



FONVCA AGENDA

THURSDAY September 20th 2007

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

Time: 7:00-9:00pm

Chair: Diana Bellhouse – Delbrook C.A..

Telephone: 604-987-1656

Email: none

Regrets: Cathy Adams, Herman Mah, Dan Ellis (late)

1. Order/content of Agenda

2. Adoption of Minutes of July 19th

<http://www.fonvca.org/agendas/sep2007/minutes-jul2007.pdf>

3. Old Business

3.1 Dennis Back reply to “Annual Report”

http://www.fonvca.org/agendas/sep2007/Dennis_Back.pdf

4. Correspondence Issues

4.1 Business arising from 15 regular emails:

4.2 Non-Posted letters – 0 this period

- email to be circulated at meeting

5. New Business

Council and other District issues.

5.1 Alternative to private docks on waterfront.

- Maureen Bragg – Aug 25th email to be distributed.

5.15 Alpine Recreation Update

Comments by Lyle Craver re: Open House & Parking

5.2 Renewal charge for FONVCA web site

<http://www.fonvca.org/agendas/sep2007/Renewal-Notice.pdf>

1YR:\$10/month 5YR:\$7/month

5.3 Shirtsleeve Topics – fall meeting

- topic discussion

5.4 BC Rail Lands used as Sewage Plant?

<http://www.northshoreoutlook.com/portals-code/list.cgi?paper=43&cat=23&id=1058762&more=0>

5.5 “Metro Vancouver” → Amalgamation?

Not likely according to: <http://www.northshoreoutlook.com/portals-code/list.cgi?paper=43&cat=23&id=1058765&more=0>

2006 Census (see handout) indicates low growth for CNV and DNV

5.6 “CAN” (Cooperative Auto Network)

Details are important!

- <http://en.wikipedia.org/wiki/Carsharing>
- <http://www.cooperativeauto.net/>
- <http://www.businessedge.ca/article.cfm/newsID/9079.cfm>
- <http://www.happyfrog.ca/ask-the-frog/questions/zipcar-offering-same-service-cooperative-auto-network>

5.65 “Eco-density a thin concept” & Walking more damaging than driving?

- articles to be distributed at Sep 20th meeting.

5.7 FTTx (eg FTTH –Fibre to the Home)

Fibre to the home (as opposed to Neighbourhood/Node, Curb, or Building) is outgrowing all other formats.

http://en.wikipedia.org/wiki/Fiber_to_the_x

http://en.wikipedia.org/wiki/Fiber_to_the_premises

<http://harmonica.typepad.com/fiberevolution/FitX-in-Europe-August-2007-A.doc>

Downstream signals are broadcast to each premises sharing a fiber. Encryption prevents eavesdropping. – Overview by Corrie

5.8 Natural Hazards Task Force

DNV looking for members - ~2hrs/week Oct/07 to early 2008 to detail tolerable risk criteria for natural hazards.

http://www.dnv.org/upload/documents/Council_Reports/00687.pdf

<http://www.fonvca.org/agendas/sep2007/Natural-Hazards-Task-Force.pdf>

5.9 Electoral Boundary Commission Mtg

- Report by Cathy Adams
- <http://www.bc-ebc.ca/>

NorthShore details: http://www.bc-ebc.ca/download/files/pdf/report/09_WebReport_SMPBoundaries_M.pdf

6. Any Other Business

6.1 Legal Issues

Crown Corporations and Municipal Taxes

http://www.tbs-sct.gc.ca/gov-gouv/agent-mandataire/agent-mandataire_e.asp

Recent article that crown corporations must pay their fair taxes to municipalities:

<http://www.canada.com/vancouversun/news/business/story.html?id=8b9ae57a-b75e-41a0-8e51-5c4a66651eb5>

Federal Court judge Justice Luc Martineau ruled that “federal officials cannot arbitrarily decide how much they will pay the city [of Montreal], and overturned decisions by bureaucrats to pay the city considerably less than the city would have received from a private property owner”. Now about those Vancouver port lands...

6.2 Any Other Issues (2 min each)

7. Chair & Date of next meeting.

Thursday October 18th 2007

Attachments

-List of Email to FONVCA - ONLY NEW ENTRIES

OUTSTANDING COUNCIL ITEMS

-Cat Regulation Bylaw –District-wide OCP -Review of Zoning Bylaw

-Securing of vehicle load bylaw -District-wide OCP

-Snow removal for single family homes bylaw.

Correspondence/Subject Ordered by Date
16 July 2007 → 16 September 2007

LINK	SUBJECT
http://www.fonvca.org/letters/2007/16jul-to/Brian_Platts_12aug2007.pdf	Solid Waste Bylaw
http://www.fonvca.org/letters/2007/16jul-to/Corrie_Kost_6aug2007.pdf	Environment
http://www.fonvca.org/letters/2007/16jul-to/Corrie_Kost_9sep2007.pdf	Recycling
http://www.fonvca.org/letters/2007/16jul-to/Ernie_Crist_10aug2007.pdf	Sewage
http://www.fonvca.org/letters/2007/16jul-to/Ernie_Crist_30aug2007.pdf	Recreation Facilities
http://www.fonvca.org/letters/2007/16jul-to/Ernie_Crist_31jul2007.pdf	Corporate Canada
http://www.fonvca.org/letters/2007/16jul-to/Ernie_Crist_31jul2007b.pdf	Canadian Wages
http://www.fonvca.org/letters/2007/16jul-to/Ernie_Crist_7aug2007.pdf	Sewage
http://www.fonvca.org/letters/2007/16jul-to/Monica_Craver_2aug2007.pdf	Mountain Biking
http://www.fonvca.org/letters/2007/16jul-to/Monica_Craver_7aug2007.pdf	Damage to public forests
http://www.fonvca.org/letters/2007/16jul-to/Monica_Craver_7aug2007b.pdf	Mountain Biking
http://www.fonvca.org/letters/2007/16jul-to/Monica_Craver_9aug2007.pdf	Mountain Biking
http://www.fonvca.org/letters/2007/16jul-to/Monica_Craver_12sep2007.pdf	Mountain Biking
http://www.fonvca.org/letters/2007/16jul-to/Susie_Wickstead_11sep2007.pdf	Bowser Trail
http://www.fonvca.org/letters/2007/16jul-to/Wendy_Qureshi_16sep2007.pdf	Lynn Valley Town Centre

For details/history see

<http://www.fonvca.org/letters/index-letters-total-sep2007.html>

FONVCA MINUTES

THURSDAY July 19th 2007

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

Time: 7:00-9:00pm

Chair: Eric Andersen – BlueRidge C.A..

Attendees:

Cathy Adams	Lions Gate C.A.
Eric Anderson (chair)	Blueridge C.A.
Diana Belhouse	Delbrook C.A.
Lyle Craver (notetaker)	Mt. Fromme R.A.
Dan Ellis	Lynn Valley C.A.
Valerie Moller	Lions Gate N/A.
Regrets: Corrie Kost, Del Kristalovich, David Knee, Brian Platts	

The meeting was called to order at 7:10 pm.

1. Order/content of Agenda

2. Adoption of Minutes of June 21st

<http://www.fonvca.org/agendas/jul2007/minutes-jun2007.pdf>

3. Old Business

3.1 Streamside Development Permit Areas

Update on implications to existing violations – Eric Andersen

Concerns were expressed about residents' onus on remediation and the issue of notification as the rules are clearly changing and affect a lot of people who do not know about the changes.

3.2 Place to meet for August

It was agreed to hold an informal August meeting 7pm August 16th at Taylor's Crossing Pub (1035 Marine Dr.). Menus and other details can be found at <http://www.markjamesgroup.com/taylorscrossing.html>

It was suggested that members may want to watch for "2 for 1" coupons in the NS News.

3.3 Single Family Zoning Changes

The public hearing was held July 16th and had been attended by several meeting attendees. It was noted that the Lions Gate neighborhood had been seeking neighborhood zoning status since 2000 and would like to see this granted before the new Single Family changes are adopted by Council.

4. Correspondence Issues

4.1 Business arising from 9 regular emails:

None of the meeting attendees felt any of the e-mails needed further discussion.

4.2 Non-Posted letters – 0 this period

Not applicable

5. New Business

Council and other District issues.

5.1 Amendments to Traffic Calming Policy

- "Cost sharing" on traffic calming – it was noted that what Council approved was not "cost sharing" but rather 100% costing to residents under the Local Improvements Program. There was agreement that proposed amendments had minimal involvement of community – resulting mainly from a poorly advertised and attended Council Workshop.

5.2 Solid Waste Removal Bylaw

- put out time 5:30-7:30am (yard waste exempt)
- limit yard waste to 6 bags/cans
- yard and garden waste banned from garbage
- yard waste collected all year
- no reduction in charges.
- Free residential drop-off now charged
- Extra bag ticket charge increased 50% to \$3

It was noted that all these measures had been approved by Council at the July 16th Council meeting and that the Solid Waste Removal proposals came directly from a poorly advertised and attended Council workshop.

5.3 Shirtsleeve Topics – fall meeting

- Members were asked to come prepared to the August meeting ready to discuss this subject with an eye to making a proposal to Council for a meeting in September or October. Two suggestions were Council policy on the naming of parks and the allocation of costs on joint DNV / CNV programs.

6. Any Other Business

6.1 Legal Issues

- Members should note that the Marine Drive Plan has been approved by Council

7. Chair & Date of next meeting.

The next meeting is scheduled for Thursday September 20th 2007 with the chair to be Diana Bellhouse - Delbrook CA – Tel: 604-987-1656.

8. Meeting Adjourned 8:45 pm.

Subject: [Fwd: Re: Annual Report]
From: Brian Platts <bplatts@shaw.ca>
Date: Fri, 10 Aug 2007 22:39:54 -0700
To: Corrie Kost <kost@triumf.ca>

Subject: RE: Annual Report
From: Dennis Back <dback@dnv.org>
Date: Wed, 08 Aug 2007 17:00:33 -0700
To: Brian Platts <bplatts@shaw.ca>
CC: Mayor and Council - DNV <Council@dnv.org>, Nicole Deveaux <Nicole_Deveaux@dnv.org>, Charlene Grant <Charlene_Grant@dnv.org>, Agnes Hilsen <Agnes_Hilsen@dnv.org>, Jeanine Bratina <Jeanine_Bratina@dnv.org>, Gavin Joyce <Gavin_Joyce@dnv.org>

Dear Mr. Platts,

Re: 2006 Annual Report

Thank you for your interest in the District's 2006 Annual Report and for providing FONVCA's position as expressed in this motion:

That FONVCA communicate to Council its displeasure over the limited access to the Annual Report; and further, that FONVCA requests that hard copies be made available to citizens upon request, and that the Annual Report format be printable from the DNV website.

We are aware that this year's approach to communicating our performance is a bold one. At the same time, it was a considered decision, mindful of legal requirements, cost effectiveness, increasing access and exposure and acting on our commitment to promoting sustainability. The on-line format meets Community Charter requirements, and all required elements of the report are printable from the on-line presentation. Besides assisting any member of the public to view the report at any District Library or District Hall, staff could also print those sections upon request. We believe that the District community has the capacity and desire to explore these innovations.

We are confident that we have exceeded statutory requirements for reporting and are, in fact, expanding awareness of and accessibility to District information concerning corporate performance. We are also committed to monitoring the impacts of our services and to taking an adaptive approach to ensure we remain responsive to our evolving community. We appreciate your input and will ensure it is included with all other feedback as we look ahead to our next reporting cycle.

Yours truly,

Dennis Back

Chief Administrative Officer

From: Brian Platts [mailto:bplatts@shaw.ca]
Sent: Tuesday, July 17, 2007 7:20 PM

To: DNVCouncil
Cc: Dennis Back; FONVCA
Subject: Annual Report

Mayor & Council:

At the June 21st meeting of the *Federation of NV Community Associations*, a discussion ensued over access to the District's Annual Report. As Council is no doubt aware, a printable copy is unavailable this year. Instead there is only an on-line slide presentation available to citizens, not all of whom have access to, or even are computer literate enough to know or how to find and open the Report on the DNV web site. In light of this discussion, the following motion was moved and carried unanimously:

"That FONVCA communicate to Council its displeasure over the limited access to the Annual Report; and further, that FONVCA requests that hard copies be made available to citizens upon request, and that the Annual Report format be printable from the DNV web site."

Sincerely,
Brian Platts,
Federation of NV Community Associations
Ph. 604-988-5594

Re: Annual Report	Content-Type: message/rfc822 Content-Encoding: 7bit
--------------------------	--

Subject: Renewal Notice**From:** "Network Solutions" <NetworkSolutionsRenewals@info1.networksolutions.com>**Date:** Tue, 14 Aug 2007 12:10:51 -0400**To:** kost@triumf.ca

Renewal Notice

Network Solutions.

SERVICES DUE TO EXPIRE: **2**

Information current as of 8/6/07

SERVICE	EXPIRATION
FONVCA.ORG	Nov 16, 2011
STANDARD WEB HOSTING PACKAGE - UNIX	Dec 15, 2007

RENEW TODAY ➞
or call **1.866.545.4575**

The table above lists renewal information for your services. Click the services in the chart to renew.
This information is current as of 8/6/07.

This notice has been sent to the Billing Contact you assigned for these services. It was also sent to you as a courtesy for your records. Please confirm with your Billing Contact that these services have been renewed.

ACCOUNT MANAGEMENT NEWS

Miss the Pay Per Click Webinar?

View the recorded event! The experts at Network Solutions® and Google® have teamed up to coach you in the fundamentals of pay per click advertising. You will learn how to spotlight your business online, improve click-to-close rates, and consistently drive targeted leads to your Web site. This FREE webinar will help you get found online and maximize revenue potential. [View Now.](#)

Secure Your Web Site

A SiteSafe™ SSL Certificate from Network Solutions® is a must-have if you are selling online or collecting sensitive information from your customers. SiteSafe SSL Certificates offer state-of-the-art security—up to 256-bit encryption and are backed by industry-leading customer support. Certificates are competitively priced – up to 70% less than the competition, can be issued in as little as one business day and are guaranteed up to \$1M. Convenient 1, 2, 3, or 4-year terms available. [Learn more.](#)

FREE Search Engine Optimization Guide

Now available for FREE download – Network Solutions® "Guide to Getting Found Online". You've built your Web site - now get it found online! Let Search Engine Marketing experts teach you the dos and don'ts of getting your Web site discovered. You'll learn the value of appearing in the top ten search results, power of links and keywords, importance of optimizing your content, how to avoid common blunders and much more. [Download Now..](#)

Save on Domain Name Renewals

The longer you renew
the more you save.

YEAR	PRICE/YEAR	SAVINGS
100	\$9.99	70%
9	\$14.99	57%
5	\$19.99	42%
3	\$24.99	28%
2	\$29.99	14%
1	\$34.99	--

At the time this notice was created, you were a Network Solutions customer, and the services had not been renewed. If you have already renewed, or are no longer a Network Solutions customer, please disregard this notice and accept our apologies for any inconvenience. To confirm the domain name and expiration date, go to: <http://www.domainnamedate.com/>.

PLEASE NOTE: If you allow your Web Hosting package to expire and it is deactivated, any additional services you may have with us that are associated with your hosting package (e.g., e-mail, domain, etc.) will also be deactivated.

Please do not reply to this message. For any inquiries, contact Customer Service

* 100 Year Domain Service — Network Solutions will register your domain name for the maximum term available at the underlying domain registry and then, as long as your domain is registered with us, we'll add an additional year to that registration on an annual basis for a total of 100 years of registration service from the date of your purchase. Service is non-transferable and non-refundable.

Savings based on total cost if renewed annually.

Network Solutions reserves the right to change its prices at any time without notice.

Unsubscribe from certain e-mail communications.

Please note, in accordance with our Privacy Policy and Service Agreement, we will continue to send you notices and other important information affecting your account or services in order to fulfill our service obligations to you.

© 2007 Network Solutions, LLC. All rights reserved.

Network Solutions, 13861 Sunrise Valley Drive, Department CCD, Herndon, VA 20171

Please do not send checks to this address. To renew services, click the Renew Today button in this e-mail.

Waste water plans

By SAM COOPER
Staff Reporter

Sep 06 2007

Leaked notes hint at GVRD sewage plant in Norgate.

It's anyone's guess what will become of the old B.C. Rail site in Norgate after successive plans for a new TransLink bus depot and a Costco have been trashed, but leaked minutes from a GVRD meeting suggest a sewage treatment plant may be in the cards.

After a land sale negotiation between Costco and B.C. Rail was abandoned in April due to disagreement over responsibility for environmental remediation on the site, according to the District of North Vancouver, it appears the GVRD is contemplating purchasing the Norgate site to rebuild the 46-year-old Lions Gate Waste Water Treatment Plant.

According to notes from a May 25 closed GVRD meeting obtained by The Outlook, the province and regional government have agreed to study whether it's feasible to locate a new waste water plant on the B.C. Rail land, and North Shore mayors and the Squamish Nation are being consulted.

Current GVRD plans call for upgrades by 2030 to the Lions Gate sewage treatment plant, which gives primary treatment by filtering most solids but allows some contaminants to flow into the Burrard Inlet, only 500 metres from the Capilano River and its salmon runs. The GVRD already faces a court date

next June in a private prosecution launched by environmental and fishing groups alleging the Lions Gate sewage treatment plant illegally discharges toxic effluent into Burrard Inlet. GVRD spokesperson Bill Morrell said he could not confirm or deny the veracity of the leaked notes suggesting GVRD interest in the B.C. Rail site, but said the regional authority is committed to upgrading the Lions Gate plant to secondary level sewage treatment, which is a biological process that eliminates contaminants.

"The nature of property negotiations between governments is that they are confidential," Morrell said, of his refusal to comment whether the GVRD plans to buy the B.C. Rail land for sewage purposes.

DNV Mayor Richard Walton, who sits on the GVRD board, also said he could not comment on the leaked meeting minutes. "The GVRD has been looking at a number of sites for sewage purposes....to what extent if they are addressing any piece of real estate you'd have to ask them."

Walton said if the GVRD wants to buy the site for sewage treatment District zoning will have to be changed and "it will likely go through a series of public consultations."

One North Shore councillor who asked not to be named, verified the meeting notes regarding the GVRD's interest in the B.C. Rail site obtained by The Outlook are accurate.

[Population and dwelling counts](#) > [Census subdivisions \(CSDs\) – municipalities](#) >

Population and dwelling counts, for Canada, census metropolitan areas, census agglomerations and census subdivisions (municipalities), 2006 and 2001 censuses - 100% data

Geographic name	Type ¹	Population			Private dwellings, 2006		Land area in square kilometres, 2006	Population density per square kilometre, 2006	CMA, CA, CSD population rank, 2006	
		2006	2001	% change	Total	Occupied by usual residents			National	Prov. / Terr.
Canada t		31,612,897	30,007,094	5.4	13,576,855	12,435,520	9,017,698.92	3.5		
Vancouver	CMA	2,116,581	1,986,965	6.5	870,992	817,033	2,877.36	735.6	3	1
Langley	DM	93,726	86,896	7.9	35,098	33,320	306.93	305.4	52	10
Langley	CY	23,606	23,643	-0.2	11,110	10,571	10.22	2309.1	165	29
Surrey	CY	394,976	347,820 A	13.6	139,193	131,146	317.19	1245.3	12	2
White Rock	CY	18,755	18,250 A	2.8	10,192	9,526	5.16	3633.1	202	32
Delta	DM	96,723	96,950	-0.2	35,125	33,551	183.70	526.5	50	9
Richmond	CY	174,461	164,345	6.2	64,367	61,417	128.76	1354.9	25	4
Greater Vancouver A	RDA	11,050	8,034	37.5	6,011	4,500	818.62	13.5	340	48
Vancouver	CY	578,041	545,671	5.9	273,804	253,212	114.71	5039.0	8	1
Burnaby	CY	202,799	193,954	4.6	82,950	78,027	89.12	2275.6	22	3
New Westminster	CY	58,549	54,656	7.1	28,670	27,049	15.41	3799.7	81	18
Coquitlam	CY	114,565	112,890	1.5	43,241	41,239	121.69	941.5	41	6
Belcarra	VL	676	682	-0.9	296	258	5.46	123.9	2,617	295
Anmore	VL	1,785	1,344	32.8	571	535	27.42	65.1	1,429	209
Port Coquitlam	CY	52,687	51,257	2.8	19,689	18,709	28.85	1826.4	88	19
Port Moody	CY	27,512	23,816	15.5	10,680	10,127	25.62	1073.7	147	28
North Vancouver	DM	82,562	82,310	0.3	30,957	29,749	160.67	513.9	58	11
North Vancouver	CY	45,165	44,092 A	2.4	22,643	21,348	11.85	3812.2	102	20
West Vancouver	DM	42,131	41,421	1.7	18,057	16,839	87.13	483.5	108	21
Bowen Island	IM	3,362	2,957	13.7	1,640	1,339	49.94	67.3	918	137
Lions Bay	VL	1,328	1,379	-3.7	552	517	2.55	520.6	1,714	243
Pitt Meadows	DM	15,623	14,670	6.5	6,149	5,821	85.38	183.0	244	40
Maple Ridge	DM	68,949	63,169	9.2	26,488	24,935	265.79	259.4	75	17
Semiahmoo	IRI	109	136 A	-19.9	67	58	1.34	81.3	4,382	459
Tsawwassen	IRI	674	474	42.2	284	278	2.10	320.6	2,620	296

Note:

1. [Census subdivisions \(CSDs\)](#) are classified into 55 types according to official designations adopted by provincial or federal authorities. Two

Geographic name	Type ¹	Population			Private dwellings, 2006		Land area in square kilometres, 2006	Population density per square kilometre, 2006	CMA, CA, CSD population rank, 2006	
		2006	2001	% change	Total	Occupied by usual residents			National	Prov. / Terr.
Musqueam 2	IRI	1,371	1,305	5.1	507	458	1.88	728.6	1,691	238

Note:

1. [Census subdivisions \(CSDs\)](#) are classified into 55 types according to official designations adopted by provincial or federal authorities. Two exceptions are Subdivision of Unorganized in Newfoundland and Labrador and Subdivision of County Municipality in Nova Scotia, which are geographic areas created as equivalents for municipalities by Statistics Canada in cooperation with these provinces for the purpose of disseminating statistical data.

Symbols

... not applicable

0 true zero or a value rounded to zero

A adjusted figure due to boundary change (For further information, see the '[Content considerations](#)'.)† excludes census data for one or more incompletely enumerated Indian reserves or Indian settlements (For further information, see the '[Notes](#)'.)¶ incompletely enumerated Indian reserve or Indian settlement (For further information, see the '[Notes](#)'.)E use with caution (In 2001, the population and/or dwelling counts for various areas were found to be incorrect. Since it is not possible to make changes to the 2001 Census data presented in these tables, the 2001 data should be used with caution. For further information, please refer to the '[Population and dwelling count amendments](#)'.)**Source:** Statistics Canada, 2006 Census of Population.**How to cite:** Statistics Canada. 2007. Population and dwelling counts, for Canada, census metropolitan areas, census agglomerations and census subdivisions (municipalities), 2006 and 2001 censuses - 100% data (table). Population and Dwelling Count Highlight Tables. 2006 Census.

Statistics Canada Catalogue no. 97-550-XWE2006002. Ottawa. Released March 13, 2007.

<http://www12.statcan.ca/english/census06/data/popdwell/Table.cfm?T=303&SR=1&S=0&O=A&RPP=25&PR=0&CMA=933> (accessed September 13, 2007)[Back to referring page](#)

Date modified: 03/13/2007 07:29:26 AM

Article rank 

Eco-density is a thin concept

Mayor's proposal to cram more people into a small area is neither environmentally sound nor fiscally prudent

BY CHERYL SAVCHENKO

Governments that practice "policy by press release" usually encounter two related problems. First, the policies are based on thin research because the real goal is to grab a headline. Second, because of the poor research, negative, unforeseen consequences can crop up for a generation or more.

These problems can be found in Vancouver Mayor Sam Sullivan's Eco-Density proposal, a concept hastily cobbled together as the basis for a speech to an international urban forum.

The key premises of the policy are that packing neighbourhoods with more housing is environmentally sound and fiscally prudent. Both premises are wrong, according to experts.

A leading environmental publication, E Magazine, questions whether initiatives in urban density really mean that the environment is being "co-opted for marketing purposes." Magazine researchers Sally Deneen and Brian Howard suggest that packing more houses on the land base without ensuring that they conform to leading-edge environmental building practices will not lead to a greener world. Consider that in America (and presumably Canada with its colder climate) buildings put out about one third of the country's greenhouse gasses, more than the automobile sector. Therefore, cramming people into neighbourhoods in order to counter the environmental effects of transportation, may have exactly the opposite effect. We can't assume that all residents of these "ecodense" communities will have a short bus ride or stroll to work.

Environmental leaders are looking towards green building codes and technologies as a more effective approach to addressing climate change than simply rezoning for density. The authors see three factors driving this shift in approach. These include the rising energy prices, growing public commitment to the environment and increasing health care costs. The industry standard for green building codes is called Leadership in Environmental Engineering and Design, or LEED for short.

Building new housing stock that meets LEED standards won't come cheap. The magazine Business Week profiled a residence that it called "the greenest house on the planet", located in Santa Monica California. The home earned the highest possible LEED rating in the Platinum category. But the construction price comes in at \$ 400 per square foot. This is significantly higher than the conventional high density, environmentally hostile housing envisioned in the mayor's press release.

Less expensive options are emerging. In the U. S., an initiative called Green Communities established a \$ 600 million account with a target of building 8,500 green homes for low-income people in 23 states. The funding provides tax credits, financing and assistance to developers who meet green criteria. Today close to 7,000 units have been built, including one in Seattle where people with low income or no income can rent green units for just over \$ 300 per month. For those rents, Vancouver's poor are living in roach hotels.



MIKE BLAKE/ REUTERS
Environmental leaders are looking towards green building codes and technologies as a more effective approach to addressing climate change than simply rezoning for higher density.

So if the environmental benefits of "eco-density" are questionable, what about the fiscal impact on city finances?

Three American cities, Salem, Oregon; Roanoke, Virginia; and Charlotte, North Carolina, have taken the innovative step of putting trees and green space on the cities' balance sheets in a way that measures the contribution made by nature to services in the city. The process is called calculating "natural capital" to determine how trees, shrubs, and soil produce ecosystem services with financial and health benefits to taxpayers. The cities produced data that demonstrated tax savings in flood control and drainage stemming from more park space and trees. Parking lots, driveways and buildings shed water, which results in a bigger tax bite for water control systems. Green space stores water.

As studies in these three cities and others demonstrate, the loss of green space is not simply an aesthetic deficit; it has a real impact on tax levels. The website www.Americanforests.org has a tool communities can use to calculate the tax benefits of more green space. That doesn't include better health outcomes.

So any extra tax revenues enjoyed by City Hall (or is that City Haul) as a result of eco-density would be dwarfed by increased infrastructure and health costs. That means higher taxes.

Around 20 years ago, another press release policy suggested, with lots of buzzwords, that the mentally ill would be happier if left to their own resources on our streets. There was not a tissue of scientific evidence to support this social experiment. It resulted in a generation of pain and suffering.

In the same manner, the "ecodensity" concept, hastily contrived without hard scientific or economic diligence, will create environmental and economic devastation for at least a generation.

Communities and neighbourhoods should not be undermined by top-down policies developed with no more than an eye on press time. "Eco-density" promoters should call for a rewrite, now.

Cheryl Savchenko lives in Vancouver.

District of North Vancouver

355 West Queens Road
North Vancouver
British Columbia
V7N 4N5



Jozsef L. Dioszeghy
Director of Environment, Parks & Engineering Services

Telephone 604 990 3828
Fax 604 990 3831
Web www.dnv.org
Email: jdioszeghy@dnv.org

August 29, 2007
File: 11.5225.00

Mr. Brian Platts
Edgemont Community Association
3187 Beverley Crescent
North Vancouver, BC V7R 2W4

Dear Mr. Platts,

Re: Natural Hazards Task Force

The District is inviting applications from interested residents to participate on a Natural Hazards Task Force. As a component of the Natural Hazard Risk Assessment and Mitigation Program, the major objective of this Task Force is to assist Council in developing an acceptable *quantitative risk tolerance criteria* used to prioritize natural hazard mitigation work. Information and discussions generated by the Task Force will contribute to District residents' awareness and understanding of natural hazards, risks and vulnerabilities.

Recognizing the important role that community associations play in representing their community, we invite you to recommend interested representatives from your community to participate on the Task Force. Your recommendations will be considered along with the other applicants.

Task Force members will be required to attend several educational seminars on hazard and risk, and participate in community meetings. Time commitment on the Task Force is estimated to average two hours per week, to commence in October 2007. Expected completion will be in early 2008, at which time the Task Force is expected to submit a report to Council detailing recommendations for tolerable risk criteria.

We encourage applications from a wide range of residents and will be selecting participants based on geographic residence, proven ability to work effectively in a team environment, as well as a background in engineering, actuarial, risk management, etc. Interested residents may submit a resume and cover letter detailing their desire to participate to the Clerk's Office at District Hall by September 21, 2007. Further information, including Task Force terms of reference, may be found by reviewing the following report presented at the July 16, 2007 Council meeting: http://www.dnv.org/upload/documents/Council_Reports/00687.pdf

We look forward to working with you on this meaningful project.

Sincerely,

A handwritten signature in black ink, appearing to read "J. L. Dioszeghy".

Jozsef L. Dioszeghy, P.Eng.
Director, Environment, Parks and Engineering Services

Saturday » September
1 » 2007

Crown corporations told to pay fair taxes to municipalities

Federal Court judge says bureaucrats cannot arbitrarily decide how much to give

Elizabeth Thompson, with files from Derrick Penner

CanWest News Service; with files from Vancouver Sun

Friday, August 31, 2007

OTTAWA -- In landmark decisions that could have repercussions for cities and towns across the country, a Federal Court judge has ruled that the federal government and its Crown corporations have a duty to pay their fair share to municipalities for the properties they own.

In three cases that pitted the City of Montreal against the federal government and two of its Crown corporations, Justice Luc Martineau ruled that federal officials cannot arbitrarily decide how much they will pay the city, and overturned decisions by bureaucrats to pay the city considerably less than the city would have received from a private property owner.

In British Columbia, municipal officials welcomed word of the decision as potentially good news that will help municipalities resolve disputes with the federal government over payments to municipalities in lieu of property taxes.

"Maybe it will set some sort of precedent and [give municipalities] some leverage," Richard Taylor, executive director of the Union of B.C. Municipalities, said.

For Montreal, Martineau's three rulings could result in the federal government paying the city an additional \$18 million, if his decision is upheld.

"These judgments are important for Montrealers because it means in the future we'll be able to collect more taxes and that's always good for projects and for the overall quality of life for residents of the city," said Patricia Lowe, spokeswoman for the city.

Lowe and lawyer Luc Lamarre who represented the City of Montreal, say the rulings are important ones because they mark the first time the city has tested the laws that govern the complicated relationship between cities and the federal government when it comes to property taxes.

"It's also important for the government of Canada because it is the first time that the constitutional immunity of the tax laws has been really questioned or brought before the courts so the courts could interpret that article," said Lowe.

Lowe said the rulings could have a significant impact for other cities across the country and for other federally owned properties.

In theory, the federal and provincial governments and their Crown corporations are not subject to municipal property taxes because they are higher levels of government.

Instead, Ottawa and the provinces -- who together own billions of dollars of property -- pay grants in lieu of those taxes to municipalities across the country.

However, disagreements sometimes arise over what the value of those grants should be.

In B.C., the provincial property assessment authority sets the value of all commercial and residential properties in the province. Municipalities then set tax rates that are applied to assessment-authority values to calculate property taxes.

"The federal government has never accepted [B.C. Assessment Authority] values," Isabel Gordon, director of finance at the City of North Vancouver said in an interview.

"They always set their own valuations, and their valuations are different, usually smaller than what the assessment authority establishes."

Gordon added that North Vancouver's biggest problem has been a recent provincial government decision that resulted in a big reduction in port property taxes, so she found it "quite interesting" the federal court would find that the Montreal port wasn't meeting its obligations as a Crown corporation.

"This may make some difference to us, but without seeing the ruling I don't know," Gordon said.

© The Vancouver Sun 2007

[CLOSE WINDOW](#)

Copyright © 2007 CanWest Interactive, a division of [CanWest MediaWorks Publications, Inc.](#). All rights reserved.

Saturday » September
1 » 2007

Crown corporations told to pay fair taxes to municipalities

Federal Court judge says bureaucrats cannot arbitrarily decide how much to give

Elizabeth Thompson, with files from Derrick Penner

CanWest News Service; with files from Vancouver Sun

Friday, August 31, 2007

OTTAWA -- In landmark decisions that could have repercussions for cities and towns across the country, a Federal Court judge has ruled that the federal government and its Crown corporations have a duty to pay their fair share to municipalities for the properties they own.

In three cases that pitted the City of Montreal against the federal government and two of its Crown corporations, Justice Luc Martineau ruled that federal officials cannot arbitrarily decide how much they will pay the city, and overturned decisions by bureaucrats to pay the city considerably less than the city would have received from a private property owner.

In British Columbia, municipal officials welcomed word of the decision as potentially good news that will help municipalities resolve disputes with the federal government over payments to municipalities in lieu of property taxes.

"Maybe it will set some sort of precedent and [give municipalities] some leverage," Richard Taylor, executive director of the Union of B.C. Municipalities, said.

For Montreal, Martineau's three rulings could result in the federal government paying the city an additional \$18 million, if his decision is upheld.

"These judgments are important for Montrealers because it means in the future we'll be able to collect more taxes and that's always good for projects and for the overall quality of life for residents of the city," said Patricia Lowe, spokeswoman for the city.

Lowe and lawyer Luc Lamarre who represented the City of Montreal, say the rulings are important ones because they mark the first time the city has tested the laws that govern the complicated relationship between cities and the federal government when it comes to property taxes.

"It's also important for the government of Canada because it is the first time that the constitutional immunity of the tax laws has been really questioned or brought before the courts so the courts could interpret that article," said Lowe.

Lowe said the rulings could have a significant impact for other cities across the country and for other federally owned properties.

In theory, the federal and provincial governments and their Crown corporations are not subject to municipal property taxes because they are higher levels of government.

Instead, Ottawa and the provinces -- who together own billions of dollars of property -- pay grants in lieu of those taxes to municipalities across the country.

However, disagreements sometimes arise over what the value of those grants should be.

In B.C., the provincial property assessment authority sets the value of all commercial and residential properties in the province. Municipalities then set tax rates that are applied to assessment-authority values to calculate property taxes.

"The federal government has never accepted [B.C. Assessment Authority] values," Isabel Gordon, director of finance at the City of North Vancouver said in an interview.

"They always set their own valuations, and their valuations are different, usually smaller than what the assessment authority establishes."

Gordon added that North Vancouver's biggest problem has been a recent provincial government decision that resulted in a big reduction in port property taxes, so she found it "quite interesting" the federal court would find that the Montreal port wasn't meeting its obligations as a Crown corporation.

"This may make some difference to us, but without seeing the ruling I don't know," Gordon said.

© The Vancouver Sun 2007

[CLOSE WINDOW](#)

Copyright © 2007 CanWest Interactive, a division of [CanWest MediaWorks Publications, Inc.](#). All rights reserved.

Walking to the shops ‘damages planet more than going by car’

Dominic Kennedy

Walking does more than driving to cause global warming, a leading environmentalist has calculated.

Food production is now so energy-intensive that more carbon is emitted providing a person with enough calories to walk to the shops than a car would emit over the same distance. The climate could benefit if people avoided exercise, ate less and became couch potatoes. Provided, of course, they remembered to switch off the TV rather than leaving it on standby.

The sums were done by Chris Goodall, campaigning author of *How to Live a Low-Carbon Life*, based on the greenhouse gases created by intensive beef production. “Driving a typical UK car for 3 miles [4.8km] adds about 0.9 kg [2lb] of CO₂ to the atmosphere,” he said, a calculation based on the Government’s official fuel emission figures. “If you walked instead, it would use about 180 calories. You’d need about 100g of beef to replace those calories, resulting in 3.6kg of emissions, or four times as much as driving.”

“The troubling fact is that taking a lot of exercise and then eating a bit more food is not good for the global atmosphere. Eating less and driving to save energy would be better.”

Mr Goodall, Green Party parliamentary candidate for Oxford West & Abingdon, is the latest serious thinker to turn popular myths about the environment on their head.

Catching a diesel train is now twice as polluting as travelling by car for an average family, the Rail Safety and Standards Board admitted recently. Paper bags are worse for the environment than plastic because of the extra energy needed to manufacture and transport them, the Government says.

Fresh research published in *New Scientist* last month suggested that 1kg of meat cost the Earth 36kg in global warming gases. The figure was based on Japanese methods of industrial beef production but Mr Goodall says that farming techniques are similar throughout the West.

What if, instead of beef, the walker drank a glass of milk? The average person would need to drink 420ml – three quarters of a pint – to recover the calories used in the walk. Modern dairy farming emits the equivalent of 1.2kg of CO₂ to produce the milk, still more pollution than the car journey.

Cattle farming is notorious for its perceived damage to the environment, based on what scientists politely call “methane production” from cows. The gas, released during the digestive process, is 21 times more harmful than CO₂. Organic beef is the most damaging because organic cattle emit more methane.

Michael O’Leary, boss of the budget airline Ryanair, has been widely derided after he was reported to have said that global warming could be solved by massacring the world’s cattle. “The way he is running around telling people they should shoot cows,” Lawrence Hunt, head of Silverjet, another budget airline, told the Commons Environmental Audit Committee. “I do not think you can really have debates with somebody with that mentality.”

But according to Mr Goodall, Mr O’Leary may have a point. “Food is more important [to Britain’s greenhouse emissions] than aircraft but there is no publicity,” he said. “Associated British Foods isn’t being questioned by MPs about energy.”

“We need to become accustomed to the idea that our food production systems are equally damaging. As the man from

Ryanair says, cows generate more emissions than aircraft. Unfortunately, perhaps, he is right. Of course, this doesn’t mean we should always choose to use air or car travel instead of walking. It means we need urgently to work out how to reduce the greenhouse gas intensity of our foodstuffs.”

Simply cutting out beef, or even meat, however, would be too modest a change. The food industry is estimated to be responsible for a sixth of an individual’s carbon emissions, and Britain may be the worst culprit.

“This is not just about flying your beans from Kenya in the winter,” Mr Goodall said. “The whole system is stuffed with energy and nitrous oxide emissions. The UK is probably the worst country in the world for this.”

“We have industrialised our food production. We use an enormous amount of processed food, like ready meals, compared to most countries. Three quarters of supermarkets’ energy is to refrigerate and freeze food prepared elsewhere.”

A chilled ready meal is a perfect example of where the energy is wasted. You make the meal, then use an enormous amount of energy to chill it and keep it chilled through warehousing and storage.”

The ideal diet would consist of cereals and pulses. “This is a route which virtually nobody, apart from a vegan, is going to follow,” Mr Goodall said. But there are other ways to reduce the carbon footprint. “Don’t buy anything from the supermarket,” Mr Goodall said, “or anything that’s travelled too far.”

dkennedy@thetimes.co.uk

Shattering the great myths

— Traditional nappies are as bad as disposables, a study by the Environment Agency found. While throwaway nappies make up 0.1 per cent of landfill waste, the cloth variety are a waste of energy, clean water and detergent

— **Paper bags cause more global warming than plastic.** They need much more space to store so require extra energy to transport them from manufacturers to shops

— Diesel trains in rural Britain are more polluting than 4x4 vehicles. Douglas Alexander, when Transport Secretary, said: “If ten or fewer people travel in a Sprinter [train], it would be less environmentally damaging to give them each a Land Rover Freelander and tell them to drive”

— Burning wood for fuel is better for the environment than recycling it, the Department for Environment, Food and Rural Affairs discovered

— Organic dairy cows are worse for the climate. They produce less milk so their methane emissions per litre are higher

— Someone who installs a “green” lightbulb undoes a year’s worth of energy-saving by buying two bags of imported veg, as so much carbon is wasted flying the food to Britain

— Trees, regarded as shields against global warming because they absorb carbon, were found by German scientists to be major producers of methane, a much more harmful greenhouse gas

Sources: Defra; *How to Live a Low-Carbon Life*, by Chris Goodall; Absorbent Hygiene Products Manufacturers Association; The Times; BBC

Saturday » September
1 » 2007

Crown corporations told to pay fair taxes to municipalities

Federal Court judge says bureaucrats cannot arbitrarily decide how much to give

Elizabeth Thompson, with files from Derrick Penner

CanWest News Service; with files from Vancouver Sun

Friday, August 31, 2007

OTTAWA -- In landmark decisions that could have repercussions for cities and towns across the country, a Federal Court judge has ruled that the federal government and its Crown corporations have a duty to pay their fair share to municipalities for the properties they own.

In three cases that pitted the City of Montreal against the federal government and two of its Crown corporations, Justice Luc Martineau ruled that federal officials cannot arbitrarily decide how much they will pay the city, and overturned decisions by bureaucrats to pay the city considerably less than the city would have received from a private property owner.

In British Columbia, municipal officials welcomed word of the decision as potentially good news that will help municipalities resolve disputes with the federal government over payments to municipalities in lieu of property taxes.

"Maybe it will set some sort of precedent and [give municipalities] some leverage," Richard Taylor, executive director of the Union of B.C. Municipalities, said.

For Montreal, Martineau's three rulings could result in the federal government paying the city an additional \$18 million, if his decision is upheld.

"These judgments are important for Montrealers because it means in the future we'll be able to collect more taxes and that's always good for projects and for the overall quality of life for residents of the city," said Patricia Lowe, spokeswoman for the city.

Lowe and lawyer Luc Lamarre who represented the City of Montreal, say the rulings are important ones because they mark the first time the city has tested the laws that govern the complicated relationship between cities and the federal government when it comes to property taxes.

"It's also important for the government of Canada because it is the first time that the constitutional immunity of the tax laws has been really questioned or brought before the courts so the courts could interpret that article," said Lowe.

Lowe said the rulings could have a significant impact for other cities across the country and for other federally owned properties.

In theory, the federal and provincial governments and their Crown corporations are not subject to municipal property taxes because they are higher levels of government.

Instead, Ottawa and the provinces -- who together own billions of dollars of property -- pay grants in lieu of those taxes to municipalities across the country.

However, disagreements sometimes arise over what the value of those grants should be.

In B.C., the provincial property assessment authority sets the value of all commercial and residential properties in the province. Municipalities then set tax rates that are applied to assessment-authority values to calculate property taxes.

"The federal government has never accepted [B.C. Assessment Authority] values," Isabel Gordon, director of finance at the City of North Vancouver said in an interview.

"They always set their own valuations, and their valuations are different, usually smaller than what the assessment authority establishes."

Gordon added that North Vancouver's biggest problem has been a recent provincial government decision that resulted in a big reduction in port property taxes, so she found it "quite interesting" the federal court would find that the Montreal port wasn't meeting its obligations as a Crown corporation.

"This may make some difference to us, but without seeing the ruling I don't know," Gordon said.

© The Vancouver Sun 2007

[CLOSE WINDOW](#)

Copyright © 2007 CanWest Interactive, a division of [CanWest MediaWorks Publications, Inc.](#). All rights reserved.