



FONVCA AGENDA THURSDAY October 16 /2003

Place: DNV Hall 355 W. Queens Rd V7N 2K6
Time: 7:00-9:00pm
Chair: Allan Orr – Seymour Community Assoc. Tel: 604-929-4408 email: allandorr@shaw.ca

1. Order/content of Agenda

2. Adoption of Minutes of Sep 18/2003

3. Old Business

Draft Sign Bylaw
 District staff presentation by Doug Allen (Planning) and Gord Ferguson (Bylaw Enforcement)

Council finally tabled this issue on Sep 15th 2003. See council agenda item #2 of http://www.dnv.org/upload/documents/Council_Agendas_Minutes/ca030915.htm

4. Correspondence Issues

4.1 Business arising from regular emails - attached lists ~22 new letters submitted – Sep 15/2003 – Oct 12/2003 contained in a complete list of last 24 months but only for those subjects with recent entries.

4.2 Non-Posted letters. None this period.

4.3 Report on Sep 17th 2004-2008 Financial Plan
 –C. Kost

5. New Business

Council and other District issues.

5.1 Date/agenda for FONVCA's next Shirtsleeve meeting: 7pm Wed. March 3/2004

5.2 Water Quality – Corrie Kost

Turbidity (NTU)	Approx # Particles/ml (cc)
5	20,000
1	6,000
0.5	1,000
0.1	20

www.hc-sc.gc.ca/hecsesc/water/pdf/dwg/turbid.pdf

5.3 New District Chief Administrative Officer – James Ridge

<http://www.dnv.org/convert.asp?sFileName=84fz01!.DOC&sFileType=htm>

6. Any Other Business

6.1 - Legal issues to think about-

- **New Building Code**
http://www.dnv.org/upload/documents/Council_Reports/333881.pdf and District Liability:<http://www.singleton.com/lofl20002.cfm#part3>
- **Liability for Acts of God** - <http://www.singleton.com/lofl20032.cfm#7>
 District has a duty to prevent or minimize the known risk of damage or injury to resident's property from Acts of God on district land.
- **Civil Liability** – The Joint and Several debate clarified - <http://www.singleton.com/lofl20024.cfm#3>
- **Private Prosecutions** – for details see Handbook <http://www.sierralegal.org/reports/handbook.html>
- **Reaction to Toronto's \$80m computer contract scandal** - http://www.nowtoronto.com/issues/2001-12-13/news_feature_p.html

7. Chairperson & Date of next meeting.

Oct 16/2003

Attachments

*List of Email to FONVCA of last 24 months - **BUT ONLY FOR SUBJECTS WITH NEW ENTRIES**

OUTSTANDING FUTURE FONVCA ITEMS

A process to follow outstanding issues of Council, for example, where are the:

- * Cat Regulation Bylaw
- * Snow removal for single family homes bylaw
- * Securing of vehicle load bylaw
- * Review of Zoning Bylaw
- * Taxicab regulations bylaw
- * District-wide OCP
- * Street-ends opening to Waterfront

Correspondence Ordered by Subject

* means since new emails

15 September/2003 →
12 October/2003

Only subjects with new
entries are listed - ordered ~
by volume since 17 Sep/2001

5 Year Financial Plans /
Public Input / Reserve
Funds / Budget (post
Sep/02)

Elizabeth_James_17sep2002.pdf
Ernie_Crist_25dec2002.pdf
Corrie_Kost_31dec2002.pdf
Elizabeth_James_8jan2003.pdf
Ernie_Crist_6feb2003.pdf
Ernie_Crist_14feb2003b.pdf
Ernie_Crist_22mar2003.pdf
Ernie_Crist_24mar2003.pdf
Brian_Platts_7apr2003.pdf
Elizabeth_James_8apr2003.pdf
Corrie_Kost_22apr2003.pdf
Ernie_Crist_14apr2003.pdf
Ernie_Crist_15apr2003.pdf
Ernie_Crist_8may2003.pdf
Corrie_Kost_25jun2003.pdf
Ernie_Crist_26jun2003d.pdf
Ernie_Crist_14jul2003c.pdf
Ernie_Crist_12aug2003.pdf
Elizabeth_James_13aug2003.pdf
Corrie_Kost_31aug2003.pdf
Ernie_Crist_6sep2003.pdf
* Ernie_Crist_15sep2003b.pdf

Recreation Commission /
Shared Services Agreement

Ernie_Crist_23sep2001.pdf
Dave_Sadler_8oct2001b.pdf
Ernie_Crist_10oct2001.pdf
Ernie_Crist_12nov2001b.pdf
Ernie_Crist_12nov2001d.pdf
Margaret_Fraser_12nov2001.pdf
Margaret_Fraser_12nov2001b.pdf
Corrie_Kost_12nov2001.pdf
David_Potter_12nov2001.pdf
Corrie_Kost_12nov2001b.pdf
David_Potter_12nov2001b.pdf
David_Potter_12nov2001c.pdf
Ernie_Crist_1dec2001.pdf
Ernie_Crist_7dec2001.pdf
Ernie_Crist_9dec2001.pdf
Dave_Sadler_9dec2001.pdf
Dave_Sadler_11dec2001.pdf
Ernie_Crist_11dec2001.pdf
Dave_Sadler_11dec2001b.pdf
Ernie_Crist_26dec2001.pdf
Corrie_Kost_26dec2001.pdf
Ernie_Crist_17jan2002.pdf
Ernie_Crist_11feb2002.pdf
Ernie_Crist_13feb2002.pdf
Ernie_Crist_14feb2002.pdf
Ernie_Crist_15feb2002.pdf
Ernie_Crist_11apr2002.pdf
Ernie_Crist_11apr2002c.pdf
Wayne_Hunter_12apr2002.pdf
Ernie_Crist_5may2002.pdf
Ernie_Crist_8may2002.pdf
Doug_Mackay-Dunn_9may2002b.pdf
Ernie_Crist_10may2002.pdf
Ernie_Crist_11may2002b.pdf

Ernie_Crist_11may2002.pdf
Ernie_Crist_14may2002.pdf
John_Hunter_14may2002.pdf
Ernie_Crist_20may2002b.pdf
Ernie_Crist_2jul2002b.pdf
Ernie_Crist_6jul2002b.pdf
John_Harvey_19aug2002.pdf
Ernie_Crist_19aug2002.pdf
Ernie_Crist_19aug2002b.pdf
Ernie_Crist_1mar2003.pdf
Ernie_Crist_14mar2003c.pdf
Ernie_Crist_23jun2003c.pdf
* Ernie_Crist_15sep2003c.pdf

On Council Motions /
Procedures / Freedom of
Speech / Ombudsman

Ernie_crist_18oct2001.pdf
Pat_Munroe_17mar2002.pdf
Ernie_Crist_20mar2002e.pdf
Ernie_Crist_28may2002.pdf
Ernie_Crist_6jun2002.pdf
Ernie_Crist_6jun2002b.pdf
Ernie_Crist_8jun2002.pdf
Elizabeth_James_18jun2002.pdf
Ernie_Crist_17jun2002.pdf
Ernie_Crist_17jun2002b.pdf
Ernie_Crist_22jul2002b.pdf
Ernie_Crist_19nov2002.pdf
Ernie_Crist_11dec2002.pdf
Ernie_Crist_15dec2002.pdf
Ernie_Crist_19dec2002.pdf
Ernie_Crist_21dec2002.pdf
John_Hunter_14jan2003.pdf
Ernie_Crist_4feb2003c.pdf
Ernie_Crist_20feb2003.pdf
Ernie_Crist_28feb2003c.pdf
Ernie_Crist_8mar2003b.pdf
Ernie_Crist_20apr2003.pdf
Ernie_Crist_25apr2003.pdf
Ernie_Crist_25apr2003b.pdf
Ernie_Crist_30apr2003.pdf
Ernie_Crist_30apr2003c.pdf
Ernie_Crist_23apr2003d.pdf
Ernie_Crist_10may2003.pdf
Ernie_Crist_15may2003.pdf
Ernie_Crist_24may2003c.pdf
Ernie_Crist_6jun2003.pdf
Ernie_Crist_9jun2003.pdf
Elizabeth_James_17jun2003.pdf
Alan_Nixon_9jul2003.pdf
Alan_Nixon_10jul2003.pdf
Ernie_Crist_10jul2003.pdf
Ernie_Crist_17jun2003.pdf
Ernie_Crist_17jun2003b.pdf
Ernie_Crist_25jun2003b.pdf
Ernie_Crist_8jul2003.pdf
Ernie_Crist_9jul2003c.pdf
Ernie_Crist_11jul2003.pdf
Elizabeth_James_11jul2003.pdf
Elizabeth_James_12jul2003.pdf
Ernie_Crist_18jul2003c.pdf
Corrie_Kost_7sep2003.pdf
* Ernie_Crist_10oct2003.pdf

Lynn Valley Plan / Bicycle
Lanes / Roads / Referendum

Ernie_Crist_21sep2001.pdf
Ernie_Crist_27sep2001.pdf
Dave_Sadler_21oct2001.pdf
Dave_Sadler_5nov2001.pdf
Ernie_Crist_12nov2001.pdf
Elizabeth_James_13nov2001.pdf
Ernie_Crist_6dec2001.pdf
Ernie_Crist_21jan2002.pdf
Dave_Sadler_22jan2002.pdf
John_Fair_22jan2002.pdf

Ernie_Crist_22jan2002.pdf
Ernie_Crist_5feb2002.pdf
Ernie_Crist_11mar2002a.pdf
Ernie_Crist_20mar2002.pdf
Elizabeth_James_21mar2002.pdf
Dave_Sadler_7apr2002b.pdf
Ernie_Crist_1jun2002.pdf
Ernie_Crist_23may2002.pdf
Ernie_Crist_17jun2002.pdf
Ernie_Crist_19jun2002b.pdf
Ernie_Crist_12jul2002.pdf
Elizabeth_James_17jul2002.pdf
Gord_Howie_17jul2002.pdf
Ernie_Crist_16jul2002.pdf
Ernie_Crist_29jul2002b.pdf
Ernie_Crist_19aug2002c.pdf
Ernie_Crist_22jan2003.pdf
Ernie_Crist_4feb2003b.pdf
Ernie_Crist_5feb2003b.pdf
Ernie_Crist_12apr2003.pdf
Ernie_Crist_12jun2003b.pdf
Ernie_Crist_10sep2003.pdf
Ernie_Crist_11sep2003.pdf
Ernie_Crist_12sep2003b.pdf
Ernie_Crist_22jul2003.pdf
Ernie_Crist_3sep2003.pdf
Maureen_Bragg_11sep2003.pdf
Ernie_Crist_14sep2003.pdf
* Ernie_Crist_22sep2003.pdf
* Ernie_Crist_22bsep2003.pdf
* Ernie_Crist_25sep2003.pdf
* Ernie_Crist_26sep2003.pdf
* Ernie_Crist_26sep2003b.pdf
* Elizabeth_James_29sep2003.pdf
* Ernie_Crist_29sep2003.pdf

Seymour Local Area Plan

Ernie_Crist_15jun2002.pdf
Eric_Andersen_17jun2002.pdf
Corrie_Kost_18jun2002.pdf
Ernie_Crist_18jun2002.pdf
Elizabeth_James_18jun2002.pdf
Elizabeth_James_22jun2002.pdf
John_Hunter_1jul2002.pdf
Ernie_Crist_2aug2002b.pdf
Bill_Maurer_2aug2002.pdf
John_Hunter_13aug2002.pdf
John_Hunter_13aug2002b.pdf
Bill_Tracey_18aug2002.pdf
Bill_Tracey_18aug2002b.pdf
John_Hunter_31aug2002.pdf
Bill_Maurer_5sep2002.pdf
Irwin_Torry_6sep2002.pdf
Bill_Maurer_12sep2002.pdf
Barbara_Murray_12sep2002.pdf
Ken_Reid_12sep2002.pdf
Phil_Holland_12sep2002.pdf
John_Hunter_16sep2002.pdf
Ernie_Crist_5feb2003.pdf
* Elizabeth_James_22sep2003.pdf

TRANSLINK / GVRD
Transportation / RAV /
Fuel Taxes

Dave_Sadler_4oct2001.pdf
Dave_Sadler_21nov2001.pdf
Ernie_Crist_21nov2001.pdf
Ernie_Crist_28nov2001.pdf
Elizabeth_James_28nov2001.pdf
Elizabeth_James_29nov2001.pdf
Ernie_Crist_30nov2001b.pdf
Elizabeth_James_18feb2002.pdf
Ernie_Crist_18feb2002.pdf
Elizabeth_James_22feb2002.pdf
Ernie_Crist_28jun2002b.pdf
Elizabeth_James_12aug2002.pdf

Elizabeth_James_12aug2002b.pdf
Dave_Sadler_11sep2002.pdf
Dan_Ellis_9jan2003.pdf
Elizabeth_James_3feb2003.pdf
Maureen_Bragg_4feb2003.pdf
Ernie_Crist_14feb2003c.pdf
Ernie_Crist_26feb2003.pdf
Ernie_Crist_30apr2003b.pdf
Ernie_Crist_24may2003.pdf
Elizabeth_James_28may2003.pdf
John_Hunter_7jun2003.pdf
Ernie_Crist_8jun2003.pdf
Elizabeth_James_26jun2003.pdf
Ernie_Crist_18jul2003b.pdf
Elizabeth_James_1aug2003.pdf
Ernie_Crist_2sep2003c.pdf
* Elizabeth_James_15sep2003.pdf
* Elizabeth_James_15sep2003b.pdf
* Ernie_Crist_15sep2003.pdf

Health Care / LGH

Don_Bell_22mar2002.pdf
Ernie_Crist_3apr2002c.pdf
Elizabeth_James_3apr2002.pdf
Ernie_Crist_10jul2002.pdf
Ernie_Crist_30jan2003b.pdf
Ernie_Crist_20may2003.pdf
Ernie_Crist_4jun2003.pdf
Ernie_Crist_17jun2003.pdf
Ernie_Crist_19jun2003.pdf
Ernie_Crist_15aug2003.pdf
* Ernie_Crist_15sep2003d.pdf

Censure of Councillors

Dave_Sadler_20sep2001.pdf
Ernie_Crist_29sep2001b.pdf
Ernie_Crist_17jul2003.pdf
Ernie_Crist_2sep2003b.pdf
Ernie_Crist_9sep2003b.pdf
Ernie_Crist_9sep2003.pdf
Ernie_Crist_10sep2003b.pdf
* Ernie_Crist_23sep2003.pdf
* Ernie_Crist_24sep2003b.pdf
* Ernie_Crist_8oct2003.pdf

Lower Capilano
Community Centre

Dave_Sadler_14oct2001c.pdf
Ernie_Crist_25feb2003.pdf
* Ernie_Crist_24sep2003.pdf

Annual Fees & Charges

Dave_Sadler_9dec2001b.pdf
* Brian_Platts_17sep2003.pdf
* Don_Bell_17sep2003.pdf

Elected GVRD /
Per diem-salary increases

Ernie_Crist_25jun2003.pdf
Ernie_Crist_9jul2003.pdf
* Elizabeth_James_4oct2003.pdf
Ernie_Crist_17feb2002.pdf

FONVCA

Minutes of September 18th 2003

Attendees:

Maureen Bragg (chair)	Save Lynn Canyon Park
Cathy Adams	Lions Gate N.A.
Val Moller	Lions Gate N.A.
Brian Platts	Edgemont C.A.
Dan Ellis	Lynn Valley C.A.
David Knee	Norgate Park C.A.
Eric Andersen	Blueridge C.A.
John Miller	Capilano Community R.A.
Hugh Murray	Capilano Community R.A.

1. ORDER/CONTENT OF AGENDA

5.3 New newspaper - Cathy

2. ADOPTION OF July 17TH MINUTES

No amendments. Moved by Brian/Dave - adopted.

3. OLD BUSINESS

3.1 Letter to council - Brian on reviewing Block Party insurance fee – suggesting that Council be requested to review the item and discourage charge for block parties. It elicited a prompt reply from Don Bell agreeing with the concerns of FONVCA.

4. CORRESPONDENCE ISSUES

4.1 Business arising from regular emails: No issues

4.2 Drinking water/metering - discussion followed on several points:
Brian - costs of metered water compared to unmetered water (latter lower)
Dan - safety of the water quality requires filtration - water metering with right structure sends the right message.
Cathy - conservation is the only solution to the current situation as we are unable to access water available with current infrastructure.
Val - impact on the environment with low water levels.
Maureen - in Australia only dual flush toilets are sold – drought resistant grass grown in California.
Hugh - gardens don't require filtered water you can use 'grey' water.

4.3 Council created new bylaw re: charging people altering/building new trails on District property. Discussion - this was aimed at stopping the mountain bikers - difficulty in policing - e.g. what about scouts/people who use trails enhancing them & keeping them open?

4.4 Northlands - discussion - majority would like to see the issue go to court. Need to see the investigation finalized.

4.3 Non posted e-mails – none this period.

5. NEW BUSINESS

5.1 Shirt sleeves meeting - everyone who attended felt there was some value although the discussion strayed into a wider more general discussion than the original topic. Cathy asked if we wanted another meeting in the Spring and should she set it up. This was agreed, Dan suggested Council might like to choose the topic this time.

5.2 Draft sign bylaw - Discussion followed on size and scope of this issue.

5.3 New local newspaper - Cathy was approached by a reporter from the **North Shore Times**, a new weekly paper starting Oct. 7th it will be delivered on Tuesdays.

District Dialogue will be returning to the North Shore News.

6. ANY OTHER BUSINESS

6.1 Six month limitation - Cathy reported re: the undermining of Capilano riverbank - a resident has filed a statement of claim against the GVRD within the six month restraint.

7. CHAIR AND DATE OF NEXT MEETING –

Chair: Allan Orr – Seymour C.A.
Tel# 604-929-4408 Email: allandorr@shaw.ca
Alternate: Brian Platts - Edgemont C.A.
Tel# 604-985-5104

**7:00 p.m. Thursday October 16th 2003 at
District Hall**

Meeting adjourned 8:55 p.m.

Summary Report on following meeting by Corrie Kost
(accuracy of my notes are not guaranteed – please check
with District). *My comments in italics.*

2004 – 2008 Financial Plan Meeting

Wednesday, September 17, 2003 at 7:00 p.m.

Committee Room, 355 West Queens Road

Open to the Public

AGENDA

1. **Mayor's introductory remarks**
2. Confirmation of Council's Financial Plan and Policy Direction provided at the September 3, 2003 Financial Plan Meeting.
3. Review of current policies/practices regarding:
 - User fees
 - Funding to outside agencies and organizations
 - Service levels
 - Land management
4. Identification of options for further consideration
5. Adjournment

Nixon chaired the meeting as Mayor Bell did not arrive till 7:47pm

Council was asked to reply to 12 questions on

POLICY DIRECTIONS

User Fees:

1. **Is Council prepared to charge user fees for services that are currently free?**

Crist – qualified yes

Holmes – qualified yes

Harris – qualified yes (but no to libraries)

Walton – yes to Q1-Q5

Nixon – yes

Fire Chief Calder was asked if there were Fire Departments in Canada which charge user fees?

There was consensus on this issue.

2. **Is Council prepared to increase user fees proportionate with the general cost increase of the District?**

There was general agreement on this.

3. **Is Council prepared to consider sponsorship (corporate and private contributions) as a source of revenue?**

There was general agreement on this. No billboards though. Possible fees for tour busses. It was felt that since merchants benefit from boulevard plantings (eg. Edgemont Village) they should pay for them.

4. **Is Council prepared to differentiate and charge different fees for different levels of service?**

It would allow fast-track service (queue jumping), allow custom garbage service, take more staff.

Crist - no

No consensus on this

5. **Is Council prepared to levy a capital improvement surcharge on the use of District owned facilities?**

Crist – no, unless Heritage Funds stop being used for such maintenance.

Nixon – asked if 2% tax increase to address this would still be in addition to this? (*I think not*)

Harris – brought out issue of dog licenses, to which Zerr replied that only 20% pay it. Crist felt dogs to be a luxury (???)

Consensus seemed to be present on the issue of fee collection enforcement.

Holmes wanted donation to Maplewood Farm made easier. Nicole (staff person who is conducting the survey to these 12 questions) indicated this question needed further analysis.

Contribution to Outside Agencies:

6. **Is Council prepared to change its role and phase out municipal funding of external agencies?**

Crist – prepared to look at it

Holmes – same

Harris – yes, but not increase it

Bell – not prepared to phase it out – would freeze general amount (but allow salary increases)

Walton – want to peg it at % of overall budget

Nixon – cap it at current \$ levels. Review funding

criteria – put up matching funds instead of seed money.

Consensus seems to be to maintain status quo.

Land Management:

7. **Is Council prepared to sell land to fund major infrastructure investment?**

(*note the word "investment")*

Crist – No

Holmes – not "no" outright – opposes clearcutting but would support some small lots (development).

Staff commented on West 1st, Taylor Creek, Ann Macdonald Way, Roche Point West, and how Seymour OCP (if approved by council) would remove about \$110million from the total remaining \$180million in potential land development. Replot at Global Pacific.

Harris – go for 4 lots on Ann Macdonald Way, sell Lowry Lane lot since Waterfront Plan to carve 20% from lots is out.

Crist – tax payer should pay for the services they expect – not by land sales

Staff again pointed out how Seymour OCP would sterilize much of the potential Heritage Fund income.

Nixon proposed a planning workshop on small scale (\$2-5million/year) land development. (*back to addiction of non-sustainable incomes*)

Bell – qualified yes – for putting sales into Heritage Fund – sell the snippets of land.

No consensus but clearly the majority supports more land sales.

8. Is Council prepared to adopt market rate on all of its rental assets?

(note the word "all" – if "some" had been used then discussion may have been quite different)

- Crist – yes
 - Holmes – yes
 - Harris – no
 - Walton – yes
 - Bell – no – impact on non-profit aspect
 - Nixon – yes – but on commercial and residential properties only.
- Although initially the group went for "yes", when non-profit issue emerged they backed down to qualify it for commercial and residential properties only.
Zerr noted that Yacht Club renewal is coming up shortly.

9. Is Council prepared to adopt the development of new rental markets for the District?

- In particular – the rental of top floor of hall – but it would require ~ \$600k to make it leasable
- Walton – yes
 - Bell – yes
 - Holmes – yes
 - Crist – yes. Felt Cristie House a total waste of money – wants objective report. Zerr to conduct business plan.

Consensus reached – yes.

Services Levels:

10. Is Council prepared to look at current service levels to reduce costs by changing the:

- Delivery mechanisms of service (a)
- Menu of services offered (b)
- Availability of services offered (c)

(a) Issue is about privatization of services

- Crist – no
- Bell – no to law enforcement
- Walton – no to public safety (police/fire..)

(b) Whether some services should be withdrawn (fully cut)

- Crist – no

(c) Reduction of some services

- Crist – no
- Walton – yes
- Harris – yes
- Holmes – yes but not to "core" services
- Nixon – yes – close each library 2 days/week on alternating basis. Reduce #fire halls from 5 to 4, adding 3 minutes to response time. Raised question of contracting out.
- Crist – in principal no but would look at it.
- Holmes – would look at it
- Harris – can't think of any
- Bell – private garbage service can be an initial loss leader trap.
- Nixon – would look at it

Walton – feels it a fiduciary responsibility to look at it. No consensus but most are willing to look at possibilities.

11. Is Council prepared to reduce public participation in municipal administration?

- (a more suitable word to "administration" is "processes")
- Currently have 28 committees.
 - Walton - no
 - Bell – opposed to reducing public participation
 - Zerr – concerned about committee staff support costs
 - Holmes – considers this an issue of efficiency (cost effectiveness)
 - Crist – no in principle
 - Bell – public participation provides broader opinions
 - Dennis Back – How about Internet Polling? – Skew of results can be taken into account (really?)

Good support for retaining public participation.

12. Is Council willing to raise the level of operational risk to reduce costs?

- Walton – yes – qualified by impact (eg insurance deductible)
- Crist – up to staff
- Nixon – has low risk tolerance
 - yes if substantial savings could be achieved
- Calder indicated that number assistance calls from District to City and visa-versa are about the same

Consensus reached if it is shown to be cost effective.

There was a 2 page hand-out on Draft Tax Levy

Formula. As a result of the following:

➤ 2% general cost increase	1.06%
➤ InterRiver Operating	0.12%
➤ Maintenance	2.00%
➤ Library debt service	0.52%
➤ Northlands principal	0.57%
➤ Lower Lonsdale Rec Centre	0.16%
➤ 2003+2004 Wage Provisions	3.12%
Total tax increase	7.55%
Surplus use, fees increases	-1.19%
Net Tax increase	6.36%

This meeting was quite productive at flushing out council's position on some important issues. It is unfortunate that all questions were put forth by staff. It would have been better if some had come from council and the community.

Post-note: The GVRD is proposing (SUN – B12, Sep 27/03) property tax increases, which for the District would amount to a further property tax increase of 3.5% (2.5% for a \$309,000 home but NVD assessments are higher) bringing the total property tax increase to 6.36+3.5 = 9.86%

Last updated Sep 27/2003

The following was drafted by Brian Platts in response to a request from the Seymour Community Association. Brian is the secretary for the Edgemont Community Association (ECA) and was a member of the Steering Committee for the Upper Capilano Local Area Plan. Upon adoption of the Upper Capilano Plan in 1999, the Executive of the ECA was appointed as the Plan Monitoring Committee.

Role of Plan Monitoring Committee:

1. The Monitoring Committee is primarily responsible for providing continuity from the planning stage through to the implementation stage.

It is important for members of the Monitoring Committee to have been part of the creation of the Plan. While the Policies and Implementation strategies contained in the Plan stand alone, the intent of the written text must not be lost. Those involved in the planning process are best able to relate the rationale behind the decisions made.

2. To review and monitor on an ongoing basis the policies and implementation strategies of the Plan.

The Monitoring Committee is responsible for following the Plan's progress. The success of the Plan is dependent on the strength of the committee to oversee its implementation. This does not require an onerous amount of time. The key is maintaining open channels of communication with District Staff so that the committee is notified in advance of any item of concern, such as capital expenditures, or traffic, environmental, or redevelopment issues.

3. Provide the necessary background, context and rationale for the Plan's content.

The Plan by itself may be misinterpreted. By way of example, a large development company proposed a multi-family redevelopment in Upper Capilano. While it was on one of the designated building sites identified in the Plan, the company initially wanted to redevelop only half the site. On the surface it did not appear to be in direct conflict with the Plan, except that the Monitoring Committee was aware of a major problem with traffic accessing that part of the property directly off of busy Capilano Road. "Traffic access" to the site was mentioned in the Plan as a factor in redevelopment of the site, but without the Monitoring Committee it might well have been considered as a minor factor and glossed over.

4. Work with District Staff on an annual basis to prioritize a capital list of items identified in the Plan for consideration in the municipal budget.

Through open lines of communication with District Staff, the Monitoring Committee will, on an annual basis, assist District Staff from Planning, Parks & Engineering on setting Capital Budget priorities that are reflected in the Plan.

5. Review at the earliest stages all preliminary redevelopment applications to ensure all aspects of the Plan (i.e. building design, parking, traffic or other considerations etc.) are adhered to.

All redevelopment proposals are reviewed by the Monitoring Committee prior to a formal application. Typically, the contact in the Planning Department notifies the "point person" for the committee and requests a meeting. The Monitoring Committee then meets the developer and the member of Planning to learn about the proposal and provide feedback. It is important to have a District Staff member present at these meetings. Redevelopment proposals are not "approved" or "rejected" at this early stage. It is simply an opportunity to learn more about the proposal and to identify issues and concerns. Developers appreciate these meetings because they are provided with direct insight into exactly what issues and concerns need attention before making a formal application.

Other Considerations:

- i) The Monitoring Committee and the local community associations have a role in keeping the community aware of the Plan. It is important because residents come and go and some still seem to claim they never knew the Plan even existed!!!
- ii) The Monitoring Committee has a role to try and facilitate initiatives which may not have been explicitly included in the Plan but for which the committee has a reservoir of knowledge.
- iii) The Monitoring Committee may also be the group that triggers the next generation of the Plan (either a new plan or some other type of review as circumstances dictate).