Residential-Multiple Family
CD36	Residential-Multiple Family
CD37	Residential-Multiple Family
CD38	Residential-Multiple Family and Commercial
CD40	Industrial
CD41	Institutional
CD42	Commercial and Institutional
CD43	Commercial
CD44	Residential-Multiple Family

CD46	Residential-Multiple Family
CD47	Commercial
CD48	Commercial
CD49	Residential-Multiple Family

(7526)

BYLAW NO. 7135 SCHEDULE C

Schedule C is an extensive and detailed document titled "Development Cost Charges, Background to Calculations, Final Report", dated June 1998 and is available from the Parks and Engineering Department upon request.

New regulation for stratas

BY NICHOLAS M. PESCOD, NORTH SHORE NEWS FEBRUARY 29, 2012

THE British Columbia government is requiring all strata properties with more than five units to have a property depreciation report completed by December 2013.

A depreciation report outlines the current status of the building and what problems are occurring in the strata. Reports provide estimates on what it would cost to fix the problems. It outlines what long-term projects need to be completed and the costs associated with them. They also suggest possible problems that could occur in the future and what it might cost to fix them.

According to engineer Jeff Besant, of Besant & Associates, the cost for a depreciation study by an engineering firm is typically around \$1 to \$1.50 per square metre.

While individual owners would see their strata fees increase because of the overall cost of a report, Besant said it's important for them to know the status of their building.

"In reality the costs aren't that much if you think about making decisions for the building," he said. "You want the best information you can possibly get so that you can make a good decision about your future in the place and you can also find out what your property is worth."

Depending on the findings, the property value of strata lots could change dramatically. Throughout the lifetime of a building many of its elements such as the roof, pipes, heating and air condition and windows will eventually need replacing.

"The requirement now is that strata corporations have to maintain these assets and they need to spend whatever money they need to keep it in good working order," Besant said. "The reactive cost is usually two to five times higher than the proactive decision. Replacing the pipes in the building can cost millions of dollars; it's something you need to save for."

Depreciation reports are not required to be completed by an engineering firm, but Besant believes it makes more sense for property managers to have them completed by a firm instead of getting hit with massive repair costs down the road.

"Property managers are spending a few thousand dollars about getting advice on a multimillion dollar project," he said. "It should retain an engineering firm to do a depreciation study and use that information in your financial planning."

Bamtec Engineering engineer Jeff Renwick said if a condo owner were to sell their place with a false or inaccurate report, the future owner could sue if damage or problems occurred on the condo.

"The person buying in - if they are not given that information and then a year later they get a \$50,000 assessment - they can sue," Renwick said.

Provincial regulation requires that property managers have a depreciation report completed every three years. Alberta, Manitoba, New Brunswick and Ontario also require depreciation reports.

npescod@nsnews.com

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INFORMATION BULLETIN

2011ENER0125-001607
Dec. 14, 2011

Ministry of Energy and Mines
and Minister Responsible for Housing

New strata property regulations introduced

VICTORIA – New regulations under the Strata Property Act that improve accountability in strata corporations have been introduced that will support the more than one million strata property owners and residents in the province.

The new rules were developed after extensive consultations with the strata community including strata lot owners, strata associations, legal experts and professionals. The consultation also included an online public survey in February 2011 that attracted over 1,800 participants, many of whom provided additional comments that helped refine the final regulations.

The majority of new housing starts in recent years have been stratas. Strata properties already make up more than half of the taxable properties in a dozen British Columbia municipalities. The prevalence of stratas will continue to grow as the province's population expands and urban densification increases.

The Strata Property Act and regulations are used directly on a regular basis by members of the public. Regulations with respect to audited financial statements are expected to be introduced next year.

A guide to the new regulations will be published early in 2012 to give strata owners and corporations an opportunity to learn more about the new rules before they are required to comply.

Further information is available at: <http://www.housing.gov.bc.ca/strata/regs>

A backgrounder follows.

Contact: Communications
 Minister Responsible for Housing
 250 952-0617

Connect with the Province of B.C. at: www.gov.bc.ca/connect

BACKGROUND

2011ENER0125-001607
Dec. 14, 2011

Ministry of Energy and Mines
and Minister Responsible for Housing

Key highlights of the new regulations

Depreciation Reports

Depreciation reports help strata corporations plan for future repair and maintenance costs. Under the new regulations, the report will contain:

- A physical inventory of the common property including building systems.
- Anticipated maintenance, repair and replacement costs for common expenses projected over 30 years.
- A financial forecasting section that contains at least three cash flow funding models for the contingency reserve fund (CRF).

What has changed: Like other provinces, depreciation reports are now mandatory unless the strata corporation exempts themselves through an annual $\frac{3}{4}$ vote. Strata corporations with less than five units are also exempt. Updates will be required every three years and include an onsite inspection.

Benefits: Strata owners will be better-informed to assist with prudent management of their common property. The report will help owners determine how repairs will be funded and the amount that could be contributed to the CRF. The most recent report will also be provided to potential purchasers.

Effective Date: Immediately. However, strata corporations have two years to comply with the new requirements.

Contingency Reserve Funds (CRF)

Strata corporations have a contingency reserve fund to help pay for expenses that usually occur less often than once a year, such as maintenance and repairs on common property.

What has changed: Previously, an annual $\frac{3}{4}$ vote was required to make contributions to the reserve fund if it already exceeded 100 per cent of the annual operating expenses. Strata owners may now make any additional contributions, above 25 per cent of the annual operating expenses, to the CRF, by simple majority vote as part of the budgeting process at the annual general meeting.

Benefits: Will give strata corporations' additional flexibility in how they choose to contribute to their contingency reserve fund.

Effective Date: Immediately.

Form B

The Information Certificate (Form B) discloses information to owners and purchasers about the strata corporation and the strata lot.

- What has changed:
- a) The Form B has been slightly revised to better inform strata councils and prospective purchasers that the act requires strata corporation rules, Form J (the rental disclosure statement), the current budget and the most recent depreciation report (if any) to be attached to the Form B. (These changes will take effect March 1, 2012, although strata corporations can choose to use the revised form before that date.)
 - b) The Form B will better identify how parking and storage lockers are allocated to strata property lots. (These changes to take effect Jan. 1, 2014, although strata corporations can choose to use the revised form before that date).

Benefits: Provides better disclosure to new strata owners.

Effective Date: March 1, 2012 for the new Form B listing, noting the required attachments: rules, Form J, the current budget and the most recent depreciation report (if any) to the Form B.
Jan. 1, 2014 for the changes related to parking and storage information. This two-year transition period gives strata corporations time to implement and is based on the public consultation.

Contact: Communications
Minister Responsible for Housing
250 952-0617

Connect with the Province of B.C. at: www.gov.bc.ca/connect

Greater Vancouver Regional District

(incorporated June 29, 1967)

Voting Unit: 20,000 population

	Area ¹ as of Dec 31, 2010	2006 Census including subsequent population changes certified by the Minister ³		Number of Directors	Voting ⁴ Strength	2011 Hospital Purposes Assessment \$	2011 General Purposes Assessment \$
		(3)	(4)				
Cities:							
Burnaby	10,674.0	202,799	202,799	3	11	48,934,962,607	48,857,025,800
Coquitlam	15,257.3	114,565	114,589	2	6	24,191,785,939	24,149,780,230
Langley	1,018.2	23,606	23,606	1	2	4,052,738,540	4,041,805,308
New Westminster	1,866.1	58,549	58,549	1	3	10,899,500,817	10,872,506,229
North Vancouver	1,267.3	45,165	45,734	1	3	11,980,944,144	11,961,376,144
Pitt Meadows ⁵	8,825.0	15,623	15,869	1	1	2,907,031,625	2,947,046,483
Port Coquitlam	3,481.1	52,687	52,692	1	3	9,591,649,497	9,583,258,550
Port Moody	3,434.9	27,512	27,512	1	2	6,551,605,367	6,537,865,467
Richmond	25,725.0	174,461	174,461	2	9	48,154,879,098	48,275,613,165
Surrey	37,140.0	394,976	395,085	4	20	73,446,242,119	73,438,438,408
Vancouver	11,614.9	578,041	579,412	6	29	183,601,612,733	183,581,215,926
White Rock	1,401.5	18,755	18,755	1	1	4,680,445,198	4,668,978,798
Districts:							
Bowen Island	6,360.0	3,362	3,362	1	1	1,571,407,512	1,575,116,642
Delta	35,197.7	96,048	96,727	1	5	20,425,468,746	20,426,846,626
Langley	31,765.3	93,726	94,252	1	5	20,613,687,668	21,303,336,214
Maple Ridge	26,710.2	68,949	68,949	1	4	12,005,196,863	12,199,780,133
North Vancouver	17,819.3	82,562	84,407	1	5	23,605,775,223	23,570,205,323
West Vancouver	9,893.7	42,131	44,258	1	3	24,471,931,267	24,446,157,167
Villages:							
Anmore	3,144.0	1,785	1,785	1	1	742,382,787	739,732,187
Belcarra	1,249.4	676	676	1	1	375,492,101	374,605,301
Lions Bay	384.2	1,328	1,328	1	1	625,555,090	625,206,290
Taxing Treaty First Nation:							
Tsawwassen ⁶	6.5	675	675	1	1	141,680,854	142,578,012
Electoral Area:							
A	840.6	11,050	11,099	1	1	4,691,757,784	4,693,739,071
Totals:	3,389.4 ²	2,109,031	2,116,581	35	118	538,263,733,579	539,012,213,474

¹ Area shown for incorporated municipalities in hectares: for electoral areas and Tsawwassen in square kilometres.

Conversion factors: 1 acre = .4047 hectares. 1 square mile = 2.59 square kilometres.

² Square kilometres (1 square kilometre = 100 hectares).

³ Population excluding people residing on Indian Reserves as of Dec 31, 2010.

⁴ Population including people residing on Indian Reserves certified by the Minister as of Dec 31, 2010. These figures are used to determine the number of Directors on the Regional Board and their voting strength during the calendar year 2011 in accordance with Section 783 of *the Local Government Act*.

⁵ Pitt Meadows changed from a district to a city effective Jan 1, 2007.

⁶ Tsawwassen Taxing Treaty First Nation was created March 5, 2009. It is not considered a municipality, however it does have a vote on the Greater Vancouver Regional District Board.

704 - Taxes and Charges on a Representative House - 2011

Municipalities	Type	RD	House Value	School	General Municipal Total	Regional District	Hospital	BCA, MFA and Other	Total Res Variable Rate Taxes	Total Res Parcel Taxes	Total Res. User Fees	Total Residential Property Taxes And Charges
West Vancouver	D	GVR	1,673,943	2,070	3,480	110	0	690	6,350	0	1,210	7,560
Whistler	D	SQL	1,335,600	2,268	3,360	68	70	83	5,848	530	575	6,953
Lions Bay	V	GVR	1,138,220	1,407	1,803	76	0	662	3,948	565	1,296	5,809
Oak Bay	D	CAP	871,249	1,498	2,549	377	250	244	4,918	0	719	5,637
Vancouver	C	GVR	1,118,962	1,616	2,381	78	0	461	4,537	0	923	5,460
North Vancouver	D	GVR	913,877	1,397	2,260	61	0	377	4,094	0	1,177	5,271
White Rock	C	GVR	753,688	1,382	2,783	49	0	311	4,525	18	414	4,956
Port Moody	C	GVR	705,389	1,265	2,267	47	0	291	3,871	0	933	4,804
New Westminster	C	GVR	620,991	1,187	2,244	41	0	256	3,727	0	1,014	4,741
Anmore	V	GVR	1,033,864	1,854	1,275	238	0	658	4,025	128	577	4,730
Richmond	C	GVR	832,719	1,395	1,799	52	0	343	3,589	0	1,043	4,632
Burnaby	C	GVR	798,114	1,334	1,897	50	0	329	3,611	433	460	4,503
Coquitlam	C	GVR	639,772	1,147	1,950	42	0	264	3,404	334	710	4,448
North Vancouver	C	GVR	814,484	1,245	1,946	54	0	336	3,580	0	805	4,385
Victoria	C	CAP	574,702	988	2,168	138	165	161	3,621	34	676	4,331
Sun Peaks	V	TNR	694,609	1,632	1,515	915	160	108	4,330	0	0	4,330
Central Saanich	D	CAP	563,377	941	1,622	710	162	158	3,592	0	594	4,186
Delta	D	GVR	568,717	1,006	1,865	37	0	331	3,239	0	860	4,099
North Saanich	D	CAP	779,737	1,302	1,305	327	224	218	3,377	100	495	3,972
Mission	D	FVR	392,273	830	1,797	43	94	24	2,789	0	1,072	3,861
Rossland	C	KOO	257,760	723	1,588	493	71	83	2,959	199	701	3,858
Port Coquitlam	C	GVR	510,628	916	1,873	33	0	211	3,032	0	824	3,857
Lake Country	D	COK	500,882	973	1,527	174	163	31	2,868	75	906	3,849
Abbotsford	C	FVR	398,862	900	1,903	48	95	25	2,972	0	866	3,838
Maple Ridge	D	GVR	460,945	928	1,797	30	0	190	2,945	159	696	3,800
Langley	D	GVR	501,347	980	1,569	33	0	207	2,788	0	991	3,779
West Kelowna	D	COK	492,470	956	1,555	168	160	31	2,869	159	739	3,767
Belcarra	V	GVR	866,950	1,555	1,274	217	0	498	3,545	0	212	3,757
Nelson	C	CKO	338,966	835	1,371	489	72	21	2,789	15	941	3,745
Saanich	D	CAP	626,242	1,077	2,006	154	180	175	3,591	0	150	3,741
Surrey	C	GVR	576,645	1,057	1,371	37	0	238	2,703	161	866	3,729
Sidney	T	CAP	519,798	868	1,436	284	149	145	2,883	206	633	3,722
Fernie	C	EKO	408,761	995	1,313	478	93	115	2,994	117	606	3,717
Pitt Meadows	C	GVR	450,407	906	1,613	30	0	186	2,735	63	892	3,690
Esquimalt	D	CAP	500,860	861	2,270	252	143	140	3,665	0	0	3,665
Langley	C	GVR	455,686	890	1,685	30	0	188	2,793	0	843	3,636
Tofino	D	ALB	715,575	1,374	1,506	288	276	189	3,632	0	0	3,632

Source: http://www.cscd.gov.bc.ca/lgd/infra/library/Schedule704_2011.xls

Municipalities	Type	RD	July 1, 2011 BC STATS Population Estimates (Dec. 2011 Release)	Property Class	Authenticated Roll General Taxable Values	Municipal Purposes Tax Rates	Tax Class Multiples	Total Municipal Variable Rate Taxes	Flat Taxes, Split Rate Taxes, Ports Property Taxes, Tax Sharing	Total Municipal Taxes	% Total Taxes	% Total Assessment	Municipal Taxes Per Capita
North Vancouver	C	GVR	50,725	Residential	9,965,839,427	2.38906	1.00	23,808,988	0	23,808,988	53	83	469
				Utilities	8,467,100	40.00000	16.74	338,684		338,684	1	0	0
				Supportive Housing	0	0.00000	0.00	0		0	0	0	0
				Major Industry	111,961,000	27.50000	11.51	3,078,928	64,763	3,143,691	7	1	0
				Light Industry	33,548,300	9.56623	4.00	320,931		320,931	1	0	0
				Business/Other	1,835,248,817	9.56623	4.00	17,556,412		17,556,412	39	15	0
				Managed Forest	0	0.00000	0.00	0		0	0	0	0
				Recreation	6,311,500	2.53770	1.06	16,017		16,017	0	0	0
				Farm	0	0.00000	0.00	0		0	0	0	0
				Totals	11,961,376,144			45,119,960	64,763	45,184,723	100	100	891
North Vancouver	D	GVR	88,370	Residential	21,819,966,117	2.47291	1.00	53,958,812	0	53,958,812	72	93	611
				Utilities	2,198,260	40.00000	16.18	87,930		87,930	0	0	0
				Supportive Housing	0	0.00000	0.00	0		0	0	0	0
				Major Industry	221,775,000	42.48617	17.18	9,422,370	(1,992,058)	7,430,312	10	1	0
				Light Industry	30,768,900	21.71568	8.78	668,168		668,168	1	0	0
				Business/Other	1,465,682,146	8.83668	3.57	12,951,764		12,951,764	17	6	0
				Managed Forest	0	0.00000	0.00	0		0	0	0	0
				Recreation	29,814,900	5.99955	2.43	178,876		178,876	0	0	0
				Farm	0	0.00000	0.00	0		0	0	0	0
				Totals	23,570,205,323			77,267,921	(1,992,058)	75,275,863	100	100	852

Source: http://www.cscd.gov.bc.ca/lgd/infra/library/Schedule707_2011.xls

News and notes from City of North Vancouver council

By [Sean Kolenko - North Shore Outlook](#)

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Buying power

City council voted unanimously Monday night for staff to draft a "sustainable and ethical" procurement policy that would, if passed, establish guidelines for who the city purchases its goods from.

The motion, brought forward by Coun. Craig Keating, was initially designed to restrict the city from using any of the \$6.9 million allocated in its 2012-2021 engineering equipment project plan from purchasing products from Caterpillar Inc. or its subsidiaries in light of the company's decision to close its London, ON. plant for cheaper American pastures and [leave 465 workers unemployed](#).

After advice from legal staff, however, Keating changed the wording of his motion to ensure it would avoid any prejudice toward a single firm.

"What they [Caterpillar Inc.] did was indefensible. But ultimately the new wording would catch Caterpillar and others," said Keating, in a phone interview.

Sustainable and ethical procurement, added Keating, should consider the social, environmental and economic aspects of every company the city does business with.

Lions Gate wastewater plant to get community treatment

Much has been said about the looming jump in local sewer utility fees as a result of a new Lions Gate Wastewater Treatment Plant, slated for completion by 2020.

But a Metro Vancouver-led engagement and consultation process, outlined at Monday's council meeting, aims to give some voice to the community as plans for the plant begin to crystalize.

For the next year, Metro Vancouver will be involved in what it calls a "project definition" phase, wherein the regional body aims to consult with its engineering teams, local residents and third-party architects, amongst others, to provide input on design aspects of the new facility.

The crux of the process will be a public advisory committee, which, according to Metro Van staff, will be created later this year.

The committee will be comprised of three residents not directly affiliated with the project, three members from the North Shore's chambers of commerce, three representatives from local and regional environmental

organizations and two people from the Norgate Park Community Association, the neighbourhood adjacent to the plant's new home two kilometres east of the Lions Gate Bridge. Currently the facility is located just west of the bridge, on Squamish Nation land.

Mayor Darrell Mussatto, chair of Metro Van's utilities commission, stressed the need for planning to begin immediately as "eight years will fly by."

"There are many things to consider like an odour containment strategy," said Mussatto.

"And the building of the plant will take six years."

As for funding the estimated \$400-million project, Mussatto said he's scheduled to visit Victoria next week to begin discussing potential cost-sharing arrangements with the provincial government.

"We need to start the discussion on how to pay for this and we need federal and provincial help," said Mussatto.

"Four-hundred million is a big bill and the North Shore will foot the lion's share. But we want to work with the province. We want them to be part of this. We don't want this to be a fight."

Metro Vancouver has, in the past, discussed changing its funding formula by creating one blanket sewage area for the region, meaning all municipalities would be required to chip in equally for secondary treatment upgrades. No change to the current formula, however, has yet been made.

If both the federal and provincial government give money to the project, North Shore residents will still likely see their sewer fees rise to about \$500 per month by 2030. If senior levels of government provide no help, residents will be on the hook for more.

It was the federal government that established nationwide regulations on wastewater treatment plants, requiring all such facilities to provide secondary treatment of the water it handles prior to it being discharged into the ocean.

Secondary treatment removes most solids from wastewater, while primary treatment, basically, runs the water through a screen.

Currently, the Lions Gate and Iona plants require upgrading, while the Annacis Island, Lulu Island and Langley treatment plants are up to code.

For more information on wastewater treatment methods, visit metrovancover.org/services and select the "Wastewater Collection & Treatment" menu option.

— with files from Jeff Nagel

LEC rates

Rates offered by the Lonsdale Energy Corporation are the cheapest of all district energy systems in the Lower Mainland, according to a report by the City of Vancouver.

In the report, the LEC, which offers a rate of \$68.13 per-megawatt-hour, was compared to four heating utilities: downtown Vancouver's Central Heat Distribution Ltd. whose rates volley between \$78-\$85

per-megawatt-hour, East Fraserlands' River District Energy at \$87, the South East False Creek system at \$91 and UniverCity Energy at Simon Fraser University at \$119.

City council expressed general pleasure with the report after it was presented Monday night but Coun. Guy Heywood did question the comparison between LEC's rates and those of BC Hydro, which, according to the document, charges \$83 per-megawatt-hour.

The difference between the two, said Heywood, is that BC Hydro uses electricity, not a hydronic heating system like the LEC. Electricity is converted into heat by people using base board heaters which is easy to meter. Hydronic heating, on the other hand, is not and the LEC has yet to find a reliable method for individual metering.

And, the rate applied to BC Hydro in the report uses a blend of two metrics. BC Hydro charges 6.67 cents per-kilowatt-hour up to a 1,350 per-kilowatt-hour threshold, after which they charge 9.62 cents.

"The problem is, we're trying to do an apples to apples comparison but this is apples to oranges," said Heywood.

This information comes about three months after the city-owned heating utility came under fire from a resident who, with the help of a private consultancy called All Things Energy, claimed the LEC was forcing people to use its services and demanded it be put under the watch of the B.C. Utilities Commission.

All Things Energy representative Kerry Morris also claimed the city was refusing to release details of his client's monthly bills, a figure currently being covered in his strata fees.

At the time, city manager Ken Tollstam said the LEC doesn't release rates to individuals because all contracts are between the company and a building's management. All buildings, added Tollstam, pay the same rate to LEC and then distribute the cost to residents in whatever method they choose.

Calls for the [LEC](#) to endure third-party oversight had some traction with council last year and Heywood said this recent report still didn't answer the question of the company's governance.

"I would like staff to send this to consumer advocates and see if they are satisfied," said Heywood.

"Because LEC acts as a monopoly. If they're not satisfied then we could potentially seek BCUC oversight."

— *with files from Todd Coyne*

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Table 2 Scenarios for Annual Household Levies by Sewerage Area

2a) Sequencing Lions Gate and Iona Island within 10 years
(includes inflation and **2/3** senior government cost sharing)

Sewerage Area	2010	2015	2020	2025	2030
Fraser	\$156	\$171	\$242	\$291	\$323
Lulu Island	\$157	\$172	\$248	\$298	\$331
North Shore	\$181	\$292	\$417	\$504	\$565
Vancouver	\$159	\$266	\$364	\$440	\$492

2b) Sequencing Lions Gate and Iona Island within 10 years
(includes inflation and **1/3** senior government cost sharing)

Sewerage Area	2010	2015	2020	2025	2030
Fraser	\$156	\$186	\$282	\$355	\$415
Lulu Island	\$157	\$188	\$283	\$357	\$418
North Shore	\$181	\$317	\$639	\$810	\$953
Vancouver	\$159	\$290	\$545	\$690	\$812

2c) Sequencing Lions Gate and Iona Island within 10 years
(includes inflation but **no** senior government cost sharing)

Sewerage Area	2010	2015	2020	2025	2030
Fraser	\$156	\$205	\$335	\$427	\$506
Lulu Island	\$157	\$206	\$332	\$423	\$502
North Shore	\$181	\$348	\$911	\$1,168	\$1,391
Vancouver	\$159	\$317	\$769	\$985	\$1,172

The above three tables all assume that long term debt is amortized over 15 years.