

# North Vancouver Community Associations Network (NVCAN)

## Minutes from Regular Meeting – AGM

Date: Wednesday, June 20, 2018  
Location: DNV Hall, 355 Queens St W  
Room: Meeting Room A  
Time: 7:00 – 9:00 pm

### Present:

John Miller (Chair)	Lower Capilano
Eric Andersen	Blueridge
Katherine Fagerlund	Deep Cove
Diana Belhouse	Delbrook
Corrie Kost	Edgemont Upper Capilano
Eric Skorownek	Edgemont Upper Capilano
Betty Forbes	Lynn Valley
Val Hammerberg	Maplewood
Irene Davidson	Norgate Park
Paul Tubb	Pemberton Heights
Karen Barnett	Seymour
Chris Sallis	Strathcona
Val Moller	Woodcroft
Babs Perowne	Woodcroft

### Guests:

Kelly Bond	Lynn Valley
Bruce Crowe	Inter-River/Lynn Valley
Megan Curren	Deep Cove
John Harvey	Lynn Valley

- 1. Welcome:** John M. welcomed everyone to the meeting at 7p.m.
- 2. Speaker:** Gagandeep Ghuman, The Global Canadian, described his background in the publishing business in the Squamish area and beyond. He commented on the style he uses in reporting local issues which provides a contrast to that of other local papers. Gagandeep wants to provide another voice on local issues as well as recognizing the impact broader issues have on our communities. When asked about the name of the paper, Gagandeep replied it is a self-reflection as he himself is a global Canadian.
- 3. Approval of Agenda:** Agenda was amended to add under Old Business: Questions for All Candidates Meetings. Amended agenda was approved.
- 4. Approval of Minutes:** The minutes of the May 31 minutes were approved as amended.
- 5. Old Business:**
  - a. NVCAN AGM Elections:** John announced in order to balance election terms 3 directors of the current Board had extended their terms for 1 year. The three people are John Miller, as President, Eric Andersen and Corrie Kost. Three positions were now open for nominations. Irene Davidson, Betty Forbes and Babs Perowne were nominated. After no response to three calls for further nominations, nominations were closed. The three nominated members were acclaimed for a two-year term.

- b. **Member List Update.** Babs distributed the Member List for review. Various updates were made. The list is to include a notice to the effect that the list is not for distribution and is for NVCAN use only. Members present at this meeting will confirm with their alternate representatives to confirm listing information and advise Babs of other updates. A new list will be distributed at the September meeting. It was agreed that a pdf version of the list would be emailed to members.
- c. **Summer Lunch,** Wednesday, August 15, at noon, Northlands Golf Course, 3400 Anne MacDonald Way. Babs confirmed a reservation has been made at the restaurant. She would email people to confirm if they were attending at the end of July.
- d. **Letter to Mayor/Council re Public Input.** The draft letter prepared by Katherine was reviewed. It was agreed to add “and the large size of the agenda packages” after the parenthesis in the second sentence of the second paragraph. The last sentence was changed to read “We respectfully request as your response a workable solution”. A revised draft is attached to these minutes (see page 5).
- e. **Questions for All Candidates Meetings.** Corrie provided the following link to FONVCA Questions for All Candidates: (<http://www.fonvca.org/municipal-elections.html>). John asked that members notify Babs of questions from the FONVCA lists that are relevant for this year. Val M. suggested the following questions for this year:
  - i. Views on Mobility Pricing
  - ii. Views on pace of development
  - iii. Plans for affordable housingMembers are asked to submit any other topics to Babs to compile in time for the NVCAN September 19 meeting.

- 6. **Logo.** John raised the idea of developing a logo for NVCAN. Members were encouraged to submit ideas to Babs.

## 7. Community Roundtable.

**Edgemont and Upper Capilano.** Corrie reported that permits/opening for Grosvenor's Thrifty grocery store will probably be delayed until year end. The development for Woodbine/Queens has had the initial proposal FSR of 2.16 reduced to the Village Plan's 1.75, retention of parallel parking along Woodbine, a staggered height from Queens and expanded corner plaza and enhancement to mid-block tunnel by incorporating it with the laneway's loading bay. In essence the proposal was modified to suit the community plans. A pilot project for self-compacting garbage bins will be starting. Cost of the bins is \$6,000 each. In the opinion of EUCCA, the Chinese Restaurant redevelopment plan needs a public hearing as the usage for the main floor area has changed to include some residential.

**Pemberton Heights:** Paul reported there will be the usual parade on July 1st.

**Delbrook:** Diana commented on the Global Canadian's coverage on the Delbrook Lands. The community has concerns regarding the balance between affordable housing and the 'new' daycare and the impact on park space. The project has not yet had a public hearing.

**Seymour:** Karen reported on Peter Teevan's concerns on the large DNV agendas for public hearings. Karen also reported that the Ombudsman had four similar complaints. The following is the text of Peter's email:

“When you forwarded a copy of the Clerk's report to council about the upcoming Public Hearing schedule for June and July, I immediately vetted it against the DNV website because I didn't think all those projects had passed First Reading, which is the event that

“sends” a project to Public Hearing. Indeed, of the 10, five just passed First reading May 28th and the remaining five have not passed first reading and the last, not even public information sessions nor report to Council. To me, this was evidence that Due Process is not being followed. Their voting record over the last year establishes the context in which this memo becomes confirmative evidence. Based on that, I contacted the Clerk’s Office, the North Shore News and I also registered a complaint with the Office of the BC Ombudsperson.

Please report to NVCAN my actions and intentions, (to get DNV to adhere to due process) . And if NVCAN sees fit to pass a resolution condemning the schedule, then NS News declared that they would see it as “news worthy” and would be likely to report on it. Please address if you can.”

**Strathcona:** Chris reported that Strathcona’s AGM will be held on June 24. There is discussion about a possible merger with Deep Cove. The issue of a one-way loop road through Deep Cove and Strathcona to handle the increased traffic is meeting resistance by Strathcona and Deep Cove residents.

**Blueridge:** Eric reported preparations are underway for their All Candidates Meeting to be held October 9. The ‘Diner-en-Bleu’ at a surprise location was a sellout with 120 people attending. It will likely be held again at a different surprise location. Blueridge Good Neighbour Day was held the day after the dinner, only mildly dampened by the light rain. A local band played at the event this year, rather than a named-band, with the result that the event showed a net financial gain. And, as before, community spirit continues to build.

**Lynn Valley:** Betty reported that Lynn Valley Days had tables representing the development community making quite a ‘presence’ at the event. The community rallied strongly to support the victims of the fire, with Safeway, Save-On-Foods and Mosaic matching dollar-for-dollar contributions. So many clothes were contributed that trucks were used to deliver the surplus to various local charities. Black Bear pub also had a special deal which provided \$20 donations to the fire victims. A Meet & Mingle will be held on June 27 at Mollie Nye House from 5:30 –7 pm. Betty also reported that a petition with 900 signatures relating to the Emery Place project was not included in the DNV minutes.

**Deep Cove:** Katherine reported that Councillor Lisa Muri sent a memo to staff and council regarding signage for public information meetings and hearings for proposed developments in the East Seymour area. The signs were parallel to the road and therefore difficult for motorists to see. Since then, signs for a development on Dollarton Highway have been realigned so motorists can read them, but the signs for development proposals on MSP have not.

Katherine also reported that she and Chris Sallis had attended a Public Information Meeting regarding the proposed Darwin/Tsleil Waututh ‘Innovation District’ project in the Maplewood area. In addition to considerable Commercial/Industrial space, the project was presented as having 1120 residential units, with 40% affordable employee rental housing, 20% student/faculty rental housing, 20% market rental housing and 20% market housing for purchase. The proponents reported that the project will generate over 1900 traffic trips daily.

**Maplewood.** Val H. reported there would be no modular housing. The apartment building is to be removed and replaced with a daycare and student housing. The effect on traffic would be negligible.

**Norgate Park.** Irene reported the Norgate Park AGM will be held on June 21.

**Woodcroft.** Val reported Darwin Properties held a public information meeting June 13th. They are planning a 26 storey building and townhouses on the Earl's site. It is for 141 units, including 48 market rental units and 87 market condominiums. Also 6 supportive townhouses which will be owned by DWV. A Public Hearing is being held on June 25th. Val also reported that Woodcroft will have an All Candidates Meeting on October 18th. We are holding a Woodcroft Summer Event on July 27th. There will be a BBQ, music, and a balloon twister to entertain the children.

**Lower Capilano.** John reported that SOS will hold a parks event on June 29.

**8. Next Meeting: Regular Meeting.** Date: Wednesday, September 19, 2018.

**9. Adjournment:** Meeting adjourned at 9 p.m.

**Addendum to June 20, 2018 NVCAN Meeting Minutes – Draft Letter to DNV Mayor/Council**

Members of the NVCAN would like to bring the following to the attention of North Vancouver District Mayor, Council and staff.

Because of the pace of development in the District, the public does not have adequate time to review and comment on the various projects. The frequency of meetings (Council meetings, open houses, public information meetings, public hearings, etc.) as well as the size of Council meeting agenda packages creates an impossible situation for public review and consultation. We are also concerned that there is a time lag in publication of the results of the meetings on the District website, as well as redactions in some of the public input.

The following list of development-related meetings during June of this year provides evidence to support our concerns, as does the image below from the District website showing current major development applications.

Council Meetings: June 11, 18 & 25

Meetings re: Proposed Developments (not including pop-up events):

- June 12<sup>th</sup> – Public Hearing: 1552 Oxford
- June 12<sup>th</sup> – Public Hearing: 340 Mountain Highway
- June 19<sup>th</sup> – Public Hearing: 229 Seymour River Place
- June 20<sup>th</sup> – Public Information Meeting: 2420-2468 Dollarton Highway
- June 21<sup>st</sup> – Public Information Meeting: 3382, 3386, 3396 Gaspe Place & 3380 MSP
- June 26<sup>th</sup> – Public Hearing: 3468-3490 MSP
- June 26<sup>th</sup> – Public Hearing: 3428-3464 MSP



All developments in the District have the potential to impact all residents in terms of traffic and infrastructure. Therefore, adequate opportunity is needed for all residents to provide input to every development proposal. The frequency of such meetings must reasonably recognize residents' time limitations.

We respectfully request that you respond to this problem with a workable solution prior to your last Council meeting before the summer break—i.e., before July 23rd.