

Wednesday Nov 20th 2013

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

Time: 7:00-9:00pm

Chair: Diana Belhouse – Delbrook C.A.

Tel: 604-987-1656 **Email:** dianabelhouse@gmail.com

Regrets: Cathy Adams (in Toronto), John Hunter (conflict), Sharlene Hertz

1. Order/content of Agenda

- a. Chair Pro-Tem Suggests:

2. Adoption of Minutes of Oct 16th

- a. <http://www.fonvca.org/agendas/nov2013/minutes-oct2013.pdf>

- b. Business arising from Minutes.

3. Roundtable on “Current Affairs”

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

a. EUCCA

- Update on Edgemont Village Refresh

b. Blueridge C.A.

- BCA Workshop
- BCA Newsletters (**Nov 2013 attached**)

<http://www.fonvca.org/agendas/nov2013/Blueridge%20Community%20News%20November%202013.pdf>

4. Old Business

- a) Update: “Process” FONVCA Committee

- b) Update: OCPIC by Corrie Kost / Dan Ellis

- c) DNV Healthy Neighbourhood Fund

–no news as of Nov 12th from DNV (via Cathy)

5. Correspondence Issues

- a) **Business arising from 4 regular emails:**

Distributed with full package and posted on web-site

- b) **Non-Posted letters – 0 this period**

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

6. New Business

- a) CNV Density Bonus & CAC Policy- wealth of details!

<http://www.cnv.org/~media/BAA2DBA799FF495AA71614C43F39CF09.ashx> (**attached**)

7. Any Other Business

- a) **Update: Lions Gate Sewage Plant**

<http://www.metrovancouver.org/services/wastewater/treatment/TreatmentPlants/LionsGate/Pages/default.aspx>

Indicative design endorsed by Metro board Nov 15th 2013

Note: Inflow controls to private sewer lines could prove costly

- b) **District of West Vancouver launches online service to broaden citizen input and increase participation** (**home page attached**)

<http://westvancouver.ca/westvancouverITE/>

8. For Your Information Items

a) Non-Legal Issues

- i. **News-Clips of the month Nov 2013**

<http://www.fonvca.org/agendas/nov2013/news-clips/>

- ii. **Fantasy of “Green Jobs”**

<http://policyschool.ucalgary.ca/?q=content/green-jobs-fantasy-why-economic-and-environmental-reality-can-never-live-political-promise>

- iii. **101 on Sewage Sludge (Biosolids)**

<http://water.epa.gov/polwaste/wastewater/treatment/biosolids/genqa.cfm>

- iv. **Cost of major earthquake \$75b – report**

http://www.ibr.ca/en/Natural_Disasters/documents/IBC_EQ_Study_Full.pdf
[http://www.fonvca.org/agendas/nov2013/news-clips/Cost%20of%20Major%20BC%20earthquake%20pegged%20at%20\\$75billion.pdf](http://www.fonvca.org/agendas/nov2013/news-clips/Cost%20of%20Major%20BC%20earthquake%20pegged%20at%20$75billion.pdf)

- v. **CBC on Lynn Valley Densification Dustup**

<http://www.cbc.ca/player/News/Canada/BC/ID/2416867282/>

- vi. **Lower Mainland Condos/Townhouses Affordability**

<http://www.vancouvercondoreport.ca/Affordable%20Condos%20-%20Update.aspx>

- vii. **Privatizing Public Spaces**

<http://www.newdemocracyworld.org/old/space.htm>

<http://www.annaminton.com/Privatepublicspace.pdf>

http://www.sustainablecitiesinstitute.org/view/page.basic/class/feature.class/Lesson_Community_Gardens_Overview

- part of this is selling our public roads and privatizing public property uses. Another part is building community, equity, and crime reduction.

b) Legal Issues

- i) **Update: BC’s New Regulations for Pesticide Use**

<http://www.newsroom.gov.bc.ca/2013/10/bc-sets-out-new-regulations-for-pesticide-use.html>

- ii) **Judge tosses out fence fight**

<http://www.nsnews.com/news/judge-tosses-out-fence-fight-1.691206>
<http://www.courts.gov.bc.ca/jdb-txt/SC/13/18/2013BCSC1890.htm>

- iii) DNV Bylaw 6797, adopted in 1995, allows for a 400sq-ft garage exemption in all SF residential zones except RSM RSMH and RSD

9. Chair & Date of next meeting

Wed. December 18th

FONVCA Received Correspondence/Subject
14 October 2013 → 17 November 2013

LINK	SUBJECT
http://www.fonvca.org/letters/2013/14oct-to/Wendy_Qureshi_17oct2013.pdf	Bosa's "Dying Mall"
http://www.fonvca.org/letters/2013/14oct-to/Wendy_Qureshi_22oct2013.pdf	Again no DNV Council clip
http://www.fonvca.org/letters/2013/14oct-to/James_Gordon_23oct2013.pdf	Again no DNV Council clip
http://www.fonvca.org/letters/2013/14oct-to/Monica_Craver_13nov2013.pdf	NSMBA Drowns Out "Loud Voice" for Conversations

Past Chair Pro/Tem of FONVCA (Jan 2010-present)

Nov 2013	Diana Belhouse	Delbrook CA & S.O.S
Oct 2013	Val Moller	Woodcroft rep.
Sep 2013	Eric Andersen	Blueridge C.A.
Jun 2013	Peter Thompson	Edgemont & Upper Capilano C.A.
May 2013	John Miller	Lower Capilano Community Residents Assoc.
Apr 2013	Paul Tubb	Pemberton Heights C.A.
Mar 2013	Dan Ellis	Lynn Valley C.A.
Feb 2013	Diana Belhouse	Delbrook C.A. & SOS
Jan 2013	Val Moller	Woodcroft & LGCA
Nov 2012	Eric Andersen	Blueridge C.A.
Oct 2012	Peter Thompson	Edgemont & Upper Capilano C.A.
Sep 2012	John Hunter	Seymour C.A.
Jun 2012	Paul Tubb	Pemberton Heights C.A.
May 2012	Diana Belhouse	Delbrook C.A. & SOS
Apr 2012	Val Moller	Lions gate C.A.
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

Notetaker

To be determined

Sharlene Hertz
John Gilmour
Cathy Adams
Dan Ellis
Sharlene Hertz
Sharlene Hertz
John Miller
Sharlene Hertz
Cathy Adams
Charlene Hertz
Kim Belcher
Diana Belhouse
John Miller
Dan Ellis
John Hunter
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
K'nud Hille

FONVCA

Draft Minutes of Regular Meeting, Wednesday October 16th , 2013

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

Time: 7:00-9:00pm

Chair: Val Moller – Woodcroft representative

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

Attendees:

Val Moller (Chair pro-tem),	Lions Gate N.A. / Woodcroft
Sharlene Hertz (notes)	Delbrook C.A.
Eric Andersen,	Blueridge C.A.
Diana Belhouse,	Delbrook C.A.
Kim Belcher,	Capilano Gateway Association
Douglas Curran,	Capilano Gateway Association
John Hunter,	Seymour C.A.
Corrie Kost,	Edgemont & Upper Capilano C.A.
John Miller,	Lower Capilano Community Residents Association

Regrets: Cathy Adams

1. Order/content of Agenda

- a) Motion for Call to Order at 7:02 pm - Carried.
- b) Chair Pro-Tem Suggests: as is

2. Adoption of Minutes of Sep 18th

- a. <http://www.fonvca.org/agendas/may2013/minutes-sep2013.pdf>

John Miller: Motion to adopt minutes as amended – Roundtable discussion – as follows ‘reported that district is hiring consultant with \$45,000 to come up with street guidelines for Lower Capilano/ Marine Drive Village’. **Carried.**

- b. Business arising from Minutes. Nil

3. Roundtable on “Current Affairs”

a) EUCCA – Corrie Kost

- i) Report on Edgemont Village refresh process; outlined process to date; meetings / discussions led to a foundation report (see <http://identity.dnv.org/article.asp?c=1168>) by DNV staff with 15 design principles generally acceptable via community forum; next step – community meeting s Sat Nov 2 and repeated Tues Nov 5th in Gym of Highlands United Church) to release draft proposal for village that will lead to OCP amendments for Village in early 2014
- ii) A General Meeting is being held Wed. Oct 23rd 7-9pm at the Capilano Library; Grosvenor Development will outline preliminary presentation for development of grocery store; expanding from 10,000→34,000+; 45 ft high with ~100 housing units; 100,000 ft for housing; complex will include occupation of land currently by single family homes on Ridgewood.

b) John Hunter Seymour C.A. on poor paint lines DNV

- i) Seymour C.A. has deliverables one of which is the improvement of painted lines at intersections; recommends; environmentally friendly paints; suggests FONVCA consider doing research and approach Council to improve current policy; many of North Van road and intersection lines are in poor shape; recommend DNV do test patch of old/new paints;
Motion: request John Hunter to draft a letter to DNV re: paint line issue and report back to next meeting. Carried.

c) Douglas Curran, Capilano Gateway Association

- i) Doug discussed various issues re: Fullerton improvements / budget as the neighbourhood is very concerned with public safety; there was considerable confusion as to who was funding the improvements; ultimately determined this is not an LIP so local community is not going to be asked to provide funds
- ii) Secondary issue re: survey distribution at Woodcroft [although survey did not include funding]; Doug sent letter to Woodcroft; Woodcroft residents did not receive survey; complications at many levels re: survey; Val Moller Lions Gate N.A. / Woodcroft advised arranging meeting between DNV staff and Woodcraft representatives to improve communications

d) Sharlene Hertz, Delbrook C.A.

- i) Recent successful AGM; initiating community newsletter; initiating Community Based Design process for Delbrook site; plan to engage community in design with respect to wants / needs of the community; planning interesting speakers to provide design methodology, etc.

e) John Hunter Seymour C.A.

- i) John advised of Seymour meet and greet hosted by Parkgate; identified an intersection problem in their neighbourhood – had guidelines painted to mitigate the issue

4. Old Business

a) Update: “Process” FONVCA Committee Report of Sep 24th discussion on BC Economy by FONVCA Discussion Group. For details see (attached) <http://www.fonvca.org/agendas/oct2013/SFU-PUBLIC-SQUARE/>

- i) Sharlene reported successful event that was organized by Task Group; recruited John Gilmour as facilitator; good discussion; feedback is a need for more of this type of discussion; excellent model for open discussion initiated by SFU; part of province wide discussion on the Economy
- ii) Doug commented people were surprised how invigorating it was; our ideas showed up on display boards; degree of commonality in issues; people see how serious the economy is and policy shifts are required by government
- iii) Corrie advised this was a good test case of how community association representatives can get together to discuss issues and intelligently tackle and put forth ideas to any generic problem; good first step; can be further implemented in discussions on what CAs should be

b) Update: OCPIC by Corrie Kost / Dan Ellis

- i) OCPIC meets usually once per month; Edgemont Refresh and Lynn Valley centre implementation plan have been on the recent agenda
- ii) Re: LV, Council presented with two options – decided to have 5 storey limits but allow up to 12 storey limits in the LV area (so called “Flexible Planning Framework”). For details see <http://identity.dnv.org/article.asp?c=1160>
- iii) other discussion involved housing strategies to address homelessness and affordability [specifically relating to rental properties]; province mandates these two strategies so attention required in planning

5. Correspondence Issues

a) Business arising from 2 regular emails:

Distributed with full package and posted on web-site

- i) Doug raised correspondence issue in the minutes from September meeting in reference to complaints about his ‘poorly written emails’; advised these are not appropriate comments and particularly inappropriate when Doug was not present at this meeting; John Hunter indicated that some people, including himself, took issue with his emails; discussion followed about general behaviour in FONVCA discussions; optimal to focus on issues and not the individual; avoid personal attacks

b) Non-Posted letters – 0 this period

6. New Business

a) UN Report on Economic Well-being of Seniors

<http://www.helppage.org/global-agewatch/> recommend as an important read.

b) Sep 16th COW video recording failure.

- i) Video was missing and slides were not in the package; critical oversight in lack of support for district communications needs
- ii) **Topic: 2013 Transportation Investments & 2014 Transportation Priorities**; discussion re: Woodcroft but details missing - no video nor minuted record of discussion of Woodcroft; Corrie wrote to Council informing them of error and this is to be corrected; these actions indicated inability to consult with Woodcroft on Fulton Avenue Refresh; DNV should have submitted survey to Woodcroft; this will be corrected; the community welcomes opportunities to get presentation to the residents so they are fully informed.
The staff presented slides (which were largely out of sync with the staff report) can be found at
<http://www.fonvca.org/agendas/oct2013/COW-sep16/>
the presented slides are now also available as
http://www.dnv.org/upload/documents/Council_Presentation/130916.pdf

c) 1075 Prospect Ave Subdivision (notice **attached) Council Deliberations:**
Report by Corrie Kost

- iii) Not a major arterial road/transportation route; most homes are on 66 ft lots; in council's view created a quandary – this is not in compliance with OCP; this type of densification in the middle of nowhere does little to encourage transportation; and seems contrary to council decision previously to not do blockbusting; council voted 4/2 (Hicks absent due to not having attended/read public hearing on this issue) to approve this subdivision application
- iv) Sense council will no longer entertain subdivision applications until review of subdivision principles occurs – ie. focus be on OCP transition objectives

7. Any Other Business

a) Update: Lions Gate Sewage Plant – John Hunter

<http://www.metrovancouver.org/lionsgate>

for feedback form go to

<http://www.metrovancouver.org/services/wastewater/engagement/LionsGate/Pages/LGWWTTPublicMeetingFeedbackForm.aspx>

- i. Committee spent full day on Monday in discussions; design presented; new facility will handle load for 50 years; odour proof; plan has to be finalized; John Hunter took a tour of Blaine, Washington State sewage facility which has exceptional external design; can build good facility here; staff committed to zero odour; odour is prime consideration; if there is no federal and provincial funding this project will be cancelled

8. For Your Information Items

a) Non-Legal Issues

i. News-Clips of the month Oct 2013

<http://www.fonvca.org/agendas/oct2013/news-clips/>

ii. LGA may remove anonymous campaign contributions for 2014 Municipal Elections

<http://www.vancouversun.com/business/technology/Metro+Vancouver+politician+turns+crowdfunding/8972216/story.html>

iii. CCEL Canadian Centre for Elder Law report on Assisted Living in BC (162 pages)

http://bcli.org/wordpress/wp-content/uploads/2013/10/report_72_assisted-living-in-BC.pdf

IV. World Population Growth Rate (to 2050)

<http://upload.wikimedia.org/wikipedia/commons/7/75/WorldPopGrowth.png> (attached)

v. National Academies Press (free publications)

Nonresponse in Social Science Surveys (18293)

http://www.nap.edu/catalog.php?record_id=18293

Climate and Social Stress: Implications for Security Analysis (14682)

http://www.nap.edu/catalog.php?record_id=14682

vi) 12 Features of Sustainable Community Development (attached)

<http://www.cardinalgroupp.ca/nua/ip/ip01.htm> - also worth reading are *Building Vibrant, Compact Communities* at www.metroplanning.org/uploads/cms/documents/dib.pdf and http://www.infed.org/community/sustainable_communities_and_neighbourhoods.htm and http://web.forestry.ubc.ca/calp/CALP_CommunityEnergyGuide.pdf ****

vii) Integrated Pest Management Regulation Consultation (attached)

<http://www.env.gov.bc.ca/epd/codes/ipmr/index.htm>
http://www.env.gov.bc.ca/epd/codes/ipmr/policy_intentions_paper.pdf
<http://www.hc-sc.gc.ca/cps-spc/pubs/pest/decisions/rev2013-02/index-eng.php>

viii) Expected Climate Changes by CNV (attached)

<http://www.cnv.org/Your%20Government/Living%20City/Climate%20Change%20Adaptation/Expected%20Climate%20Changes%20for%20the%20City>
However, some recent bad news: **(distributed at meeting)**
<http://m.rsta.royalsocietypublishing.org/content/371/2001/20120294.full.pdf>

b) Legal Issues

i) Stewart McDannold Stuart – 25th Anniversary

<http://www.sms.bc.ca/issue/?issue=84> (attached)
Highly recommended read!

9. Chair & Date of next meeting:

Wed. November 20th Diana Belhouse, Chair; Note taker required.

10. Adjournment 8:50 pm



Blueridge Community News

Editor: Sonia McLeod

THE THANK YOU CORNER

Written by: Eric Andersen

As you will see we have a long list of very generous sponsors who help us with wonderful prizes and donations for Blueridge Good Neighbour Day. Some of these have supported us for many years and continue to do so. One such company, which has been there for the Blueridge Community Association for many years, is Canlan Ice Sports North Shore situated just south of Berkley on the other side of Mount Seymour Parkway. They have been generous sponsors for our Silent Auction at Blueridge Good Neighbour Day for a number of years, and those of you with a long memory will remember that we used to host that event at Canlan for a number of years around 10-12 years ago. We have also had a few public information meetings held at Canlan in connection with development proposals for Blueridge (particularly for Riverside Terrace). Canlan's latest move to help our community is to let us have our first BCA workshop (see separate article about this) at their facility on Saturday, November 2. We needed a place to meet and preferably with a facility to have lunch. Canlan was the perfect choice and they let us use their meeting room free of charge. Thanks for being such great neighbours, Canlan!

Thank you to ALL of our supporters who donated to the Blueridge Good Neighbour Day June 2013!!

30 Minute Hit	Gaye Tyson	North Vancouver Child
A&W Food Services of Canada Inc.	General Paint	Development Center
Aussie Pet Mobile	Genesis Hair Studio	Northlands Bar & Grill
Belkin Canada	Gordon Keir	Northlands Golf Course
Belmondo Café	Honey Doughnuts & Goodies	Odlum Brown
Blueridge Dental	Iron River Forest Products	Parkgate Farm Market
Blueridge Massage Therapy	JJ Bean	PNE
Blueridge Out of School Care	Josh Larson	Provincial Government
BooLaLa	Judy Killeen	Rickman Family
Booster Juice	Julia Richmond	Rusty Gull Liquor Store
Brendan McAleer	Jumpstart Fitness	Ruth Hanson (Prudential Sussex Realty)
Brian Rybchinsky	Kenneth Gordon Maplewood School	Seymour Golf and Country Club
Bur-Han Services Inc	Kosta's Taverna	Seymour's Pub
Canexus	Laserdome	Shoppers Drug Mart
Canlan Ice Sports - North Shore	M & M Meats	Starbucks - Dollarton
Capilano Suspension Bridge	Maa Yoga	Stephen Parker
CN Rail	Maple Leaf Garden Centre	Sweet Treats Candy, Cookies & Cakes (Wafaa Masri)
Cobs Bread	Mary Kay	TDL Inc.
Cove Barber Shop	Mount Seymour	Terry's Driveway Sealing & Repairs
Cove Health	Mount Seymour Optometry Clinic	The Bone & Biscuit Co.
Dave Moucks	Nails By Ariel	The Destination Slope and Surf
Different Bikes	Neptune Terminals	Outfitters
District of North Vancouver	North Burnaby Veterinary Clinic	The Sanctuary Esthetics Studio
Dykhof Nurseries	North Shore Credit Union	Time Out Source for Sports
EA Sports	North Shore Neighbourhood House	Western Stevedoring
English Lawns	North Shore Recycling Program	
Flying Wedge	North Shore Ski & Snowboard	
Fruition Day Spa	North Shore Sports Medicine – Capilano Location	

For more information email us at info@blueridgeca.org
or visit our website www.blueridgeca.org

A NEW PHIBBS EXCHANGE IN THE WORKS ?

Written by: David Davey
Blueridge representative on the Highway Interchange Working Group

Translink, in consultation with Coast Mountain Bus, the District and the Ministry of Transportation has initiated a study to improve the function of Phibbs Exchange. At this time, no timetable for implementation has been set but an improved Phibbs Exchange is part of the District's OCP for the development of Lower Lynn Town Centre. Nelson\Nygaard Associates, a firm of consultants with experience in the design of transit facilities, has conducted a review of the operation of Phibbs Exchange looking at:

- Usability - safety, accessibility, washrooms and facilities
- Efficiency of operations including connections for bikes, pedestrians, park and ride, taxis and drop-offs
- Ambiance - sociability, integration with services, stores and coffee shops
- Environment - air quality, lighting, energy use
- Accountability - operating costs, maintenance, flexibility for future transit changes

The project is at the conceptual design stage in which two to three conceptual arrangements and layouts have been developed. Translink hopes to have a preferred design ready for review later in 2013.

One concept under review, and hopefully implemented, is a Park and Ride lot using the cloverleaf on the North East quadrant of the Highway / Main Street interchange. To make this facility properly accessible it is probably necessary that the Squamish Nation permit an extension of Seymour Boulevard from the Superstore to the Dollarton Highway. Pedestrian access from the parking lot to Phibbs would then be through an improved tunnel under the Highway.

Other constraints could be imposed by the Ministry of Transportation, depending on the final re-arrangement of the Highway interchanges in the Lower Lynn area. Even though construction is likely some years away, it is important for Blueridge residents to think about what changes should be made to improve transit service for our area. It is most unlikely that we will ever have a more frequent bus service for the simple reason that the

density and volume of traffic in our single family zone makes a more frequent service uneconomical. However, better connections and a more pleasant environment would make transit travel to the City and to locations across the inlet much more acceptable for residents east of Seymour. For that reason, we should all be ready to review the proposals for an improved Phibbs Exchange.

The Ministry of Highways preliminary plans for the Main Street/Hwy 1 interchange do indicate provision for a Park and Ride in the Cloverleaf at the north end of the bridge, on the east side. Access would be from the west side via Oxford Street with an underpass under the highway.

The Very First BCA Workshop, November 2!

Written by: Eric Andersen

The BCA has grown a lot since we started up in the 90's opposing the Hyannis Connector and later the proposed developments in Cove and Mountain Forest. We are hosting our now famous Blueridge Good Neighbour Day every June, we co-host an all-candidates meeting before each municipal, provincial and federal election, we have on-going stream clean-ups and many ad hoc projects. However, where do we go from here? What can we do to make the association even more interesting for more residents? What is good and what is bad? What new initiatives can we come up with? Should the BCA become a registered society? What is our strategy for the future?

These are questions that we ask ourselves, so for the first time we will be hosting a BCA workshop. It will be held at Canlan on November 2, but unfortunately the timing is such that we cannot advertize it in this newsletter, and the outcome will not be known till after the newsletter has been distributed. Don't worry: if you are on our e-mail list you will get an invitation! This will be our very first workshop, but it will be interesting to see what interested members of the community can come up with!

Important Dates

- November 12th at 7pm** - BCA Meeting – Guest Speaker: Mark Wood of the North Shore Mountain Bike Assoc.
January 14th at 7pm - BCA Meeting – Guest Speaker: Gavin Joyce & Susan Rogers, DNV Tree Planting on Streets
March 11th at 7pm - BCA Meeting – Guest Speaker TBC
May 13th at 7pm - BCA Meeting (AGM) – Guest Speaker: Local Celebrity Mike McCardell

Traffic & Safety In Blueridge

Written by: Graham Gilley
Chair, Traffic & Safety Subcommittee

Since our last article much work has been completed by the District on initiatives stemming from a Community Association meeting over a year ago. We have seen the center line up Berkley repainted with consistent markings; new curb buldges at Carnation and Berkley with the possibility of a lit crosswalk to come; and a new crosswalk installed at Layton and Berkley. This work was all aimed at increasing the crossing opportunities for children across Berkley and reducing driver confusion.

The Byron Road s-curve by Blueridge Elementary School remains on our radar as an area in need of speed abatement. The proposal for a marked crosswalk at the Hardy Path, along with parking restrictions on the South and North sides of Byron (intended to provide a clear and safe access route to the school for children) turned out to be just a bit too onerous on local residents. We have asked the District to shelve those plans while we look for alternatives. The most obvious solution would seem to be a marked crosswalk leading to a sidewalk on the North side. The District has indicated that the cost of the sidewalk is beyond the scope of their budget. Another proposal is speed bumps through this section with bump-profiles that truly limit speed. Again, the District has indicated that the cost of these installations is beyond the scope of their budget. We could proceed with either of these if they were pursued as a "local area service initiative." This would require 2/3 approval of all "benefiting property owners" - a definition that is highly problematic when the safe access to the school is arguably beneficial to a wide range of property owners. This definition was put in place for residents who simply want traffic slowed on their street for its own sake. The goal in this case is not to abate speed for the enjoyment of the Byron residents, but rather to provide a safe route to the school. Stay tuned!

There are also two new proposals that have been brought forward.

Sechelt @ Hyannis: It has been proposed that the stop sign at the North-east end of Sechelt Drive (@ Hyannis) be removed and replaced by 2 stop signs on Hyannis Drive, on either side of Sechelt. The goal here is to reduce the speed through this section of Hyannis Drive. It has the added benefit of making the right and left turns off of Sechelt easier in the winter months when the roadway is slippery, and of making the crossing of Hyannis to/from the Hill Drive pathway safer.

Berkley @ Seymour Parkway: a resident of lower Berkley approached the District with a proposal to alter the on-ramp from Berkley onto west-bound Seymour parkway. The proposal would see the existing on-ramp removed and changed to a simple 90 degree right hand turn at the intersection. The goal is to reduce speed southbound on Berkley between Bendale and the Parkway. This proposal was met with some enthusiasm by the District, who claims the merge lane from Berkley onto the Parkway is dangerously short. The Traffic & Safety Subcommittee is seeking input from residents on both of these proposals. Please send your comments to traffic@blueridgeca.org or call Graham Gilley at 604-913-6027.

BLOCK WATCH UPDATE

Written by: Eric Andersen

Our last Block Watch recap included February 2012, so you will find below an update of the b&e's for the following 19 months (up to and including September 2013):

06/22, 2012 2600 Byron Road
06/26 2000 Berkley Avenue
08/11 2700 Violet
09/11 2400 Berkley Avenue
12/27 900 Berkley Road
03/03, 2013 2500 Hyannis Point
03/05 2400 Hayseed Close
08/23 1900 Arroyo Court

In all of the Seymour North area (which roughly goes from Highway # 1 to Parkgate north of Mount Seymour Parkway) we had a total of 13 b&e's in 2012 (down from 21 and 4 attempts in 2011), we had 9 thefts OF autos and 4 attempts (up from 7 and 3 respectively the year before) and 58 thefts FROM vehicles and 20 attempts (down from 74 and 8 respectively the previous year).

If you live on a street with Block Watch, you should hear on a somewhat regular basis from your Captain. He/she will keep you informed about activities going on in your neighbourhood. If you never hear anything (and you believe you are part of Block Watch), please contact Jayne Brownlow (604 985 0800) at the Block Watch Office, or your local area coordinator, Eric Andersen (604 929 6849).

If your block is one of the few ones in Blueridge/Seymour Heights, which is not yet in Block Watch, we would be happy to assist you in getting set up!

HELLO...IS IT ME YOU'RE LOOKING FOR?

Written by: Liz Sopwith

Blueridge is very different to our old neighbourhood in so many ways. We used to live in Kits and we walked everywhere. It was easier to walk with a baby in a stroller and a kid on a trike, than to strap them both screaming into the car. It was easier to walk because the nearest available parking spot to our destination was often outside our own front door. In Blueridge, with the exception of key soccer moments in the park, or peak trailer / boat parking moments in the summer finding a parking space isn't often a problem.

In Kits we had a constant stream of new neighbours... and a regular, if not quite as constant, stream of visitors knocking on our front door looking for the old ones. Nothing sinister, just part of life in a neighbourhood made up largely of individuals sharing suites and houses on short term contracts.

Arriving in Blueridge we were approached in the playground on our first morning with inquiries as to who we were, where we'd come from, which house we were living in ("did you buy Fred's or Dora's?"). It was a brief glimpse into our child's experience as he joined an established class at school. Back in Kits the class composition changed on a regular basis, at least every term, as new families came and went, so far less fuss was made of the 'newbies'.

It wasn't long before we discovered why it had been quite so hard to buy a house in the area. It seemed many of the families we met had grown up here, some were even living in the same houses they'd been born in, whilst others had moved several timesfrom Berkley to Hyannis to Lennoxas their family needs changed. Breaking into Blueridge was a challenge but I'm so glad we persevered.

We may no longer have back lanes to play street hockey in, but we've gained quiet cul de sacs and crescents (thanks for driving slowly when our kids are out playing!). We walk to and from school with far less likelihood of getting run over than in our previous locale, even though there's no sidewalks for part of our route. The library and Safeway are no longer a short walk away, but it is a beautiful bike ride or hike through the forest. We are no longer right by the B-line for quick access downtown, but we've gained a bus

driver who waits for my husband at the bottom of our drive if he's fractionally late for the 7am.

Is there a downside? Well...it has to be said, it's REALLY hard to spend money in Blueridge. We've loved the berry stand over the Summer, stopping in often on our way home from the library. We've managed to spend some cash at Mt Seymour Optometry where we've registered as patients. Our dentist lives here, although he doesn't work from home. Does that count? I've since discovered Blueridge Dental would also have been available to us. But who else is here?

Being part of a community, and playing our part, is important to us. It was no coincidence that people often came knocking on our door looking for old neighbours. Chances are we did know where they'd gone. We would love to support our Blueridge neighbours and their businesses wherever we can. In our bike rides around the neighbourhood we've passed the Blueridge massage clinic, we see a sign offering singing lessons on our way to school, there are sufficient lawn care trucks outside one house to make us think the business is based there....or their lawn sure needs a LOT of care :) I'm sure though there are others here we haven't discovered. When our deck needs fixing, or our house needs painting who can we call? How can we find out? The school yard is a good place to start...but only if you have elementary school aged kids and you're not at work. I'm open to suggestions!

Right now I'm wondering: is there a stay at home mom that would like to earn a few dollars cutting my kids' hair? Is there someone who could do a bit of cleaning for us from time to time? I'm also looking for some 2 and 3 year olds to teach a ten week music class so that I can complete my teacher training course.

What can we offer? Possibly some insights into the different residential summer camps - my husband speaks at some of them. Bookmarked recipes that are wheat-free, lactose-free, often sugar-free but still edible. We've got a stroller and high chair looking for a new home, along with boxes of boys clothes and toys they've outgrown. If you find gardening therapeutic, there's no end of therapy available in our back yard. Just ask our neighbours

How about you?

Community, it's about connection. It's about living life together. At least here in Blueridge the neighbour usually stay long enough that you get to know their names.

Hello .. Is it me you're looking for? Is it you we are looking for?

Blueridge Trail Map

Written by: Colleen Mah

The Blueridge Community Association Trails Committee has worked in conjunction with the District of North Vancouver to provide an updated area trails map. We are proud to include a copy in this issue of the newsletter. The trails are indicated by the darker black lines and the stairs are shown by the circles. You may notice that there are existing trails that are not indicated on this map. This is because some are on private property (the Blair Rifle Range) or are too extensive to include (the trails on Mt. Seymour). We hope that you use this map to get out in the community to explore how many of the streets are connected via walking paths.

ECHOES ACROSS SEYMOUR BY JANET PAVLIK, DESMOND SMITH AND EILEEN SMITH
Written by: Eric Andersen

If you love Seymour, THIS book is for you! It has been compiled by knowledgeable members of the Deep Cove Heritage Society. Janet Pavlik was the guest speaker at our BCA meeting in January and gave a most inspiring presentation about how this wonderful book was put together by her and her colleagues at the Deep Cove Heritage Society, Desmond Smith and Eileen Smith.

It contains a chapter about each of the 18 communities which form Seymour, and, of course, both Blueridge and Seymour Heights have their very own chapters! A couple of pages are even devoted to the Blueridge Community Association and pictures are included of the former BCA logo and a couple from Blueridge Good Neighbour Day. More famous Blueridge residents such as Betty Carrington, Sandra Wilson and Don S. Williams (who came up with the name Blueridge Good Neighbour Day) each have their bio at the end of the Blueridge Chapter.

In addition to a detailed description of each community the book also contains a chapter entitled 'Some of Seymour's Street Names' and no less than 26 of the streets in Blueridge/Seymour Heights are included. This is by far the largest share of all the totally 55 streets mentioned! With Janet Pavlik's extremely kind permission we have been allowed to include a couple of these here. Since chances are that your street is not among these, this should be an incentive for you to go out

and buy the book to find out more! What a perfect gift for Christmas!

'Berkley Road and Avenue – Named after a very exclusive neighbourhood in London's Mayfair. A very popular wartime song, sung by Vera Lynn, was 'The Night a Nightingale Sang in Berkeley Square'.
'Hyannis Drive and Point – Named by the developer after Hyannis Port in New England.
'Tompkins Crescent – Named in honour of Alice Tompkins, chief clerk of the Engineering Department, who served from the days of the District Engineer's inspections on horseback in the 1930's to the radio communications of the 1960's.'

This book is a 10 out of 10 if you care about the recent history of your neighbourhood and Seymour in general.

A must-buy!



ATTENTION PARENTS! COME AND JOIN THE CONVERSATION.

Written by: Colleen Mah

Blueridge/Seymour Heights now has an email group for parents. You are invited to join the group and be part of the on-going conversation. We share information such as:

- Community events and fundraisers
- For sale items (or wish to buy requests)
- Childcare (seeking/recommendations)
- Preschool/Daycare openings
- Activity ideas (seeking/recommendations)
- General parenting questions

The more members who sign up, the more valuable this resource becomes. Please help spread the word to other families in the neighbourhood. To join, visit the Blueridge Community Association website at www.blueridgeca.org and select the "Join Now" button or send a blank email message to blueridge_parents-subscribe@yahoogroups.com

Let the conversation begin!

Living close to chemical plants

Written by: Eric Andersen

Since we are living rather close to a couple of chemical plants, we thought it would be a good idea to remind everyone of Rapid Notify. The below text is to be found in its exclusivity on the North Shore Emergency Management Office's website:

RAPID Notify

Register for Rapid Notify

The North Shore is one of only a few communities in the Lower Mainland with an emergency notification system, Rapid Notify. This alerting system sends emergency notifications and updates via email, telephone, cell phone, SMS text message and pager. Residents and businesses are encouraged to register. For additional information, or to sign up for Rapid Notify, go to www.nsemo.org.

Overview

The North Shore is a safe place to live however, a serious emergency event affecting ones health and safety can happen anywhere and at any time. The North Shore municipalities are three of a few municipalities in the Lower Mainland maintaining an emergency notification system. The Rapid Notify emergency notification system is designed to notify as many people as possible, as quickly as possible, by telephone. The system works by automatically phoning homes and businesses in an affected area with a specific message. The message is delivered in a simple and clear format by voice. All calls are generated and tracked by computer to make sure every number is called - more than once if necessary.

This alerting system is one tool that can be used to notify the general public in the event that emergency messaging needs to be conveyed. Other tools including going door-to-door (if applicable), in a patrol car or fire vehicle using a public address system, alerting the media (radio, TV, internet), and social media.

The system can call each number up to two separate times, a few minutes apart, until a connection is made. So if you don't hear one call, there'll be another. If you are not home, your answering system will record the message.

Contact information in the Rapid Notify system is completely confidential and has been obtained from the emergency services database of listed telephone numbers.

Rapid Notify is funded by Canexus as part of their Responsible Care Program. It is a cooperative effort between Canexus and public safety authorities in your municipality - including Police, Fire, Ambulance, and the **North Shore Emergency Management Office**.

Self-Registration

In addition, a self-registration feature allows individuals to self-register landline (listed and unlisted), cell phone, e-mail, SMS, and pager information. This information will be added to the North Shore Emergency Management Office's database.

You are on alert with the North Shore's Rapid Notify system. Just answer your phone, check your email, or read a text!

COMING SOON! – NEW AND IMPROVED WEBSITE

Written by: Angela Duso

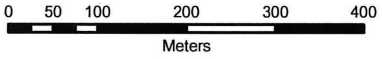
With the assistance of Alberto Trujillo González (Blueridge resident and web developer) we are currently in the process of revamping the website (www.blueridgeca.org) to make it more accessible by a variety of devices (tablet, smart phone, and a variety of web browsers) and to make it easier for non-technical people to update. In addition - we want to improve the usefulness of the website to the community. We had some success with the Blueridge Babysitter Directory this summer. The great thing about the directory is that it allows parents to find LOCAL babysitters within the neighbourhood. For babysitters - it is helpful so that they can find some work in their own neighborhood. We would like to expand on this concept by offering listings of local (within Blueridge/Seymour Heights) businesses: like music teachers, tutors, personal trainers, specialty cake creations, yard maintenance etc. In addition, we would like to have a place to put buy and sell offerings and listings of free stuff (once again - within our neighbourhood only). You might have recently cut down a tree and have firewood to give away. Or perhaps you'd like to advertise that you are having a garage sale on the weekend. So stay tuned - there are changes afoot at the website. And please let us know (info@blueridgeca.org) if you have any suggestions for the website.



GIS DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
604.990.2311 www.geoweb.dnv.org gis@dnv.org

BLUERIDGE AREA TRAIL MAP

— Trails ● Stairs



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Published: October 4, 2013 Scale: 1:8,500

FONVCA AGENDA ITEM 5(a)

Subject: Fwd: Bosa's "dying mall"
From: Brian Platts <bplatts@shaw.ca>
Date: 17/10/2013 12:16 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Bosa's "dying mall"
Date: Thu, 17 Oct 2013 10:05:36 -0700
From: Wendy Qureshi <wendyqureshi@shaw.ca>
To: North Shore News <editor@nsnews.com>
CC: fonvca@fonvca.org

Dear Editor,

There has been a lot of back-and-forth in your Paper regarding the Lynn Valley densification process and you have presented balanced opinion.

I would like to talk about the constant reference to the "dying mall" and the fact that "revitalization is needed."

Bosa owns the Lynn Valley Mall and as such has control over who leases its property. It is no accident that some leases were not renewed and that the "uncertainty" of the mall does not bode well for new tenants.

To use the supposed failing mall (and it is not, Kin's is always packed, as is Save-on-Foods and the BC Liquor Store) as an excuse for highrises makes as much sense as the dilapidated site was used to approve the old Whiteley Court site on 27th Street in 2007.

Wendy Qureshi
North Vancouver
604-980-1885

Subject: Fwd: Again no DNV Council Clip
From: Brian Platts <bplatts@shaw.ca>
Date: 22/10/2013 4:11 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: Again no DNV Council Clip
Date: Tue, 22 Oct 2013 15:47:16 -0700
From: Wendy Qureshi <wendyqureshi@shaw.ca>
To: DNV Council <council@dnv.org>, fonvca@fonvca.org
CC: North Shore News <editor@nsnews.com>

Hello,

It is 3:30 PM on Tuesday and the council clip from yesterday's meeting is not available. I spoke to Stephanie in the Clerk's Office because this has happened many times before and she AGAIN says there was a technical problem.

This is low level technology. Fix the camera, get the footage from Shaw, or do whatever you have to do to provide this needed service to the residents of the District of North Vancouver in a timely fashion.

Wendy Qureshi
DNV
604-980-1885

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

Subject: RE: Again no DNV Council Clip

Date: Wed, 23 Oct 2013 22:56:26 +0000

From: James Gordon <gordonj@dnv.org>

To: 'Wendy Qureshi' <wendyqureshi@shaw.ca>, fonvca@fonvca.org <fonvca@fonvca.org>

CC: Mayor and Council - DNV <Council@dnv.org>, James Gordon <gordonj@dnv.org>

Good afternoon Ms. Qureshi.

Thank you for your email. The information provided by Stefanie was correct - there was a technical problem with our in-house recording system. We have taken immediate steps to rectify the problem to ensure our recording can continue to be posted to the web by noon Tuesday. In cases where we have such problems we do get the video from Shaw but it does take some time for them to process the recording and get us a DVD. The video was posted by noon today.

I apologize for any inconvenience this caused.

James A. Gordon
Manager of Administrative Services | Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
604.990.2207 Direct

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

From: Wendy Qureshi [<mailto:wendyqureshi@shaw.ca>]

Sent: Tuesday, October 22, 2013 3:47 PM

To: Mayor and Council - DNV; fonvca@fonvca.org

Cc: Newsroom, North Shore News

Subject: Again no DNV Council Clip

Hello,

It is 3:30 PM on Tuesday and the council clip from yesterday's meeting is not available. I spoke to Stephanie in the Clerk's Office because this has happened many times before and she AGAIN says there was a technical problem.

This is low level technology. Fix the camera, get the footage from Shaw, or do whatever you have to do to provide this needed service to the residents of the District of North Vancouver in a timely fashion.

Wendy Qureshi
DNV
604-980-1885

Subject: Fwd: NSMBA Drowns Out "Loud Voice" for Conservation?
From: Brian Platts <bplatts@shaw.ca>
Date: 13/11/2013 12:25 PM
To: Corrie Kost <corrie@kost.ca>

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

Subject: NSMBA Drowns Out "Loud Voice" for Conservation?
Date: Wed, 13 Nov 2013 11:15:56 -0800
From: Monica Craver <mecraver@shaw.ca>
To: DNV Mayor and Council <council@dnv.org>
CC: <fonvca@fonvca.org>

An Open Letter to DNV Mayor and Council

Dear Mayor and Council: As far as I am concerned, the following "message" was unwarranted. The paid program manager of the well-sponsored, well-supported and well-funded North Shore Mountain Bike Association (NSMBA) really didn't have to use my name "in vain" to rally the freewheeling troops to come out to District Hall on Monday November 18th. But he did. It seems that the "war of the woods" has never really ended:

<http://www.nsride.com/forum/topic/9075>

Message from NSMBA.

Do you support Mountain Biking on the Shore?

The answer is YES!

So help us deliver this message to DNV Council on Nov 18.

We want Council to know our voice is loud & strong.

Louder than Monica Craver's!

Our goal is to fill Council chambers for our annual pilgrimage to the house of bureaucracy.

355 W Queens Rd

You have the opportunity to speak for up to 2 minutes prior to the NSMBA key delegation.

Sign up by 6:30pm if you wish to speak.

"My business is/I live in the DNV and we support continued care and development of our trails."

Delegation begins at 7pm.

The NSMBA will be asking for resolution to the long standing parking issue on Fromme (the parking ban was instituted in 2001 as a temporary measure). The solution needs to include parking, trail access, facilities and staging area. Presently, Council is looking into potential solutions including staging at Dempsey/Braemar and/or Mtn Hwy.

We will also share our plans to create an All Access trail to be built on Fromme, above Bobsled, to accommodate riders on 3 wheeled bikes like North Vancouver's own Tara Llanes.

Finally, we will be asking for continued support and development of our trails. **MTB is not a**

fringe sport.

Please help us spread the word by posting the attached web graphic on social media, print the pdf & post in your lunch room, and tell everyone you know.

We will head to Queen's Cross for beers afterwards.

See you Monday night Nov 18!

Mark Wood

NSMBA Program Manager

604-908-2350

Why should the NSMBA fear my "loud voice" crying out for real conservation support from DNV? (Mainly in regards to Mountain View Park wetland and upland area). DNV has not paid heed to this "loud voice". Why would the NSMBA feel threatened, now? Perhaps, I act like a "guilty conscience" for the bikers, who full well know and understand the damage they our doing to our "precious woodlands", but have become too callous to care? But why should the NSMBA feel threatened by this onr lone, "loud voice" (they chose to name), when they have mountain biking Mayor Richard Walton on their "right side"? After all, the NSMBA only have as much "political clout" as the politicians and public land managers are willing to give them -- no more, no less. Is this DNV/NSMBA partnership beginning to form the fragile cracks of over-entitlement? Most likely, not as much as the mountain bikers have cut, hacked, sliced and diced our public woodlands over the past 20 or more years...What is it the NSMBA fears?

After all, Mayor Richard Walton, had stated: **"The soul of the District lies in these woodlands, and it is up to all of us to support and protect these precious places."**
(November 2013 Deep Cove Crier)

Sadly, inside the District of North Vancouver, there is a fine ability to "talk the talk, but not to walk the walk". I have been trying to get DNV to support the protection, conservation and restoration of a precious wetland jewel, Mountain View Park wetland and upland area for over ten years, to no avail. DNV's answer has always been to favour the NSMBA who continue to ride and build roughshod in this area. New trail building continues to fragment and degrade this species at risk habitat, and silts the "amphibian pond". And the NSMBA continues to demand more and more from DNV, as their overblown sense of entitlement to our public forests grows, each year. And DNV bows to the pressure. Is District able to discern right from wrong, anymore?

The mountain bikers first came onto the mountains to ride and build many trails illegally, at first, and now they are being rewarded for the very same activities, today. It is worse, now, since so much of the NEW trail building is "sanctioned" (called "repair and maintenance", but in reality many of those heavily eroded and damaged trails are beyond repair, so the NSMBA cuts so many NEW trail reroutes, bypasses, realignments, refitting, etc. Actual trail decommissioning/closures are rare, if it happens at all.) How many trails do these extreme freeride mountain bikers need? All of them and more...I believe the riding and trail building damage to our precious woodlands, by off-road mountain (dirt) bikers (NSMBA), has gone beyond its "tipping point". And it is anti-social.

But, I expect, once again on November 18th, I will hear the usual applaud and support, by District Mayor and Council, for the North Shore Mountain Bike Association's ongoing, purposeful ecological vandalism inside our woodlands, methodically wounding "the soul of the District" (as they have done for too many years). The hypocrisy of the District of North Vancouver is too much to bear, especially in light of the fact that one viable wetland park, is among few that we have left in the District:

"... the park is a treasured piece among the district's natural areas. "We don't have that many wetlands," he said. "That's for sure, we just don't have them." ~DNV's Trails and Habitat Coordinator, Graham Knell, in the North Shore Outlook (DNV polishes Mackay Park Jul-10-2008)

Will my "loud voice" continue to be drowned out by the NSMBA's continual demands for more support and funding for amenities from DNV's public purse, when they should actually be speaking to one or more of our three mountain recreational resorts on the North Shore? Why should mountain biking be treated any differently from any other sport on the North Shore? After all, **"MTB is not a fringe sport"**, NSMBA's Mark Wood states. Plus, these MTBers are effectively "privatizing and commercializing" our public woodlands by their very consumptive activities. And this is the very reason this sport needs to be contained -- time to pay to play.

The NSMBA could even consider buying private acreage to ride and build their assortment of amusement park structures (Sunshine Coast's "Gravity Park" is built on privately owned land). What would happen if skiers, snowboarders, golfers, soccer players, etc. demanded the same over-entitlement to the use and abuse of our public woodlands? That would be anarchy. All this four season a year, rain or shine, day and night riding, and endless trail and MTB structure building sprawl across our public woodlands is acting more like a slow-motion clear cut, than anything remotely "supporting and protecting these precious places".

So, when will my "loud voice" for conservation be heard above the "squeaky wheels and chain rattling" of the NSMBA, Mayor and Council? When will DNV "walk the walk", and support those of us who are trying, in vain, to protect these precious places? When will the voices of conservation and protection be heard? "The soul of the District lies in these woodlands, and it is up to all of us to support and protect these precious places." The NSMBA have done a very, very poor job of it. They should be told "NO", and let go... *Will DNV Mayor and Council be able to show us the strong leadership to do just that?*

Thank you.

--Monica Craver--

<http://friendsofmountainviewpark.webs.com/>

2.5 Urban Land Economics Rationale

The reason that development projects are able, in financial terms, to provide public benefits in exchange for additional density is that the density has value. If the density has little or no value, then a developer is not able to absorb cost to obtain the density.

When a developer acquires a development site, the developer is buying land of course, but in land economics terms the developer is buying the development entitlements that go along with the land (in the form of zoning). The amount a developer is able to pay for a property is in large part a function of the type and amount of development likely to be approved and the anticipated financial performance of that development.

Exhibit 1 shows in very simple terms the financial performance of a hypothetical development project (in this case a multifamily residential development) in three different scenarios:

- The first scenario assumes the site is zoned for high density residential at FSR 2.3.
- The second scenario assumes the site is zoned for high density residential at FSR 3.0.
- The third scenario assumes the site is zoned for high density residential with an existing approved density of FSR 2.3 but with the potential to obtain bonus density of 0.7 FSR (in exchange for an amenity package) allowing a maximum total density of up to 3.0 FSR.

In all three scenarios, the site size, the assumed average selling price of individual units (measured in dollars per square foot), and the assumed construction cost (measured in dollars per square foot) are the same.

Exhibit 1: Financial Calculations for Bonus Density

	Scenario 1	Scenario 2	Scenario 3
Assumptions			
Site Size (sq.ft.)	18,000	18,000	18,000
Density	2.3 FSR	3.0 FSR	2.3 + 0.7 Bonus = 3.0 FSR
Gross Floorspace (sq.ft.)	41,400	54,000	54,000
Net Saleable Floorspace (sq.ft.)	36,018	46,980	46,980
Apartment Units	45	59	59
Calculations			
Revenue (\$650 psf)	\$23,411,700	\$30,537,000	\$30,537,000
Costs:			
Marketing/Commissions (5% of revenue)	\$1,170,585	\$1,526,850	\$1,526,850
All-in Construction Costs (\$350 psf)	\$14,490,000	\$18,900,000	\$18,900,000
Profit Allowance (13% of revenue)	\$3,043,521	\$3,969,810	\$3,969,810
Public Benefits Package	\$0	\$0	\$1,432,746
Land Value	\$4,707,594	\$6,140,340	\$4,707,594
Land Value + Public Benefits Package	\$4,707,594	\$6,140,340	\$6,140,340
Land + Benefits Package - \$ per unit	\$104,561	\$104,561	\$104,561
Land + Benefits Package - \$ psfb	\$114	\$114	\$114

Economics of Density Bonusing

	Scenario 1	Scenario 2	Scenario 3
Assumptions			
Site Size (sq.ft.)	18,000	18,000	18,000
Density	2.3 FSR	3.0 FSR	2.3 + 0.7 Bonus = 3.0 FSR
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Land + Benefits Package - \$ per unit	\$104,561	\$104,561	\$104,561
Land + Benefits Package - \$ psfb	\$114	\$114	\$114

See also background report at <http://www.cnv.org/~media/City%20of%20North%20Vancouver/Documents/Density%20Bonusing%20Program/Density%20Bonus%20CAC%20Policy%20%20Part%202.pdf> and
<http://www.cnv.org/attach/2013%2006%2017-Council%20Workshop%20-%20Report%202.pdf>

FONVCA AGENDA ITEM 6(a)
Detailed background material

 Dept. Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: G. Penway, Director

SUBJECT: DENSITY BONUS AND COMMUNITY AMENITY CONTRIBUTION
 POLICY: STAFF RECOMMENDATIONS

Date: October 2, 2013 File No: 6430-04-01

The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Director, dated October 2, 2013, entitled "Density Bonus and Community Amenity Contribution Policy: Staff Recommendations":

THAT the draft Density Bonus & Community Amenity Contribution Policy attached to said report be referred to a Policy Committee Meeting with public notification and direct notification to the Urban Development Institute, Greater Vancouver Homebuilders Association, Chamber of Commerce, and local Community Associations;

AND THAT staff be directed to finalize the preparation of a draft OCP utilizing OCP Density Bonus Caps and to bring forward the resulting draft OCP for Council's consideration of release to the public through the CityShaping process.

ATTACHMENTS:

1. Existing OCP Section 5.12 Additional Density Factors
2. Proposed OCP excerpt for OCP Density Bonus & Density Transfer Sections
3. Density Bonus System Study (Coriolis/Toderian): Executive Summary
4. Density Bonus and Community Amenity Contribution Policy (Draft)
5. CityShaping Timeline Implications

BACKGROUND & PURPOSE:

In October 2012, the City held a workshop on density bonusing and density transfers. Workshop participants felt the public benefits being obtained through the process were very significant with benefits to the City and its residents, but agreed an exploration of alternative policies would be warranted. Following this workshop, Council directed staff to retain an external consultant to review the City's current density bonusing policies and perceived concerns. The consultant team of Coriolis and Toderian UrbanWORKS presented Mayor and Council with the results of Phase 1 of their report at a workshop held on June 17, 2013 and later presented their Final Report, with recommendations for amending the existing density bonusing policy, at a regular meeting of Council held on July 22, 2013 (See Attachment # 3 for Executive Summary – full report available online). Council also received an accompanying staff report at that time.

At that time, Council unanimously adopted the following resolution:

PURSUANT to the report of the Development Planner, Community Development, dated July 17, 2013, entitled "Density Bonusing Consultant Report: Phase 2":

THAT the report of the consultants entitled "Review of the Density Bonus System in the City of North Vancouver" be received and filed with thanks;

THAT new standards of documentation and reporting be developed for projects that include density bonusing to aid in transparency and clarity;

THAT staff report back to Council with options for a revised Density Bonusing Policy;

AND THAT the said report detail those elements of the Density Bonusing Policy that will be dealt with in the City Shaping Official Community Plan review process.

Staff have now prepared recommendations for Council's consideration. This was done without further input from the consultant team, as per Council's direction.

The purpose of this report is to provide Council with staff recommendations for moving forward on this matter. That includes both the consideration of a new density bonus policy and "community amenity contributions" (CAC's). The recommendation would release the draft policy for public input and also seek direction on the preparation and release of a draft OCP this fall. This dual action is intended to allow for a focussed discussion of density bonus/CAC policies as a discrete topic while also allowing the OCP process to proceed with an estimated Public Hearing in the Spring, 2014.

DISCUSSION:

Current and Past Practice and Accomplishments

Since 1967, the City has had density bonus provisions in its Zoning Bylaw. These simple bonuses dealt with building design and parking standards. With the adoption of the City's first OCP in 1980, the City has achieved design control, approval discretion and the ability to secure community amenities / public benefits through the rezoning process. Sites were deliberately not pre-zoned up to the limits of the new OCP to allow for this discretionary rezoning process. More recently these types of negotiated public benefits achieved through development approvals have been dubbed "Community Amenity Contributions", however there is no specific legislated provision for such a contribution.

In the 1990's, the OCP included "Additional Density" provisions beyond the Schedule A densities in support of affordable / rental housing and heritage. The current OCP, adopted in 2002, continued this approach of "Additional Density Factors" in support of public benefits for affordable and rental housing, heritage, adaptable design, community amenity space, environmental considerations and later added employment generating uses. The current OCP wording for additional density is shown in Attachment # 1.

The City has advanced the Goals and Objectives of the OCP in numerous ways since 1980. Since that time there have been 22 significant density bonus projects with noteworthy public benefits. These are currently being grouped into a presentation document that will be available for public distribution later this month.

A municipal Official Community Plan is a vision for the community as a whole with broad public interests. Public benefits achieved through Additional Density Factors therefore reflect this broad public interest. Essentially, density bonusing is a tool to assist in achieving the Vision of the community. This goes beyond the more Corporate requirements of the City of North Vancouver to address broad community needs. In this way, additional density has been utilized to support affordable housing, rental housing, non-profit social agencies, NVSD, heritage, the environment, etc.

With regards to Housing, the BC Local Government Act specifically requires municipalities to include housing policies respecting affordable housing, rental housing and special needs housing in their OCP's.

The Metro Regional Growth Strategy (RGS) requires municipalities to address the need for a diversity of housing including market rental and affordable housing. Housing Action Plans are required of municipalities to address housing. Density bonusing is one of the municipal tools specifically referenced in the RGS for municipalities to employ.

Throughout Metro Vancouver, municipalities have become increasingly engaged in using density bonuses and/or securing community amenity contributions as part of their development approval process. This has been occurring with only limited provision in

the Local Government Act. Since municipalities are engaging in density bonusing and securing community amenity contributions to varying degrees and in various ways, the effort has resulted in uncertainty on the part of developers, community members, staff and Councils. This has resulted in a common desire from both developers and the public to create a process with greater certainty and transparency. This was a clear outcome of the City's Density Bonus Workshop last fall and led to the City retaining consultants to provide an analysis of the City's current practices. These issues also arose through the CityShaping community engagement process.

Consultant Report Recommendations

The consultants' report submitted to Council in July (available online) provides a number of recommendations for potential changes to density bonusing policy and practices to address the previously stated concerns of Council, the community and the development industry. An Executive Summary is presented as Attachment # 3. This includes increasing transparency, clarity and consistency. Some of the consultants' key recommendations included:

- Specifying approaches for the three distinct situations in which the City can achieve amenities: 1) pre-zoned land in which the amenity contributions required to receive a density bonus are predetermined and written into the Zoning Bylaw; 2) rezoning applications up to the Schedule 'A' maximum; 3) rezonings beyond the Schedule 'A' maximum or where a change to an OCP designation is being sought;
- Consideration of situations where a more formulaic approach to density bonusing may be appropriate, and defining exceptions to this formulaic approach for specified types of applications;
- Adopting clear terminology to define amenities, public benefits, and bonusing, and using an alternate term to more accurately describe the current Section 5.12 "Maximum";
- Consideration of adopting true maximums / caps on the potential for increased density after an exploration of urban design implications.

A more comprehensive description of the strengths and weakness of possible policy directions are outlined in the consultants' report beginning on page 39.

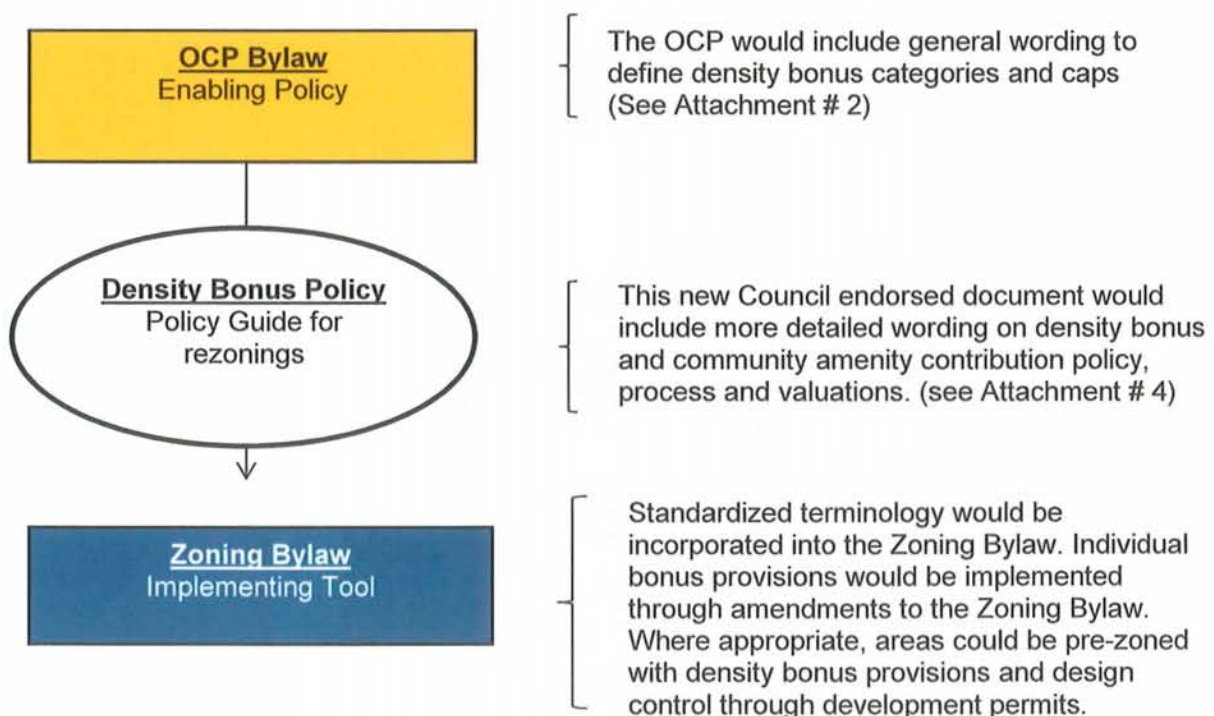
RECOMMENDED POLICY DIRECTION

Staff has reviewed the recommendations and options presented in the consultants' report in conjunction with the Official Community Plan, past practices and the issues raised through this policy review. As directed by Council, staff are now in a position to recommend a way forward.

This includes the following:

- Standardizing terminology;
- Distinguishing between density bonuses that are below the OCP Base Density and those that go beyond the OCP base densities;
- Standardizing the method of calculating density (i.e bonus vs. exclusions);
- Providing a formulaic method for calculating the value of most density bonuses that would apply in most instances;
- Establishing density bonus caps specific to each applicable land use category;
- Pre-establishing OCP Density Bonus market values (variable between use and density and to be reviewed annually);
- Allowing Council flexibility to consider unique circumstances or the direct provision of an amenity, up to the value of the Density Bonus Caps;
- Densities beyond the Density Bonus Caps to be considered through an OCP amendment process;
- More comprehensive documentation of projects that utilize density bonuses such as an annual summary report to improve clarity and certainty in the bonus process.

The implementation of these recommended changes would occur through three tools as shown below:



Official Community Plan

It is proposed that general enabling wording in the OCP be maintained with some refinements. Attachment # 1 includes the existing Section 5.12 in the current OCP. Attachment # 2 is a modified version which deletes environmental and adaptable housing categories. These two categories are considered to be base requirements that can be dealt with through pre-zoned requirements which do not require inclusion as an OCP Density Bonus. Terminology would be clarified.

It is proposed that OCP Density Bonus Caps be established for medium and high density land use categories in the Schedule A Land Use Map. This will provide a degree of certainty over the intensity of development that might be achieved. Bonuses beyond these caps would involve an OCP amendment, when Council wished to entertain such amendments. The new OCP Base Densities and OCP Density Bonus Caps would be determined through the CityShaping process.

Density transfers do not involve new densities beyond the OCP Base Density, but rather are a relocation of density. As a result, transfers would not be constrained by the Density Bonus Caps.

Density Bonus & Community Amenity Contribution Policy Document (Attachment # 4)

It is proposed that a new policy document be created that would address this topic in detail. It would provide guidance on how to process applications and calculate the value a Density Bonus or Community Amenity Contribution (CAC). This policy document would be updated at least annually so that values remained valid.

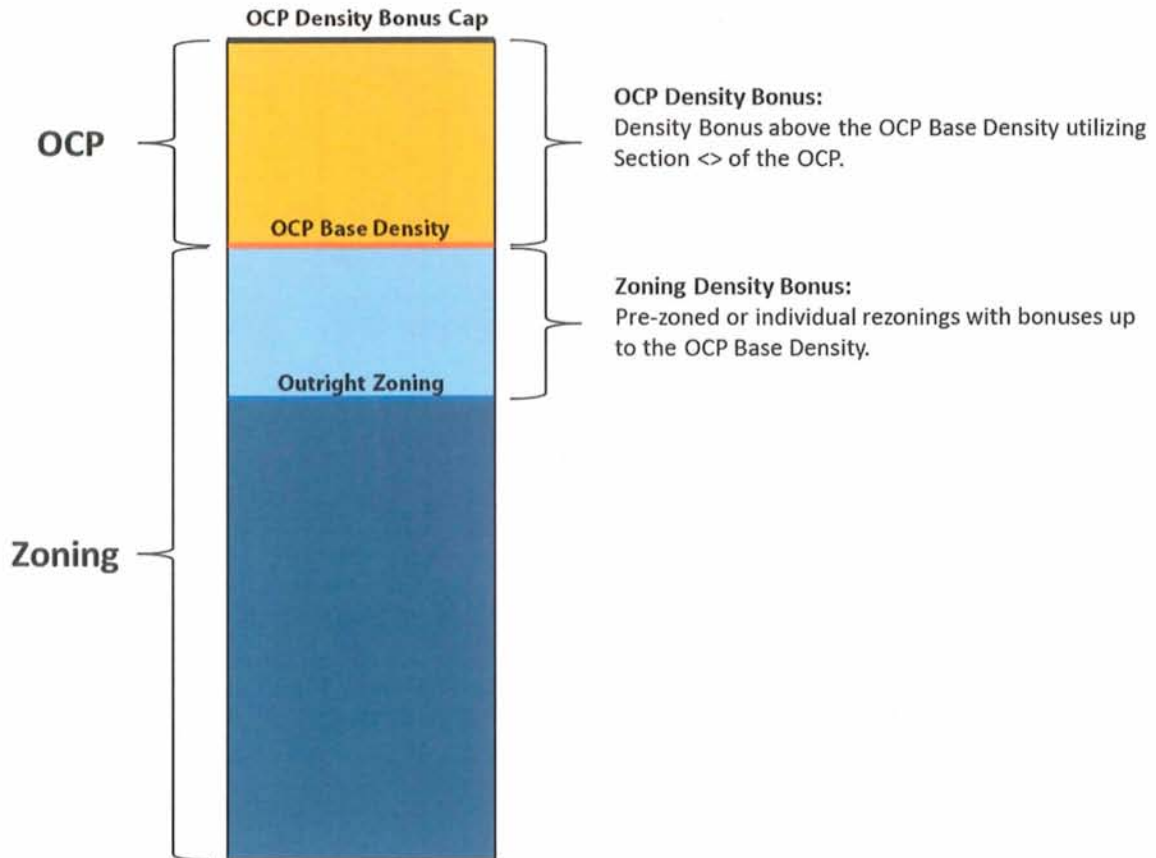
A draft version of this document is presented as Attachment # 4. The proposed policy attempts to maintain the strengths of the City's current approach, which allows for flexibility and an ability to pursue site-specific opportunities on a case by case basis, while recognizing that most requests for increased density could be treated in a more formulaic manner, resulting in greater certainty and transparency for both developers and the community and decreasing the processing time for some applications.

A Density Bonus and Community Amenity Contribution Policy must relate directly to the Official Community Plan and Zoning Bylaw. Schedule A of the OCP would identify areas better suited to accommodate increases in density and establish caps.

The Density Bonus and Community Amenity Contribution Policy would include wording too detailed with regular updates required (due to shifting market conditions) to be included in the OCP. The proposed approach would introduce

Base Densities and Density Bonus Caps in the OCP, leaving the specifics of how the policy is to be administered to this separate policy document.

It is anticipated that there would then be two categories of density bonusing. The diagram below demonstrates the two types of density bonuses which are then described in more detail.



Zoning Density Bonus: Bonuses up to the OCP Base Density.

This section relates to densities that do not exceed the *OCP Base Density*. This could include pre-zoned bonuses in the Zoning Bylaw or individual rezonings with bonuses, provided that they do not exceed the OCP Base Density.

Bonuses for energy efficiency or other modest requirements would continue to be included in this category. This might also include public art or other benefits that could be pre-zoned.

It must be noted that bonuses in this category are not utilizing the OCP Density Bonus provision over the OCP Base Density. Significant changes in land value as a result of a rezoning up to the OCP Base Density therefore do not always occur. Many of these parcels are already being purchased on the market at or near these values. As a result, there is limited ability to extract a community contribution. The market value for this category of density bonus would therefore often be nominal since it does not exceed the OCP Base Density.

Due to the wide range of situations that exist, Zoning Density Bonuses would either be pre-zoned or left to negotiation at the time of rezoning.

OCP Density Bonus: *Beyond the OCP Base Density up to the OCP Density Bonus Cap.*

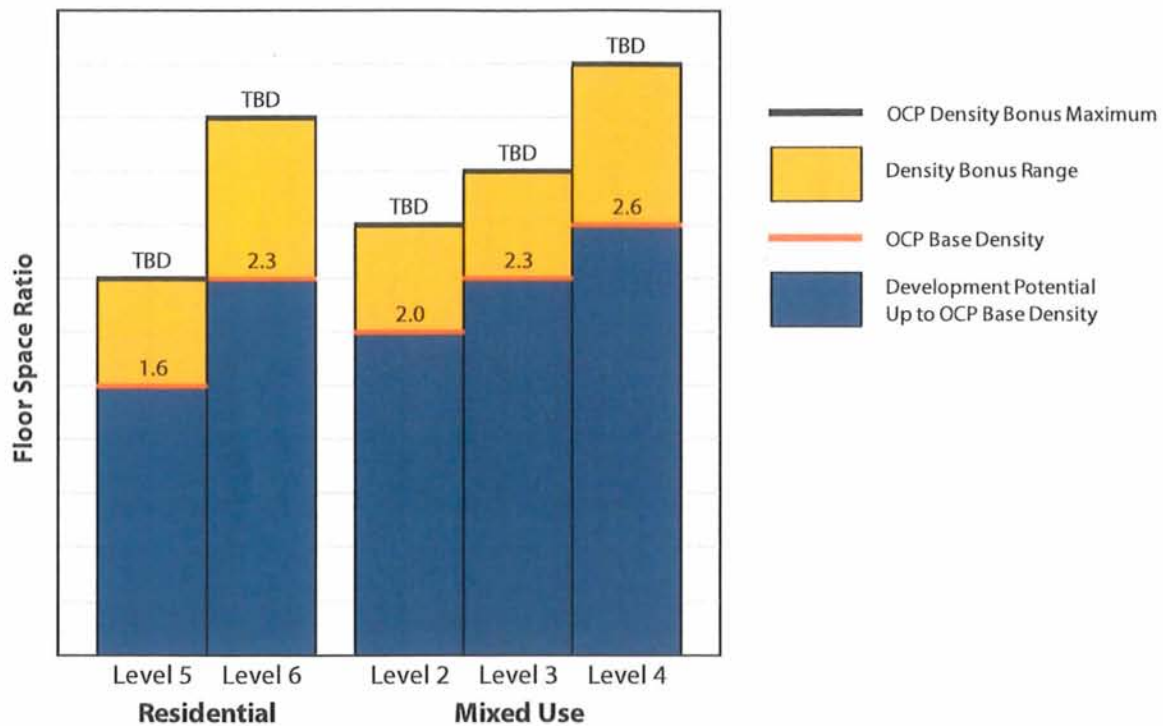
This type of request would be considered through a rezoning process with a Public Hearing. Since the density is beyond the OCP Base Density the owner would be expected to pay the approximate market value for the additional density. The exact contribution amounts would be pre-determined and written into this policy document. Values would vary for land use and building form. Currently residential values of \$135 - \$145 per buildable sq.ft. are being recommended. Commercial floor area over 1.0 FSR would be valued at \$0/sq.ft. to support further employment generation.

OCP Density Bonus payments would be applied to reserve funds. This would include a pre-determined ratio for allocation to the City Amenity Fund, Affordable Housing Fund, or other funds at Council's discretion.

Where sites have existing rental housing, the retention or replacement of rental housing is viewed as the priority. In those instances, rental housing, not cash would be secured.

At Council's discretion and subject to approval through the rezoning process, community benefits of equal value could be provided on-site, rather than as a cash payment.

Density bonuses would only be possible in medium and higher density categories as per the OCP. The density bonus cap would vary for each relevant land use category. These would be determined through the OCP CityShaping process. The graphic below depicts how this might be applied for different land use categories in the OCP and Density Bonus policy document.



Density bonus caps and density values are not presented at this time since these would be finalized through the OCP update process.

This proposed policy establishes a clear expectation but maintains some flexibility to allow for special on-site constraints or unique opportunities provide specific amenities. Heritage preservation can have very unique circumstances and is therefore left more open ended. Rental housing would be a priority in some instances.

Zoning Bylaw

The Zoning Bylaw would be revised to utilize terms that would be consistent with the OCP and Density Bonus & Community Amenity Contribution Policy Document. Pre-zoned density bonus benefits could be modified or supplemented over time.

In implementing the new OCP, parts of the City which experience significant OCP Land Use changes to medium or high density could be pre-zoned with a bonus provision to achieve the community amenity contribution value in a very clear manner. This option will be considered as part of the implementation of the OCP update process. A decision on this would be made at a later date.

OCP AMENDMENTS (NEGOTIATED CAC's)

Occasionally, there are instances where a substantial change to the Official Community Plan land use designation is contemplated for medium and high density sites, for which the above policy may not be relevant. In such circumstances, it is proposed that a Community Amenity Contribution equal to 70% of the lift in land value be required. This leaves some value for the vendor of the site, and respects that there is a degree of risk for the developer. The City, however, receives the majority of the lift in value resulting from the OCP change. This is intended to apply to higher density land use categories only.

RELATIONSHIP TO THE CITYSHAPING ENGAGEMENT PROCESS

Council has given staff direction to proceed with writing a draft of the new OCP through a resolution carried at the June 24, 2013 Council meeting. The completion of the draft OCP is anticipated to be brought before Council in the fall of 2013. Completion of the OCP is tied to the City's approach to density bonusing and community amenities—the Density Bonus caps relate to long-term population capacity, urban design, Development Permit Areas, neighbourhood character and many other plan elements. As such, density bonusing cannot be considered in isolation from the remainder of the OCP elements, particularly the Schedule 'A' Land Use Map.

In addition, with the release of the draft OCP, expectations for land use change will rise resulting in land speculation. It is important for purchasers to know what the City might expect in the way of a community amenity contribution since that needs to be factored into the purchase price.

As a result, it is strongly recommended that the new OCP and the Density Bonus & Community Amenity Contribution Policy be prepared and released coincidentally. That is the intention of the staff recommendation.

It is noteworthy that progress must be made on the release of a new OCP this fall, if there is to be Public Hearing prior to the summer break in 2014. While not required, it has been a goal of the OCP CityShaping process to conclude the process prior to the next election.

SUMMARY

The following table appears as Appendix 3 of the Policy document (Attachment # 4). It summarizes the Policy in a simple format.

Development Application Types: Summary Public Benefits / Infrastructure Upgrades / Design Control

Type	Public Benefits	Negotiated Infrastructure Upgrades	Required Bylaw Infrastructure Upgrades *	Design Control
1. Building Permit	Pre-zoned with Density Bonus (if applicable)	n/a	✓	Development Permit or None
2. Rezoning up to OCP Base Density	Negotiated CACs (typically nominal value, but will vary with degree of land lift)	✓	✓	Council (Public Hearing)
3. Rezoning with OCP Density Bonus up to OCP Bonus Cap	Density Bonus calculated at Res: \$135-145/sq ft Comm: \$0/sq ft Or Rental Housing Or equivalent as negotiated	✓	✓	Council (Public Hearing)
4. OCP Amendment with Rezoning **	Negotiated CACs based on 70% of lift in land value	✓	✓	Council (Public Hearing)

* Includes requirements of Subdivision & Development Control Bylaw, DCC's etc

** Applies to OCP Land Use categories Res Level 5 and up

OPTIONS AND CONCLUSION:

Four options for proceeding are presented for Council's consideration.

Option 1: Refer Density Bonus Policy to the Public and Proceed with draft OCP with Density Bonus Caps (recommended)

THAT the draft Density Bonus & Community Amenity Contribution Policy attached to said report be referred to a Policy Committee Meeting with public notification and direct notification to the Urban Development Institute, Chamber of Commerce, and local Community Associations;

AND THAT staff be directed to finalize the preparation of a draft OCP utilizing OCP Density Bonus Caps and to bring forward the resulting draft OCP for Council's consideration of release to the public through the CityShaping process.

If Council agrees with the release of this information, a public process would ensue and staff would report back on the results of that input and further analysis for further direction. CityShaping staff would develop a draft OCP including a Land Use Map and related policy utilizing Density Bonus Caps.

Option 2: Proceed with Density Bonus Policy Process/ Defer OCP Update

THAT the draft Density Bonus & Community Amenity Contribution Policy attached to said report be referred to a Policy Committee Meeting with public notification and direct notification to the Urban Development Institute, Chamber of Commerce, and local Community Associations;

AND THAT the Official Community Plan update process be deferred pending said process.

This option would defer the release of a draft OCP and Land Use Map until input on the Density Bonus & Community Amenity Contribution Policy has been concluded.

Option 3: Specific Council Revisions to the Density Bonus & Community Amenity Contribution Policy

In the event that Council does not agree with the staff recommended direction as per Attachment # 4, staff could be given specific direction on how to modify the policy.

THAT staff report back with modifications to the density bonus policy as follows:
- (as per Council's preference)
-
-

Option 4: Refer the draft Density Bonus & Community Amenity Contribution Policy document to Consultants for input

The team of Coriolis/Toderian have not been involved in preparing this draft policy document. Funding for this was specifically not provided for in Council's previous resolution. If Council wished staff to re-engage the consultants to receive their input, the following resolution could be considered:

THAT staff be directed to retain input from the consultant team of Coriolis/Toderian with funding to be taken from the OCP Update Project

If desired, this option could be added to any of the above options.

FINANCIAL IMPLICATIONS:

Community Amenity Contributions have helped the City achieve significant public benefits. This policy has the ability to retain and expand that ability. Without the use of amenity contributions and density bonusing, the City would either achieve less or need to find alternative methods of funding such items. As a result, this matter has significant financial implications in terms of raising revenue for public amenities or achieving other community goals as stated in the OCP. More information on this would be presented in the next report, if Council supports this direction.

INTER-DEPARTMENTAL IMPLICATIONS:

This topic has significant inter-departmental implications. It contemplates a more standardized approach to development and approval with regards to Density Bonuses and Community Amenity Contributions. The Directors Team and Civic Projects Team endorsed this report at their October 1, 2013 meeting.

SUSTAINABILITY IMPLICATIONS:

Density bonusing is a key tool in advancing the City's policy objectives and working towards social, environmental and economic sustainability. Obtaining public benefits through density bonusing, including affordable and rental housing, employment generating uses, parks and civic facilities contributes to the City's sustainability objectives.

POLICY/STRATEGIC PLAN IMPLICATIONS:

The Density Bonusing and Community Amenity Policy is entwined with the City's Official Community Plan Policies. This report contemplates policy changes.

RESPECTFULLY SUBMITTED:



Gary Penway
Director, Community Development

Attachments: 5

GP:

Attachment #1

5.12 ADDITIONAL DENSITY FACTORS

As an incentive to achieve public benefits or amenities, City Council may consider providing density bonuses, density transfers or gross floor area exclusions. Such incentives may only be approved through a Zoning Amendment process with a Public Hearing. Density transfers require a registered covenant on all affected properties confirming that the transfer has occurred. The following additional density factors may be considered:

5.12.1 Affordable and Rental Housing Consideration

In medium and high-density areas (Levels 4 through Town Centre), Council may approve additional floor area, density transfers, or floor area exclusions, if there is a commitment to provide affordable or rental housing.

5.12.2 Heritage Consideration

For the conservation of inventoried heritage buildings in any density level, Council may approve additional floor area, exclusion of existing floor area, or transferring floor area to another site.

5.12.3 Adaptable Design Consideration

In medium and high-density areas (Levels 4 through Town Centre), Council may approve additional floor area for the construction of dwelling units that are built in accordance with the City's Adaptable Design Guidelines Level 2, or Level 3.

5.12.4 Community Amenity Space Consideration

For the construction of community amenity space that is dedicated to public use within a private development, Council may consider a density bonus, floor area exclusion or density transfer.

5.12.5 Environmental Considerations

For the enhancement of the environment through natural habitat enhancement/preservation or high efficiency ("green") building designs, Council may consider a density bonus, floor area exclusion or density transfer.

5.12.6 Employment Generation Considerations

For the provision of employment generating uses beyond that normally expected under existing zoning, Council may consider a density bonus, floor area exclusion or density transfer.



DRAFT

Attachment #2

Draft Official Community Plan Density Bonus Section

The following text is proposed for inclusion in the revised Official Community Plan currently under development.

OCP Density Bonuses

In addition to the OCP Base Density, additional density may be considered up to the OCP Density Bonus Cap, as provided for the Figure <> Land Use Map. In order to achieve such an OCP Density Bonus, a public benefit must be provided to the community. The City's Density Bonus and Community Amenity Contribution Policy provides guidance on the City's expectations for a public benefit in return for an OCP Density Bonus.

Council may consider an OCP Density Bonus for the following public benefits:

Affordable / Special Needs / Rental Housing

In medium and high-density areas (Residential Level 5 and Mixed Use Levels 1 - 4), Council may approve additional floor area if there is a commitment to provide Affordable / Special Needs / Rental Housing.

Community Amenity Space

For the construction of community amenity space that is dedicated to public use within a private development.

Employment Generation

For the provision of employment generating uses beyond that normally expected under existing zoning.

Heritage Conservation

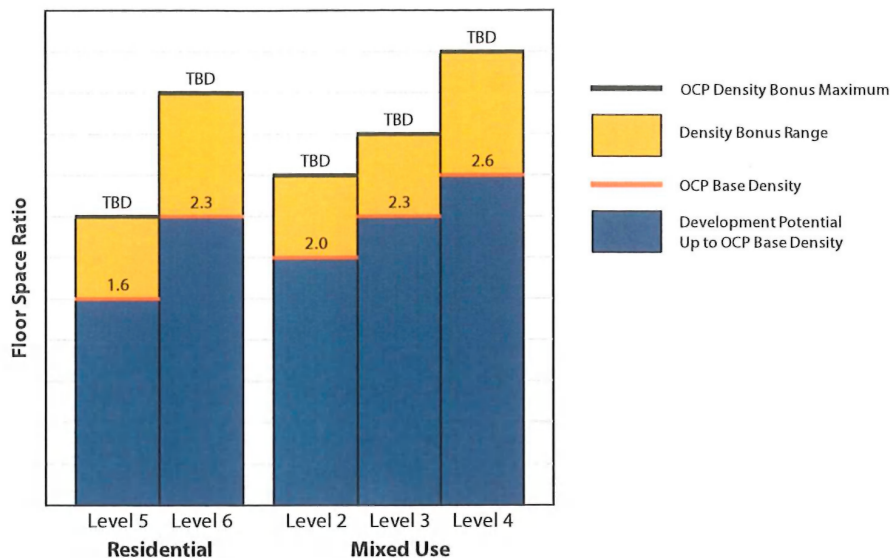
For the conservation of inventoried heritage buildings in the City's Heritage Register in any density level.

Application

An OCP Density Bonus is subject to a rezoning process with a Public Hearing. Council is under no obligation to approve an OCP Density Bonus rezoning application regardless of compliance with this section and/or the Density Bonus and Community Amenity Contribution Policy.

Density Bonus potential involves increases beyond the Base Density up to the Density Bonus Cap as shown in Figure 3. The identified cap is the highest Floor Space Ratio that can be achieved on a property through a Density Bonus (excluding density transfers).

The Density Bonus and Community Amenity Policy serves as a guideline for City Council in the consideration of OCP Density Bonus applications.

Figure 3. Development Potential Thresholds and Maximums

Transfer of Development Rights

A transfer of density is the relocation of development rights from one parcel of land to another. To achieve the goals and objectives outlined in this Plan and/or achieve a preferable form development, City Council may authorize transfers of density between properties. On their own, transfers do not involve an increase in the total development rights, but rather the relocation of development rights. As such there is not an increase in the OCP Capacity as a result of density transfers. Density transfers are not limited by Density Bonus Caps.

Density transfers require a rezoning with Public Hearing and, if approved, require that a Land Title Act covenant be registered on all affected properties confirming that the transfer has occurred.

Attachment #3

REVIEW OF THE DENSITY BONUS SYSTEM IN THE CITY OF NORTH VANCOUVER

Executive Summary

As an input to the City of North Vancouver's OCP update process ("CityShaping") and other initiatives, the City engaged Coriolis Consulting Corp. and TODERIAN UrbanWORKS to review its current approach to density bonuses and amenities and help the City develop improved policies and practices.

The City's current density bonus system has successfully achieved a wide variety of public benefits and amenities for its citizens, and helped build a more livable, sustainable, and successful city. Despite many strengths, this review of the current system has identified the following meaningful opportunities for improvement, while building on the successes, challenges, and learnings of the past:

1. *Technical/Procedural Recommendations:*

- a) Adopt specific terms related to amenities and bonus density and use them consistently throughout the City's policy documents, website, information brochures, and interactions with participants in the local process.
- b) Create new user-friendly communication tools that clearly and thoughtfully explain the City's density bonus system.
- c) Be more rigorous about consistently documenting the value of bonus density and the cost/value of amenities achieved.
- d) Adopt a standard approach (i.e. develop a template form) to documenting the amenity contributions achieved from each development project and adopt the practice of producing an annual report summarizing the amount and type (by major category) of amenity contributions achieved from development projects each year.
- e) Re-name the OCP Schedule A Maximum to Schedule A Threshold.
- f) Develop guidelines for when to use density bonus, density transfers, or floorspace exclusions.

2. *Policy Directions:*

- a) **Amenities/Public Benefits Strategy:** Consider developing a non-binding amenities/public benefits strategy that lists and prioritizes the community facilities that are needed/desired on a City-wide and/or area-specific basis; estimates the costs of these facilities; and possibly sets targets or guidelines for the allocation of amenity contributions among major categories. This strategy would be a framework for evaluating amenity contributions during a rezoning. It would outline the City's proactive initial priorities and preferences, but still allow for flexibility to make decisions about individual projects that present new or preferred opportunities.
- b) **Density Limits:** Consider setting a density cap where planning, design, context, and infrastructure capacity/constraints point to an appropriate maximum, but continue without a pre-established density cap where there is a need for flexibility or there is less certainty about the appropriate maximum supportable density.
- c) **Negotiated vs. Formulaic:**
 - (i) Consider moving toward a more formulaic approach to obtaining amenities from development projects where strategically advantageous:
 - Leave the City's existing "true" formulaic pre-zoned density bonus in place, in which there is a base permitted density and a higher permitted density that can be achieved without a rezoning if developments meet a higher energy standard than required by the BC Building Code. Consider whether there is an opportunity to incorporate additional tiers of bonus density into these zoning designations through pre-zoning (e.g. continue to allow projects to

 REVIEW OF THE DENSITY BONUS SYSTEM IN THE CITY OF NORTH VANCOUVER

go from 1.0 FSR to 2.3 FSR if the higher energy standards are met, but where higher density is determined to be supportable after a pre-zoning exercise, consider also allowing projects to go from 2.3 FSR to a higher tier of density if other defined amenity contributions are provided).

- Conduct an economic assessment to explore whether a flat rate amenity contribution is financially viable for rezonings that achieve up to (but not over) the existing Schedule A Maximum density and, if so, consider having a flat rate amenity contribution expectation for these kinds of rezonings. The flat rate may need to be set low initially (relative to the value of the development rights and density being created) because development sites may be trading close to OCP land value at present, but this could be phased in and increased over time.
 - If the new OCP sets a specific maximum density for some areas of the City (i.e. areas where planning, design, context, and infrastructure capacity and/or constraints result in the City having a reasonably clear idea of the appropriate maximum density) that is higher than the density under the existing Schedule A Maximum, consider a more formulaic approach to amenity contributions (either a flat rate amenity contribution or a zone(s) with density bonus provisions).
- (ii) Continue to negotiate voluntary community amenity contributions on a site-by-site basis for the following kinds of rezonings:
- Sites that do not have a maximum permitted density in the new OCP.
 - Sites that are considered by the City as candidates for the location of on-site amenities or that arise and present an exceptional opportunity for an on-site amenity.
 - Sites that involve heritage retention.
 - Sites that involve a change in land use.
 - Rental or affordable housing projects.
 - Projects that include a significant employment-generating land use.

Consider enhancing the City's design review process for these kinds of rezonings.

Attachment #4

COMMUNITY DEVELOPMENT



Density Bonus & Community Amenity Contribution Policy

Endorsed by City Council



COMMUNITY DEVELOPMENT

Density Bonus & Community Amenity Contribution Policy

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COMMUNITY DEVELOPMENT

Density Bonus & Community Amenity Contribution Policy

1. Introduction

This Density Bonus & Community Amenity Contribution Policy is one of three tools used by the City to regulate land use and densities. This Policy should be read in conjunction with the Official Community Plan (OCP) and Zoning Bylaw. These documents are all available online at www.cnv.org. The Official Community Plan identifies the long range vision for the City. It does not establish any development rights. The Zoning Bylaw implements the OCP and does establish development rights. Most often, a rezoning is required to achieve the full development potential of the OCP.

This Policy document has been endorsed by City Council and serves two purposes:

1. A guide for the consideration of "OCP Density Bonuses" that go beyond the "OCP Base Density" up to the "OCP Density Bonus Cap".
2. A guide for the calculation of Community Amenity Contributions when considering amendments to the Official Community Plan Land Use Map.

This policy is intended to provide a greater degree of certainty regarding the required contribution to the City in return for either an OCP Density Bonus or an OCP Amendment. This increased level of certainty is expected to assist the vendors of property, realtors, developers, public, staff and City Council when considering such applications.

Contributions of this nature help ensure that the City is able to provide required amenities and meet the goals and objectives of the OCP. In this and other ways— such as Development Cost Charges (DCCs),

Density Bonus means additional floor area provided in return for a community amenity or public benefit. In this policy document there are two categories of Density Bonus, as described herein.

OCP Density Bonus means a *Density Bonus* beyond the *OCP Base Density* up to the *OCP Density Bonus Cap*, in accordance with section <> of the OCP.

infrastructure upgrades, new housing, new commercial and employment centres, etc.— development helps support growth and renewal in the community.

Please note that as per the Local Government Act, any request to change the Zoning or OCP Designation of a property is at Council's full discretion. While this Policy provides a framework for determining possible public benefits related to development, it does not limit

Council's ability to reject such applications. Nor does it prevent Council from considering other possible factors or contributions that might be more relevant for that specific site/application. Once approved and written into the Zoning Bylaw, OCP Density Bonuses have the certainty of an outright approval.

For further definitions used in this document (and also used in the OCP and Zoning Bylaw), please refer to Appendix 1 at the end of this document. For convenience a policy summary table is provided as Appendix 3.

Community Amenity Contribution (CAC) means a cash or in-kind contribution to the City in consideration for an amendment to the Official Community Plan Land Use Map.

COMMUNITY DEVELOPMENT

2. Applicability

The Official Community Plan identifies the long term land uses and densities through a Land Use Map (OCP Figure <>). Some medium and all high density land use categories include the potential for an OCP Density Bonus. In return for certain Public Benefits, an OCP Density Bonus allows for densities beyond the Land Use Map "OCP Base Density" up to a pre-determined "OCP Density Bonus Cap". The Public Benefits eligible for an OCP Density Bonus are described in Section <> of the OCP.

Density bonuses beyond the OCP Base Density are only possible in accordance with the OCP. Readers should therefore refer to the OCP Land Use Map and Section <> in conjunction with this policy. At this time, OCP Density Bonuses are permitted in the following OCP Land Use categories:

OCP Categories	OCP Base Density	OCP Density Bonus Cap
Residential Level 5	tbd	tbd
Residential Level 6	tbd	tbd
Mixed Use Level 2	tbd	tbd
Mixed Use Level 3	tbd	tbd
Mixed Use Level 4	tbd	tbd

Note: Base Densities and Density Bonus Caps will be determined through the OCP CityShaping process.

As a result of the unique circumstances of heritage buildings, density bonuses in return for the retention and legal protection of heritage buildings are not limited to the above caps. They will be judged on their individual merit and needs through a rezoning process.



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3. Density Bonus Categories and Payment Schedule

There are two types of density bonuses that are addressed in this policy.

Zoning Density Bonus: Requests to increase density that do not exceed the *OCP Base Density*. This can include pre-zoned and rezoned lands.

OCP Density Bonus: Rezoning with a density bonus that exceed the *OCP Base Density* up to the *OCP Density Bonus Cap*.

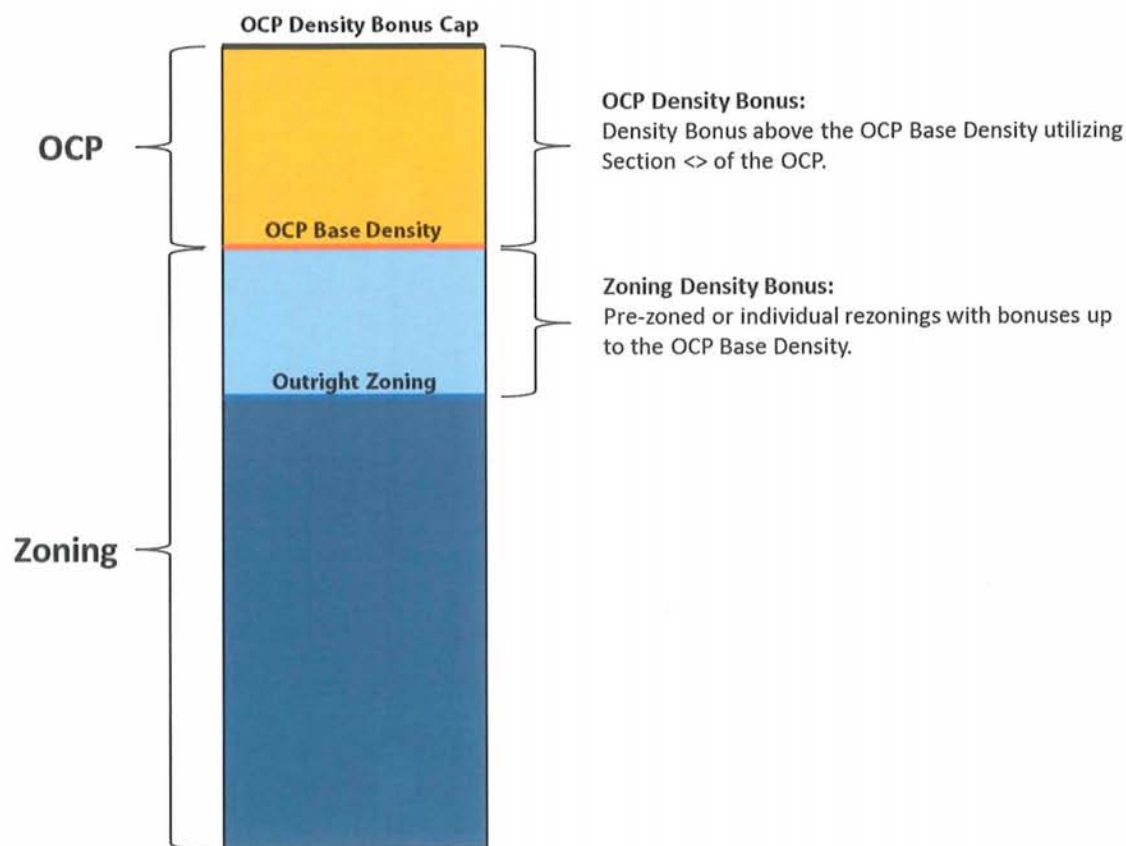


Figure 1. Density Bonus Categories

Figure 1 illustrates these two types of bonuses. This section primarily addresses OCP Density Bonuses.

COMMUNITY DEVELOPMENT

3.1. Zoning Density Bonus: Density Increases up to the OCP Base Density

This section relates to densities that do not exceed the *OCP Base Density*. This can include pre-zoned bonuses in the Zoning Bylaw or individual rezonings with bonuses, provided that they do not exceed the OCP Base Density. This form of density bonusing excludes standard *Gross Floor Area Exclusions* as per the general definition of the Zoning Bylaw.

Density bonuses on this nature fall into two categories: Pre-zoned and Individual Rezonings.

- 3.1.1. Pre-Zoned Density Bonuses: The City has a long history of utilizing this form of density bonus to influence development. Previously this included requiring additional parking or providing taller buildings. Currently, pre-zoned density bonuses are provided for achieving an energy standard that exceeds the Building Code. The City will continue to use this tool to influence developments on a pre-zoned basis. Where pre-zoning exists, it can be found in the City's Zoning Bylaw.
- 3.1.2. Individual Rezoning Density Bonuses: Many properties in the City have Zoning which matches the OCP. However, many other properties have a lower development potential in the Zoning than in the OCP. For those properties, a rezoning is required to achieve the full OCP development potential.

Significant changes in land value as a result of a rezoning up to the OCP Base Density do not always occur as a result of this type of rezoning. As a result, it is not practical to establish a single pre-determined calculation of community amenity contribution resulting from this type of application. Some land use categories are too low of a density change to expect a significant lift in land value as a result of a rezoning. The following policies are intended to guide the consideration of community amenity contributions.

Individual rezonings for properties in the following OCP Land Use categories will be negotiated on an individual basis as per Section 4:

- Residential Level 5
- Residential Level 6
- Mixed Use Level 2
- Mixed Use Level 3
- Mixed Use Level 4

COMMUNITY DEVELOPMENT

3.2. OCP Density Bonus: Beyond the OCP Base Density up to the OCP Density Bonus Cap

This section applies to applications seeking a density bonus beyond the OCP Base Density up to the OCP Density Bonus Cap. This potential exists in the OCP land use categories identified in Figure 2.

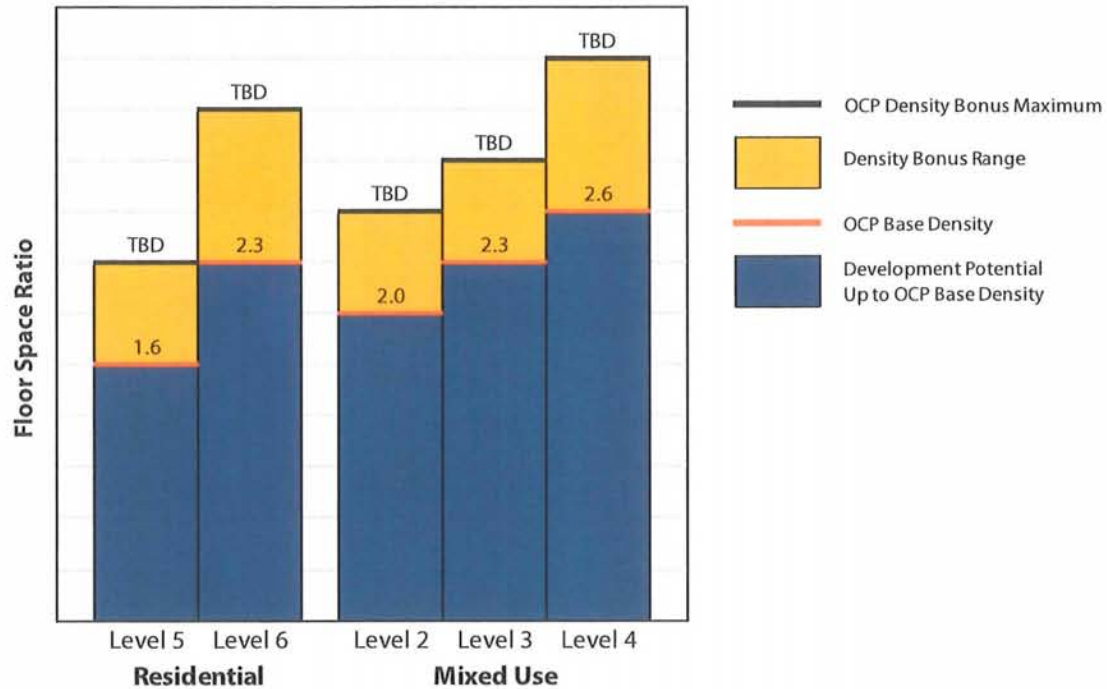


Figure 2. Graphic Depiction of OCP Base Density and OCP Density Bonus Maximums

Note: OCP Density Bonus Caps to be determined through OCP CityShaping process.

- 3.2.1. OCP Density Bonus applicants shall provide a Community Amenity Contribution calculated as per Figure 3.
- 3.2.2. Council may consider proposals to construct and provide *Public Benefits* of an equivalent value in lieu of a cash contribution.
- 3.2.3. Notwithstanding Section 3.2.1 above, properties with existing rental housing shall be requested to provide market rental or non-market rental housing in return for any density bonus. This is to encourage the retention or replacement of rental units. If sites are unable to provide rental housing on-site, a cash contribution as per Figure 3 to the Affordable Housing Fund may be considered.

COMMUNITY DEVELOPMENT

- 3.2.4. In no case will the *Density Bonus* result in a *Floor Space Ratio* which exceeds the *OCP Density Bonus Cap*. Such development proposals are to be processed as an OCP amendment with the full public review process that an OCP amendment application entails.
- 3.2.5. Notwithstanding Sections 3.2.1 and 3.2.2 above, *Public Benefits* will be negotiated on a case by case basis in exceptional circumstances where:
- A preferable opportunity exists on-site for the creation of new community amenity, or other public benefit in accordance with Section <> of the OCP;
 - The proposed development presents an opportunity to preserve or enhance significant heritage features.



COMMUNITY DEVELOPMENT

3.3. OCP Density Bonus Fee Calculation

- 3.3.1. Except as provided for elsewhere in this policy document, applicants seeking an OCP Density Bonus shall be required make a payment to the City, as per Figure 3.
- 3.3.2. Density Bonuses for Commercial uses above 1.0 FSR are considered an employment generating use and are not required to make a payment.

	ZONING DENSITY BONUS	OCP DENSITY BONUS	
	Density Increases up to the OCP Base Density	Density Increases Beyond the OCP Base Density	
Land Use Designation	<i>To Be Pre-Zoned or Negotiated</i>	<i>Commercial Floor Area</i> (Additional floor area over 1.0 FSR) \$/bldg.sq. ft. (\$/bldg.sq. m.)	<i>Residential Floor Area</i> \$/bldg.sq. ft. (\$/ bldg.sq. m.)
Commercial		\$0	n/a
Residential Level 5		n/a	\$145 (\$1,560)
Residential Level 6		n/a	\$1350 (\$1,453)
Mixed Use Level 2		\$0	\$135 (\$1,453)
Mixed Use Level 3		\$0	\$135 (\$1,453)
Mixed Use Level 4		\$0	\$135 (\$1,453)

Figure 3. Fee Structure for Density Bonus Calculations (to be updated annually)

COMMUNITY DEVELOPMENT

4. Official Community Plan Amendments

From time to time over the life of Official Community Plan changes are made, including changes to the Land Use Map. Some are minor with no significant lift in the value of the land. Others result in a significant lift in the land value. Such changes occur through an extended public process with a Town Hall Meeting and a Public Hearing. Official Community Plan amendments are at City Council's absolute discretion and are subject to a public process including a Public Hearing. Applications may be rejected regardless of compliance with this policy.

In instances where there is a significant lift in land value, a Community Amenity Contribution is required. This will be determined on an individual basis through negotiation as part of the public process. For guidance in the determination of that contribution, this policy has been created.

- 4.1. In general, a Community Amenity Contribution equal to 70% of the increase in land value will be required as a payment to the Community Amenity Fund.
- 4.2. As an alternative to the above payment, a different form of community amenity contributions may be considered, including the direct provision an amenity rather than cash.

4.3. Land Value Lift Calculation

Unless otherwise agreed to, the lift in land value shall be calculated below. Two sample calculations are shown in Appendix 2.

- Estimate the land value of the subject property void of any improvements under existing zoning/OCP designation.
 - Estimate the land value of the subject property void of any improvements with the proposed Land Use/Density.
- 4.3.1. Where Public Benefits are negotiated, the City may require that the following information be submitted:
 - The cost of servicing and infrastructure improvements; and
 - A development pro-forma as specified by the City's to standards that could be reviewed by a Quantity Surveyor.

COMMUNITY DEVELOPMENT

5. Allocating Public Benefits

- 5.1. Payments to the City for *Density Bonus* or *Community Amenity Contributions* shall be allocated as indicated in Table 3.

Table 3. Public Benefits Allocation

Percentage	Public Benefits	Fund
80%	Civic Facilities / Community Amenity Space	Community Amenity Reserve Fund
20%	Affordable and Rental Housing	Affordable Housing Reserve Fund

- 5.2. These funds shall be spent at Council's discretion as per the terms of the Community Amenity Reserve Fund Bylaw, as amended from time to time.

6. Monitoring

- 6.1. The *Community Amenity Contribution* amounts presented in Figure 3 shall be updated at least annually to reflect changing market conditions.
- 6.2. A summary of *Community Amenity Contributions* received will be prepared and presented annually.

COMMUNITY DEVELOPMENT

Appendix '1': Definitions

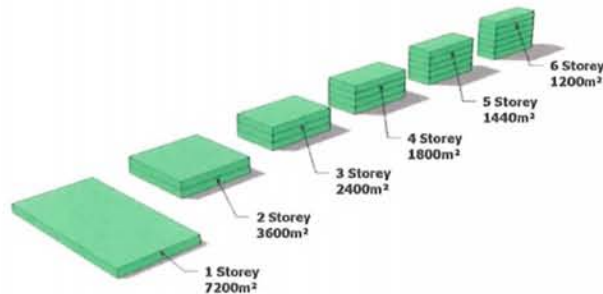
Community Amenity is defined a physical space that provides direct or indirect Public Benefits to the community and includes, but is not limited to affordable / special needs / rental housing, child care facilities, offices for non-profit organizations, cultural facilities, heritage conservation, institutional uses, community meeting space and employment-generating offices.

Community Amenity Contribution (CAC) means a cash or in-kind contribution toward Public Benefits provided in return for a rezoning or OCP Amendment.

Density is the Floor Space Ratio that can be achieved on a parcel.

Density Bonus is additional density provided in return for a Public Benefit.

Floor Space Ratio (FSR) is a method of calculating density and controlling the size of building that can be built on a property. The FSR multiplied by the lot area determines the maximum size of building.



Gross Floor Area Exclusions means accessory spaces that are generally excluded through the definition of Gross Floor Area in the Zoning Bylaw to support practical development.

Land Use Designation means the permitted uses and densities as outlined in Schedule 'A' of the Official Community Plan.

Public Benefits are the wide range of benefits achieved in the public interest to support the Goals and Objectives of the OCP through Density Bonuses or Community Amenity Contributions.

OCP Base Density means the typical upper limit of a Land Use Category in the OCP.

OCP Density Bonus means a *Density Bonus* beyond the *OCP Base Density* up to the *OCP Density Bonus Cap*, in accordance with section <> of the OCP.

OCP Density Bonus Cap means the highest *Floor Space Ratio* that can be achieved on a site through an *OCP Density Bonus*, as indicated in Table 1 (excludes density transfers).

Outright Zoning means the maximum *Floor Space Ratio* that can be realized on a site under existing zoning through a Building Permit.

COMMUNITY DEVELOPMENT

Appendix '2': Sample Community Amenity Contribution Land Lift Calculation

The following are two examples of how a Community Amenity Contribution (CAC) might be calculated for an OCP amendment as per Section 4.3 of this policy document.

Scenario #1

From Residential Level 1 to Residential Level 6



Land Value: \$100/sq ft



to



\$320/sq ft

Community Amenity Contribution Calculation

$$\$320 - \$100 = \$220/\text{sq ft}$$

$$\text{CAC} = \$154 \text{ sq ft } (70\% \times \$220) \times \text{lot area}$$

Scenario #2

From Residential Level 2 to Residential Level 4



Land Value \$130/sq.ft.



to



\$260/sq.ft.

Community Amenity Contribution Calculation

$$\$260 - \$130 = \$130/\text{sq ft}$$

$$\text{CAC} = \$90 \text{ sq ft } (70\% \times \$130) \times \text{lot area}$$

Note: Land values are estimations provided for illustrative purposes only.

COMMUNITY DEVELOPMENT

Appendix '3': Development Application Types: Summary Public Benefits / Infrastructure Upgrades/Design Control

Type	Public Benefits	Negotiated Infrastructure Upgrades	Required Bylaw Infrastructure Upgrades *	Design Control
1. Building Permit	Pre-zoned with Density Bonus (if applicable)	n/a	✓	Development Permit or None
2. Rezoning up to OCP Base Density	Negotiated CACs (typically nominal value, but will vary with degree of land lift)	✓	✓	Council (Public Hearing)
3. Rezoning with OCP Density Bonus up to OCP Bonus Cap	Density Bonus calculated at Res: \$135-145/sq ft Comm: \$0/sq ft Or Rental Housing Or equivalent as negotiated	✓	✓	Council (Public Hearing)
4. OCP Amendment with Rezoning **	Negotiated CACs based on 70% of lift in land value	✓	✓	Council (Public Hearing)

* Includes requirements of Subdivision & Development Control Bylaw, DCCs, etc.


** Applies to OCP Land Use categories Res Level 5 and up

Attachment #5

Timeline for OCP update and Density Bonus / CAC Policy		
		Community Engagement
October	October 7th - Council Meeting - Referral of Density Bonus/CAC Policy to Policy Committee Meeting	Policy Committee Meeting
	October - Policy Committee Meeting on Density Bonus/CAC Policy	Web updates, Email to listserve, Social Media, Ads.
November	November - Council Meeting - Council direction resulting from Policy Committee Meeting	Web updates, Email to listserve, Social Media, Ads.
December	Council Meeting - Refer Draft OCP with Regional Context Statement out for input.	Advisory bodies, focus groups, stakeholders, events, feedback form, online
	Public Engagement on Draft OCP, Draft RCS.	
January	Public Engagement on Draft OCP, Draft RCS.	
February	Public Engagement on Draft OCP, Draft RCS.	
March	Town Hall Meeting	Town Hall Meeting
	Report Back on Input Received	Web updates, Email to listserve.
April		
May	1st Reading and Referrals out	Open House, online. Web updates, Email to listserve, Social Media, Ads.
June	Public Hearing & Referral to Metro	
July		
Fall 2014	Adoption	

FONVCA AGENDA ITEM 7(b)

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