

North Vancouver Community Associations Network (NVCAN)

MINUTES from Regular Meeting

Date: Thursday, January 18, 2018
Location: District Hall, 355 Queens St W
Time: 7:00 – 9:00 pm

Present:

John Miller (Chair)	Lower Capilano
Barry Fenton	Blueridge
Eric G. Andersen	Blueridge
Diana Belhouse	Delbrook
Sharlene Hertz	Delbrook
Corrie Kost	Edgemont
Eric Skowronek	Edgemont
Jane Chersak	Evergreen
Betty Forbes	Lynn Valley
John Harvey	Lynn Valley
Val Hammerberg	Maplewood
Stuart Porter	Maplewood
Irene Davidson	Norgate Park
Paul Tubb	Pemberton
Karen Barnett	Seymour
John Hunter	Seymour
Chris Sallis	Strathcona
Babs Perowne	Woodcroft
Val Moller	Woodcroft

- 1. Welcome:** John M. welcomed everyone to the meeting at 7p.m.
 - 2. Approval of Agenda.** The agenda was approved without change.
 - 3. Approve Minutes.** Minutes were amended to say 2 Town Centres and 2 Village Centres in the Q&A on page 2. Minutes were approved as amended.
 - 4. Old Business.** John reported that DNV Mayor/Council had instructed staff to increase the Community Building Fund to \$15,000 for the coming budget year.
 - 5. New Business.**
 - a. Terms of Reference.** Corrie introduced the letter sent by EUCCA regarding its concerns with NVCAN's Terms of Reference. After a full discussion regarding the level of majority vote required for NVCAN to speak on District wide policy issues, it was moved that Section c.ii. be replaced with the following:
 - ii.** No proxy votes are allowed.
 - iii.** Procedural Motions are carried by a simple majority of members present.
 - iv.** When taking a position on District wide policy issues a two-thirds majority vote of community associations is required. When publicly communicating a position on District wide policy issues, NVCAN will list those community associations in favour.
- Motion carried 7 in favour, 3 opposed.**

It was further moved: to update Section C.b. of the Terms of Reference. replacing “by-laws and rules” with “Terms of Reference”. **Motion carried unanimously**

Revised Terms of Reference are attached to these minutes.

- b. **DNV Budget meeting with NVCAN review.** Topics raised at the meeting are noted in the minutes for that meeting, posted on the website.
- c. **Emails.** John M proposed NVCAN adopt an email policy of receiving and distributing to its membership only emails from Community Associations (or their representatives) and the District (staff and Council members). Other incoming emails from the public regarding questions about NVCAN should be responded to but emails that do not contain questions about NVCAN should be returned with a message such as:
“NVCAN does not distribute emails from the public to its membership.
NVCAN’s email URL is for the purposes of responding to questions about NVCAN or for receiving emails from the Community Associations. Please forward your email to your local Community Association.”

After discussion, it was moved to adopt the proposed email policy and update the website to reflect the policy **Motion carried unanimously**

6. Community Association Roundtable.

Edgemont and Upper Capilano CA Corrie reported:

Edgemont Village area continues to be under transportation disruption stress due to multiple re-developments in the area. Some recently proposed projects may need to be delayed to allow some relief.

The Edgemont Commons at the corner of Edgemont/Queens – a winner of a design award – had a large structure built on top of its roof to house a for-profit telecommunications facility for the area. No public consultation was provided and it is our understanding that the DNV staff person who approved this no longer works at the hall. The public now has to live with this very visible “feature” in Edgemont Village.

The proposal for 5020 Capilano road (Chinese restaurant site) continues to move forward as a “variance”) although no mention of the word appears in any public meeting ads. A public information meeting was held at Highlands Church on 6:30pm Jan 18/2018. EUCCA-Exec has taken the position that the change in uses requires a rezoning application because the wording for C2 would be interpreted as such for any normal resident reading the regulation. See next part for C2 section 622.2 for details

C2 Bylaw extracts:

Intent The intent of the C2 General Commercial Zone is to accommodate a wide range of commercial uses which require good visibility and accessibility along major roadways and in commercial core areas. 622.3 In the case of residential purposes, the dwelling units:

- (a) shall be located above the ground floor of the building;
- (b) shall be provided with a separate entrance from ground level;
- (c) shall contain a minimum of 55.7m² (600 sq.ft.) of floor area plus an additional 9.3m² (100 sq.ft.) of floor area for each bedroom; and
- (d) may contain home occupations in accordance with Section 405 of this Bylaw;

Note: The same requirement (a) is also applicable to C1,C3, and C3A zones. Zones C1A and C1B do not have this requirement.

Concern has also been expressed that a townhome project with about 250 underground parking spaces for use by the Capilano Suspension Bridge as a commercial use may escape the requirement for a public hearing

Lynn Valley CA John Harvey reported the view put forth by Agnes Hillson, District Clerk, stated that since the DNV population is over 50,000, DNV could increase the number of Councillors from 7 to 9. He asked that the CAs take the issue to their CAs to see if their members want the change.

Delbrook CA Sharlene referred to the previous Delbrook motion calling for a moratorium on development and asked for a response from CAs by January 31.

Norwood/Evergreen Jane reported they will be holding their AGM shortly. She also reported that 5 townhouse developments are underway on Mt. Seymour with no images on the DNV website. Karen also expressed concern that related to the projects, DNV is selling publicly owned lands at less than market value.

Maplewood Stuart reported the Maplewood Village Implementation plan is a dream with a profound vision to renew Maplewood for a few with a vision for development and nightmare for many more who live there and want to keep life the way it is. That said the majority of our residents are excited to embrace a reimagined Maplewood Village.

It seems a few important details may have been given less importance than is required to satisfy my Maplewood communities concerns (as follows). We are pleased that MIAC risk assessments are up to date for our local industrial chemical companies. The Affordable and or Social housing language in the proposed DNV Bylaw 8279" Village Center" subsection 3.1.1+ wording could be amended or improved. We will continue to and encourage further development of a Community Services Facility space.

On the subject of support we would like to request or propose that as part of membership in NVCAN a uniform web design and hosting be offered and encouraged by the NVCAN so as to provide a uniform communication platform to all of the NVCAN member communities. Further the website architecture could be refined so that a link or series of uniform links could be offered and added to DNV website front page as well as facebook, twitter etc.

Lastly, funding. Stuart reported that Maplewood could raise funds from local businesses to be paid direct to NVCAN, with part of the funds being used to support NVCAN operations and the balance being directed to the CAs.

Pemberton Fall activities included park and trail cleanup days, a toy drive and a Christmas market. The Pemberton Heights community hall is now available for bookings. See <http://www.pembertonheightscommunity.com>. This link has booking information and a copy of the latest newsletter with upcoming events which include an Emergency Planning session on February 6.

Strathcona Chris reported that the revised Darwin proposal for Raven had been generally approved by residents. However the Advisory Design Panel had requested further changes.

Norgate Park Irene reported David Knee arranged a meeting on traffic with DNV staff regarding 15th and Pemberton lights and flow of traffic at Garden and Marine. The meeting is on January 29th from 2 – 3 pm.

Blueridge Eric reported they now have a new communications person who will be handling our website (contents), Facebook and Twitter accounts. She is young (under 30) which is very refreshing for our community association.

Our yearly meeting in January for newcomers to Blueridge was not very well attended this year – less than prior years. As usual a number of local agencies (RCMP, library, Ron Andrews Rec centre, Parkgate and others) were represented.

Our partnership with UBC will resume next month during Reading Week when we expect three to five UBC students to come to Blueridge to learn more about community building and community association work. We will include them at the NVCAN workshop during that week.

The BCA's babysitter directory is up and running again. It is an excellent service to provide to families with young children and is quite popular.

Woodcroft Val reported Woodcroft held their AGMs in November. The Annual Carol Night was held in our grounds mid-December. Well attended as always. We held a Translink Community Workshop on Nov, 28th. Exchanged views on various fare structures. Not a great turnout but a worthwhile workshop.

Re. Lions Gate Neighbourhood: –

Cressey Development at Glenaire & Curling was approved by Council in November;
Glenaire/Fullerton/Sandown proposed development still under negotiation with local residents;

Best Western/Comfort Inn – application has been withdrawn as owners not ready to redevelop the site in accordance to municipal policy direction;

Grouse Inn – project has been caught up in the backlog. Expected to go forward this spring; **Travelodge** – have hired a new architect team. The building form may change as they are giving up more of their site to park, roads and pathways. Expected to present a new package to the community in the spring.

Earl's site – Darwin Construction held a Public Information Meeting on Oct. 11th. Concerns were raised about the height of the 26 storey tower, but being in W.V. we don't know whether our concerns will carry any weight.

Lower Capilano John M reported that DNV now requires Liability Insurance for Community Associations holding meetings at the District Hall. The cost for the insurance can be reclaimed against the Community Building Fund. The cost for NVCAN's insurance for our meetings is \$59.

7. Next Meeting: The next meeting will be a Special Meeting. We are holding a workshop on Building a Community Association. Date: Wednesday, February 21.

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