



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

Time: 7:00-9:00pm

Chair: Brian Platts – Edgemont Community Association. Tel: 604-985-5104 email: bplatts@shaw.ca

1. Order/content of Agenda

DNV Staff Presentation (5.1) will precede the regular agenda.

2. Adoption of Minutes of July 21st

3. Old Business

3.1 Sale of Crippen Regional Parkland – Brian
<http://www.gvrd.bc.ca/board/agendas/gvrd/mayregular/6.3.pdf>

3.2 Waterfront Street-ends budget – Maureen, Brian.

4. Correspondence Issues

4.1 Business arising from **135** regular emails – 27 on Pesticides, 17 on Alarms

4.2 Non-Posted letters

22 this period. Will be circulated at meeting for discussion.

5. New Business

Council and other District issues.

5.1 DNV Staff presentations

- land slide issue
- changes to zoning parking requirements

5.2 Filming in Edgemont Village – Brian Platts

5.3 BC Rail lands for Translink Bus Depot – Corrie, Cathy
 See agenda item #6 at
http://www.dnv.org/upload/documents/Council_Agendas_Minutes/cm050822.htm

5.4 Waste Removal Bylaw 7562 - Corrie Kost

5.5 Development Variance Process – Brian Platts

5.6 Questions for municipal election ?

QUESTIONS FOR CANDIDATES – NOVEMBER 2005

1. What role should community associations play with respect to local neighbourhood and district-wide issues?
2. Do you advocate any further significant growth in specific areas of the District?
3. What sort of changes would you like to see with the current public input process for council decisions?
4. Under what circumstances should major capital projects go to referendum?
5. Do you favour changes to the fee/subsidy structure of recreational and sports programs?
6. Are you committed to the repayment of principal and interest of monies borrowed from the Heritage Fund? Clarify if required.
7. How would you minimize future tax increases?
8. Are you in favour of residential water metering? Please explain.
9. Do you support increased maintenance of our parks and public areas? If so, how?
10. Will you support the current council policy requiring a referendum in order to undedicate previously dedicated parks?
11. What are your primary goals/visions for the District over the next 5-10 years?
12. Which areas of municipal activity would you change in order to minimize tax increases?
13. What strategies would you pursue to control future tax increases?
14. What practical experience qualifies you for local governance.
15. Since local governments often deal with zoning and real-estate transactions should those involved in real-estate be elected to council?
16. Do you support the concept of community based planning?
17. What major issues are you concerned about in the District of North Vancouver?
18. For the Mayor – how will you bring harmony and effectiveness to what is often a fractious council?

6. Any Other Business

6.1 - Legal issue to think about-

Community Benefit Policies – Carolanne Reynolds, Editor of West Van Matters wrote comments on this
<http://www.fonvca.org/agendas/sep2005/cmnty-benefit-wv-policy.pdf>

See also

http://www.mcaws.gov.bc.ca/housing/affordable/chapter4_casestudy5.htm

7. Chair & Date of next meeting.

October 20th 2005

Attachments

*List of Email to FONVCA of last 31 months - **BUT ONLY FOR SUBJECTS WITH NEW ENTRIES**

OUTSTANDING COUNCIL ITEMS

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

Correspondence Ordered by Subject

* means new emails during
**18 July 2005 →
11 September 2005**
Only subjects with new
entries are listed - ordered ~
by volume since 18 Nov/2002

Recreation Commission / Shared Services Agreement

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Ernie_Crist_7nov2004.pdf
* Ernie_Crist_26jul2005c.pdf

On Council Motions / Procedures / Freedom of Speech / Ombudsman

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Lynn Valley Plan / Bicycle Lanes / Roads /Referendum

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Leasing of Public Land / DCYC / Encroachments

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TRANSLINK /NSTAC/ Transportation / RAV / Fuel Taxes /GVRD

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* Ernie_Crist_29aug2005.pdf

Inappropriate Development Variance Permits

Brian_Platts_10mar2003.pdf
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Softwood Lumber

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Health Care / LGH / MHR /Homeless

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Herbicides & Pesticides

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District Taxes /BC Assessment Authority / Home Owners Grant

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Noise Bylaw / Leaf Blowers / Youth Disturbances

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Bylaw Enforcement / Confidentiality

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Grouse Mountain "Zoo" / Bears

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Elizabeth_James_16mar2005.pdf
Allan_Orr_11apr2005.pdf
Barbara_Murray_11apr2005.pdf
Barbara_Murray_11apr2005b.pdf
Barbara_Murray_11apr2005c.pdf
John_Hunter_11apr2005.pdf
Maureen_Bragg_11apr2005.pdf
Eric_Andersen_13apr2005.pdf
Ernie_Crist_26apr2005.pdf
Ernie_Crist_29apr2005.pdf
Ernie_Crist_29apr2005b.pdf
Ernie_Crist_31may2005b.pdf
Ernie_Crist_8jun2005b.pdf
Ernie_Crist_9jun2005.pdf
James_Ridge_9jun2005.pdf
Jim_Cuthbert_13jun2005.pdf
James_Ridge_13jun2005.pdf
Peter_Hamilton_13jun2005.pdf
Ernie_Crist_14jun2005.pdf
Brian_Platts_19jun2005.pdf
* Ernie_Crist_15aug2005d.pdf

Community Policing Centres / Integrated Policing / Crime Statistics /Alerts

Ernie_Crist_13apr2003.pdf
Ernie_Crist_31dec2003.pdf
Ernie_Crist_12aug2004.pdf
Ernie_Crist_19aug2004.pdf
Ernie_Crist_19aug2004b.pdf
Ernie_Crist_19aug2004c.pdf
Ernie_Crist_24aug2004.pdf
Ernie_Crist_13oct2004.pdf
Ernie_Crist_14oct2004c.pdf
Ernie_Crist_21oct2004b.pdf
Ernie_Crist_21oct2004e.pdf
Ernie_Crist_4nov2004c.pdf
Ernie_Crist_12dec2004b.pdf
Ernie_Crist_14dec2004.pdf
Ernie_Crist_4jan2005.pdf
Ernie_Crist_5jan2005c.pdf
Ernie_Crist_12jan2005b.pdf
Bill_Tracey_12jan2005.pdf
Corrie_Kost_12jan2005.pdf
Ernie_Crist_21feb2005.pdf
Ernie_Crist_24feb2005.pdf

Ernie_Crist_8mar2005c.pdf
Ernie_Crist_10mar2005b.pdf
Elizabeth_James_11mar2005.pdf
Ernie_Crist_8apr2005.pdf
Ernie_Crist_28apr2005b.pdf
Ernie_Crist_20may2005b.pdf
Ernie_Crist_17jun2005.pdf
Ernie_Crist_20jun2005.pdf
Ernie_Crist_27jun2005.pdf
Ernie_Crist_27jun2005b.pdf
Ernie_Crist_27jun2005c.pdf
Ernie_Crist_28jun2005.pdf
Ernie_Crist_28jun2005b.pdf
Ernie_Crist_7jul2005c.pdf
Ernie_Crist_14jul2005.pdf
Ernie_Crist_14jul2005b.pdf
Ernie_Crist_14jul2005c.pdf

* Ernie_Crist_4aug2005.pdf
* Ernie_Crist_14aug2005.pdf
* Ernie_Crist_14aug2005c.pdf
* Dave_Sadler_15aug2005.pdf
* John_Hunter_15aug2005.pdf
* Ernie_Crist_18aug2005.pdf

Dollarton Re-alignment / Area Transportation Problems

* Ernie_Crist_6aug2005b.pdf
* Elizabeth_James_7aug2005.pdf
* Agnes_Hilsen_8aug2005.pdf
* Elizabeth_James_7aug2005b.pdf
* Elizabeth_James_8aug2005.pdf

Forest Fires /Park Trails /Bike Trails & Lanes

John_Fair_25apr2003.pdf
Ernie_Crist_4aug2003b.pdf
Elizabeth_James_8aug2003.pdf
Elizabeth_James_22aug2003.pdf
Ernie_Crist_13feb2004.pdf
John_Fair_29feb2004.pdf
John_Fair_24mar2004.pdf
Ernie_Crist_11jul2004b.pdf
Ernie_Crist_20may2005d.pdf
Ernie_Crist_21jun2005b.pdf
* Ernie_Crist_29aug2005b.pdf

Waterfront Plan

Elizabeth_James_30jul2003.pdf
Ernie_Crist_30jul2003.pdf
Maureen_Bragg_30jul2003.pdf
Ernie_Crist_8dec2003c.pdf
Ernie_Crist_25mar2004g.pdf
Ernie_Crist_8mar2005d.pdf
Brian_Platts_10mar2005.pdf
Maureen_Bragg_10mar2005.pdf
Ernie_Crist_10mar2005c.pdf
Ernie_Crist_13mar2005.pdf
Maureen_Bragg_14mar2005.pdf
Brian_Platts_12jun2005.pdf
* Maureen_Bragg_23jul2005.pdf
* Brian_Platts_23jul2005.pdf
* Ernie_Crist_23jul2005.pdf

Where are we heading?

Ernie_Crist_30jun2003a.pdf
Ernie_Crist_30jun2003b.pdf
Brian_Platts_30jun2003.pdf
* Ernie_Crist_5sep2005.pdf

False Alarm Fees / Permits

Corrie_Kost_22may2005.pdf
Corrie_Kost_7may2005b.pdf
* Elizabeth_James_18jul2005.pdf
* James_Ridge_18jul2005.pdf
* James_Ridge_18jul2005b.pdf
* John_Hunter_18jul2005.pdf

* Corrie_Kost_19jul2005.pdf
* John_Hunter_19jul2005.pdf
* John_Hunter_19jul2005b.pdf
* Ernie_Crist_19jul2005.pdf
* John_Hunter_19jul2005c.pdf
* Pam_Bookham_19jul2005.pdf
* Cathy_Adams_20jul2005.pdf
* Corrie_Kost_20jul2005.pdf
* Elizabeth_James_21jul2005b.pdf
* John_Hunter_21jul2005.pdf
* Corrie_Kost_24jul2005.pdf
* Pam_Bookham_24jul2005.pdf
* John_Hunter_25jul2005.pdf

Council & Staff Expenses & Policies & Staff General

Ernie_Crist_17jun2004b.pdf
Ernie_Crist_19jun2004b.pdf
Ernie_Crist_17jul2004.pdf
Ernie_Crist_19jul2004b.pdf
Ernie_Crist_21jul2004.pdf
Ernie_Crist_22jul2004.pdf
Ernie_Crist_23jul2004.pdf
Ernie_Crist_21aug2004b.pdf
Ernie_Crist_2sep2004d.pdf
* Ernie_Crist_4aug2005b.pdf

Complaints/Dispute Resolution

Ernie_Crist_6jun2005.pdf
* Ernie_Crist_2aug2005b.pdf

UBCM & FCM Resolutions

Ernie_Crist_25aug2003.pdf
* Ernie_Crist_23aug2005b.pdf
* Maureen_McKeon_Holmes_5sep2005.pdf
* Agnes_Hilsen_7sep2005.pdf

Tourism

* Lyle_Craver_21jul2005.pdf
* Ernie_Crist_6aug2005.pdf

Environmental Protection / Land Slides / Debris Flow

Ernie_Crist_3feb2004.pdf
Ernie_Crist_8jan2004.pdf
Ernie_Crist_18feb2004c.pdf
Elizabeth_James_21jan2005.pdf
Ernie_Crist_21jan2005.pdf
Ernie_Crist_22jan2005.pdf
Ernie_Crist_6jul2005b.pdf
* Agnes_Hilsen_20jul2005.pdf
* Agnes_Hilsen_2aug2005.pdf
* Ernie_Crist_2aug2005.pdf
* Ernie_Crist_26aug2005.pdf
* Ron_Payne_26aug2005.pdf
* Ernie_Crist_9sep2005.pdf
* Irwin_Torry_9sep2005.pdf
* Ernie_Crist_10sep2005b.pdf

Security vs. Liberty - Sep 11/2001

* Ernie_Crist_24aug2005.pdf

Public Safety / Traffic

Ernie_Crist_25nov2003b.pdf
Ernie_Crist_12may2005.pdf
Ernie_Crist_20may2005e.pdf
* Ernie_Crist_6sep2005.pdf

Misc.

Ernie_Crist_13sep2004.pdf
Ernie_Crist_29sep2004.pdf
Ernie_Crist_7oct2004b.pdf
Ernie_Crist_25dec2004.pdf
* Ian_Rose_19aug2005.pdf

FONVCA

Minutes of July 21st 2005

Attendees:

Diana Belhouse	Chair – Pro Tem	Delbrook C.A.
John Miller		Lower Capilano C.R.A.
Hugh Murray		Lower Capilano C.R.A.
Corrie Kost		Edgemont CA
Cathy Adams		Lions Gate NA
David Knee		Norgate Park CA
Moninna Running		Upper Lynn R.A.
Monica Craver		Upper Lynn R.A.
Brian Platts		Edgemont C.A.
Fred Gooch		Blueridge C.A.
Herman Mah		Pemberton Heights C.A.

Jenny Knee Notetaker

Meeting started 7:10pm

1. ORDER/CONTENT OF AGENDA

Add - 6.2 Age of Community Association representative –John Miller

2. ADOPTION of June 16th MINUTES

Approved as circulated.

A presentation with Q/A by District staff Marcel Bernier, Susan Stratis, Christal ? of the Draft DNV Development Servicing Bylaw 7388 – taking about 2 hours.

Staff presented a PowerPoint slide presentation of the proposed Bylaw. **The bylaw does not apply to single family residences being constructed on an existing lot nor does it apply to bare land strat subdivisions** (which the LGA exempts).

There was a good deal of discussion and questions on the issue and staff would appreciate further input from the members by using the website <http://www.dnv.org/article.asp?a=2935&c=606> for this Bylaw, before it goes to Council. Particular concern was expressed about ever allowing septic disposal or alternate sewerage treatment systems.

3. OLD BUSINESS

3.1 Alpine Recreation Strategic Study:

Corrie reported on the June 21st 2005 workshop (open for non-participation by the public) held at 1370 Crown Street (District Yard). The devil lies in the implementation details and how well they address trail conflicts and environmental concerns.

3.2 Dog Bylaw

This bylaw, which had been largely staff generated, was brought back for reconsideration by Councillor Jim Cuthbert. Council rejected reconsideration despite the fact that, once again, no member of the public came forward in support of the recently adopted bylaw.

FONVCA had requested staff reconsider changing the boarding of animals regulations to:

1. No boarding permitted in residential zoned areas.
2. That there be a minimum 50 m. separation required between such commercial use and residential zoned areas.

3.3 Alarm Bylaw

Corrie updated members on this issue and outlined a large number of reasons why this was a bad bylaw. No further action required until it possibly comes back to council for revisions to the number of free false alarm responses (say - one every 2 years – a sort of AlarmStar program – like ICBC has for RoadStar) and increase in fines to recover the shortfall of the false responses (\$90,000).

3.4 DNV 2004 Annual Report Update - Corrie

reported the report cost \$30,000 to produce, better presentation than last year but lacked key (indicator elements, statistics) content. **Most puzzling was the \$14,666,119 surplus for 2004**, which was initially budgeted as \$3,381,261. This almost, 10% of total budget, seems odd and requires explanation.

3.5 Bear Bylaws - Corrie/Brian - Council referred it for

further study now that 'bear officers' have been employed to monitor current adherence to garbage regulations. A report, requiring residents to put out garbage between 5am and 7am, was produced in error, (based on a false assumption that residents could not put out their garbage in the late evenings and early morning) and was withdrawn before this item was dealt with by council.

3.6 Gravel contract renewal - postponed until John Hunter attends

3.65 Native Band agreement - postponed until John Hunter in attends

3.7 Business Tax Workshop - Cathy - some business taxes up 40% - especially Welch St. businesses most affected due to increased assessments. Tenants pay the price and while owners reap the benefits.

3.75 - Process Improvement Workshop - Corrie - hand out. Support for tourism and business opportunities, they asked for financial assistance \$38,000 and \$60,000 for Chamber of Commerce for promotion purposes. Hugh surprised that Chamber of Commerce does not put out a brochure. Corrie commented that the Chamber of Commerce does not represent all businesses (about 50% ?).

3.8 Sales of Crippen Regional Parkland - Brian - letter sent to regional district and media - no responses to this date.

3.85 West Vancouver sells 2100 sq ft. for \$50 000 - District getting \$17 000 for approximately same size property (technically half, in practice about the same). Corrie will monitor that the money goes to appropriate fund as per Community Charter.

3.9 Waterfront Street Ends Budget – Finance Department says there is \$120,000 available and the planning department is working to spend at least \$80,000 before it expires. Needs monitoring.

3.95 Letters to Council - Brian – FONVCA letter to Council on notification/comments for DVP process was distributed as part of FONVCA package.

4. CORRESPONDENCE ISSUES

4.1 Business arising from 71 regular emails – 24 on topic of Pesticides. no broad discussion but Corrie gave some facts, published in the Health Canada (Pest Management Regulatory Agency) in their 21 February 2005 Re-evaluation on 2-4-d (Weed & Feed) which indicated it is safe when used as directed. The bylaw is undergoing review and consultation – especially elements such as exemptions by golf courses or by paying a \$50 fee. [At July 11th council meeting it was *Moved by Councillor NIXON, Seconded by Councillor MURI and CARRIED THAT Bylaw 7559, "Pesticide Use Control Bylaw", in the form attached to the June 1, 2005 report of the Manager Environment Services, as Appendix 3, be now read a FIRST TIME and referred to a comprehensive public consultation process.*]

4.2 Non-posted letters

3- all non-posted by request – distributed to members present. Brian has contacted James Ridge for guidance on his non-posted e-mail .of last month.

5. NEW BUSINESS

5.1 District Presentation on Draft Development Servicing Bylaw 7388 – preceded meeting.

5.2 DNV Statement of Financial Information - Corrie relayed some of the highlights of the statement http://www.dnv.org/upload/documents/Council_Reports/00342.pdf - noting especially the large overall salary increase from 2003 to 2004.

5.3 Pesticide Use Control Bylaw 7559 - see correspondence and 4.1 above.

6. ANY OTHER BUSINESS

6.1 Legal Issues: Corrie commented on newspaper accounts of running of public hearing in Vancouver – questionable legality of not allowing public to comment on other big-boxed when discussing Canadian Tire one and eligibility of councillors to vote when absent from hearing. Councillors can vote if they have reviewed official records of public hearing.

6.2 Age of Community Association Representatives John - this was prompted by a pejorative comment made by a councilor at last Council Meeting - no action at this time.

6.3 Allan Orr - reported on TPAC meeting where representatives for the First Nations & Government representatives discussed the road access around the Second Narrows bridgehead for the new shopping complex. Very little pedestrian access improvements in this area.

7. CHAIR AND DATE OF NEXT MEETING

Next Meeting on the usual 3rd Thursday – September 15th , 2005.

Pro-tem Chair will be Brian Platts, Edgemont Community Association. Tel: 604-985-5104

Watch for 'special meeting' on August 18!

Meeting adjourned 10:15pm

>>> WVM COMMENTS ON CMNTY BENEFITS POLICY <<<

2005 September 2

Dear Mayor and Council:
re Community Benefits: Strategies and Policies

It is with great pleasure we note that Council has moved to the public input stage after deciding to establish a Community Benefit Policy about two years ago. We appreciate this opportunity to provide input during the drafting of the strategies and policy. This submission will be divided into two parts: general comments and then an addendum referring to the report itself.

We also commend Council for advocating earlier public notification of developments and applications according to the Development Procedures and assume this will include options for consideration as part of the community benefit package.

The process to develop a Community Benefit Policy started about two years ago and the staff memo (Council Report, File 05-1008-00, directed remarks with pagination below in Addendum) referred to advisory committees and the public for input before the summer break is comprehensive and provides a good basis for comment.

Part of the application process ought to include appraisals of the present value of a property and the change (sometimes referred to as the 'uplift'). This information must be part of the proposal details offered for public perusal, right from the beginning of the process. Citizen comment can then include opinions on the requested development (increased density, upzoning, and so on) along with community benefit offered residents in exchange for the increased value and change to the area.

Although the report has examples from other municipalities of \$x per sq ft (which of course as a static amount varies the profit to the applicant), there was no mention of the uplift (percentages back to the residents/taxpayers) in Vancouver that I have mentioned to Council as a result of my research. Staff there said that the usual benefit to the City is 60 - 70% of the uplift. In fact, I was given an instance of 98% to the City. (This was unusual, but when a project's uplift is \$100 to 300m, the applicant still clears \$2 to 6m.) Note also that the Council Report indicates that in some situations Burnaby obtains 100% of the increase in land value as part of the community benefit. DWV ought to consider a percentage of the uplift also, perhaps a range depending on other contributions and amenities included.

After the uplift has been established (or parameters thereof), Council can present a spectrum of amenities, projects, benefits to the public to solicit their views and then make a decision on the community benefit package for the application/development. Having them available before the public hearing as the staff memo suggests is desirable.

To provide this delightful menu to choose from, please encourage the advisory committees and local groups (such as Streamkeepers, Friends of Cypress, Lighthouse Park Preservation Society, ratepayer and resident associations, arts/heritage/historical societies, Scouts and Guides, Cadets, SPCA, the Seniors' Centre Board) as well as the Library Board, the Museum and Archives, the Chamber of Commerce, the Police Board, and the Fire Department to submit lists of possible projects for the public's and Council's consideration. This could be suggested amenities with a range of costs to a 'top ten' of what the group would like to have.

Perhaps for anything of \$100,000 difference or higher, there could be guidelines that the benefit package include portions involving something environmental (creeks, wetlands, parks), something for heritage/the arts/cultural pursuits (eg 5% toward public art, 10% to a Heritage Fund), something for youth/seniors/disabled, and maybe the rest for some specific landmark project. That way all aspects of West Vancouver life can be represented and augmented rather than narrow interests. The benefits and amenities for the people can be spread and shared widely and equitably. Grants, donations, and funding could also be tied to raising matching amounts.

The basic return to the community should be at least two thirds (net). It can be viewed as compensation to the community for the increased pressure, traffic, and use. Also it is only reasonable and fair that the opportunity of the increased value bestowed by the citizens from changing the established zoning or development guidelines for an area be shared. Council, on behalf of the community, is responsible for deciding what form the "compensation" for the zoning/development changes and the community's share of the benefits of the changes ought to take. This could include better facilities, more community space, improved quality of life

(more parking comes to mind!), enhanced environment, and increased services at lower cost. Sponsorship of a cause (crisis, drop-in, or first aid centre?), a healthy watershed (sustainability and safety), and a boulevard/new park (including maintenance), as well as recreation/sports equipment and signs (municipal buildings, parks, so removed from District's budget) could be considered too. No doubt the taxpayers would be grateful for any measure or project that would enhance the community and/or lower the tax burden.

Certainly West Vancouverites will be eager and anxious to present a wish list of what they want for their community -- the more ideas the better. It's great to be extended the courtesy of being consulted and Council will surely reap an imaginative and extensive collection of positive recommendations to make West Vancouver an even more brightly shining place of excellence.

Thank you again for embarking on a policy of giving back something to the community in return for the advantages development and density give the owner thanks to the agreement of the municipality for the change. With established guidelines, the applicant knows what is expected and the residents share the profits -- win-win -- both parties get something they want. With a published list of community benefits, some developers may step up to the plate to provide some from the list already requested. They could even be pro-active and offer for example a much-needed post office in Dundarave for an additional storey on their building.

And all for the betterment of West Vancouver!

Yours thoughtfully,

Carolanne Reynolds
Editor, West Van Matters
tel 604 926 8649; msg 922 4400; www.westvan.org

cc

CSAC, HAC, PAC, PEAC, WVML Board, WVPD, WVFD, et al

*** ADDENDUM ***

page 4

First of all, we are very pleased to see community benefit includes "economic, social, and environmental objectives".

page 6

(top) Although mention is made of negotiating cmnty benefits wrt Evelyn Drive, no uplift figures were ever made public. Let us hope that as a result of this study and policy, uplift numbers will be de rigueur (whether provided by the developer and reviewed by the District, or calculated by the District itself).

(No 4) It is also reassuring to see a distinction made between remedial measures and benefits.

page 7

Allow me again to support for WV the principle in other municipalities that "The value of amenities should bear some relation to the economic lift resulting from the bonus".

page 8

(top) This is developed further later but amenities can be discussed in the absence of pre-determined contributions. We must also be careful wrt risk as an economic impediment, that it not be exaggerated to mask profit. Appraisers take that into consideration, as do realtors and developers in their calculations.

(just below) The second bullet states that the "Community Benefit Policy ... must not be an economic impediment" without making it clear what precisely is meant. Not only will any community benefit of any significance be an economic impediment to some degree or other, it is also entirely possible that some developments which impose hardship on parts of the community will not go ahead if Council requires sufficient community benefit to offset the hardships. This demonstrates that it is not only possible, but also correct and desirable that some developments be impeded because of the requirements to provide sufficient community benefits to make the development a net benefit to West Vancouver. It would therefore be appropriate to drop the language with respect to community benefit requirements being an impediment.

page 12

= Perhaps more clarification wrt stating low density is a benefit since it could be used several ways.

(No 1) It's good to see reference to the Neighbourhood Concept Plan approach.

(No 3) While there might be opposition to much higher buildings, the market value of land need not

substantially limit opportunities for bonus density and negotiated needed amenities/benefits.

= There also appears to be a mistaken assumption that the current market value of land is unaffected by community benefit requirements and therefore limits the possibility of obtaining community benefits from some developments. Should Council decide to levy community benefit requirements on developments, the market value of the land will adjust to compensate for this additional factor.

page 13

Please examine and clarify further "standard rezonings", CAC contributions, and especially qualifying for exemption.

page 14/15

Naturally we are in full agreement that proposed cmnty benefits should be presented for public information and comment prior to calling the Public Hearing as stated on p14, and to the initial list of appropriate projects "for consideration by Council, Advisory Committees, staff, and the public" (mentioned on p15), those committees, cmnty groups, and the public shd be invited to add and suggest more as well as modifications.

page 15

We are concerned about the statement "Council may wish to reduce or waive the requirement for public amenities ... if the provision of amenities would be a financial deterrent to development". We see no reason for this which cd be used as loophole. Would Council reduce tax rates if they were a financial deterrent? Would they reduce other development charges or fees? Why should the requirement for community benefits be subject to arbitrary waivers while other financial deterrents are not? This lack of consistency is not explained or justified. (See also our comments wrt page 8.)

APPENDIX

In the Appendix (unnumbered pages), there is a reference to a pedestrian overpass charge (wrt Canada Way). This brings up another aspect that is very important.

As a corollary to the Community Benefit Policy, please make the benefits a condition of the upzoning. That is to say that if the community benefit is not completed or achieved, the upzoning is cancelled. To give you an example, one of the conditions or a benefit of the upzoning of the Sunset Highlands development from 36 single-family lots to 100 multifamily was an overpass to the highway. The development went bankrupt so the connection could not be built. Although the project was revived by another company, it was the taxpayers who had to pay for the overpass. Clearly it is not fair for an applicant to get the upzoning (increased value/assessment) partly on the basis of construction of the overpass and then the highway connection is not built but the upzoned development goes ahead -- and the taxpayer has to pay for the overpass!

Oct 13/2005

To: All Candidates running for Mayor/Council
in the District of North Vancouver

The 10 questions...

From: FONVCA (Federation of North
Vancouver Community Associations)

Dear Candidate,

As you may be aware, a number of community associations in the District of North Vancouver regularly meet to discuss common concerns and communicate information with each other. At our FONVCA meeting of September 15/2005 a list of 10 questions was drafted for prospective members of Council, including the Mayor, to which we kindly request a written reply. We ask that these replies be **preferably emailed to Corrie Kost kost@fonvca.org or alternatively mailed to him at 2851 Colwood Dr., North Vancouver, V7R2R3**

All replies will be collated and subsequently:

- redistributed to FONVCA members
- displayed at subsequent all-candidates meetings
- placed on our web site www.fonvca.org

Knowing your position on these important ISSUES & PRINCIPLES will enable our communities to make more informed decisions at the polls on November 19th.

We ask that you return your answers as soon as possible but **for receipt/web posting no later than Monday Oct 24/2005.** When appropriate, please feel free to keep your responses brief!

Yours truly,
Brian Platts (FONVCA Chair pro-tem)

Election Calendar

- September 2 ■ Nomination Packages Available
- September 27 ■ Advance Registration of Electors Closes
- October 4 ■ Nomination Period Begins (9:00 a.m.)
■ List of Electors to be Available for Public Inspection
■ Period of Objection to Registered Electors Begins
- October 14 ■ Nomination Period Ends (4:00 p.m.)
■ Declaration of Candidates
■ Period of Objection to Registered Electors Ends
- October 18 ■ Deadline for Challenge of Candidate Nomination (4:00 pm)
- October 21 ■ Deadline for Decision on Challenge of Candidate Nomination (4:00 pm)
■ Deadline for Withdrawal of Candidate
■ Deadline for Withdrawal of Candidate Endorsement
■ Deadline for Receipt of Originals of Faxed Nomination Papers
- October 24 ■ Declaration of Election by Voting (or Acclamation) (4:00 pm)
- November 8, 9 and 15 ■ Advance Voting Days (8:00 a.m. to 8:00 p.m.)
- November 19 ■ **GENERAL VOTING DAY**
(8:00 am to 8:00 pm)
- November 23 ■ Deadline for Declaration of Official Results (4:00 pm)
- November 28 ■ Last Day for Application for Judicial Recount
- December 2 ■ Deadline for Completing Judicial Recount
- December 5 ■ Inaugural Meeting of Newly Elected Council
- December 23 ■ Last Day for Application to Invalidate the Election
■ Public Inspection of Election Material
- March 20, 2006 ■ Last Day to Submit Campaign Financing Disclosure Statements

For additional information please call 604-990-2463

