

Blueridge Bulletin

March 2024



North Vancouver seen from across the harbour. Photo by Kaitlin Sherwood on Feb 15, 2024. Note the nearly invisible snowpack.

Welcome to March, named after the Roman god of war, home of Pi Day, St. Patrick's Day, the Ides of March, the start of Daylight Savings Time, and the beginning of Spring. It's a month full of big events.

To go with such a busy month, we have a full issue, including major items before the DNV council and not nearly enough snow. In addition we have our usual selection of articles that relate to life here in Blueridge, plus two new sections:

- **Notes from the Sausage Factory:** where your editor attends DNV council meetings and attempts to summarize key points that matter to Blueridge residents. While we all get concerned about Federal and Provincial government actions, it's actually local government that has the most impact on our day to day lives. Knowing what is happening locally matters, and this new column attempts to help with that.
- **Important March Dates:** A quick list of events in the month, which we will update each issue and include on the [BCA events calendar](#). This includes BCA events, school closures and early days, holidays, government filing deadlines, and other items.

So whatever else you're doing, we encourage you to check out this issue of the *Blueridge Bulletin*. And as always, your contributions are welcome and encouraged! See the *Submit an Article* section below if you'd like to contribute.

Table of Contents

- Blueridge Good Neighbour Day 2024
 - Spirit Trail Extension News
 - BC Budget 2024 – What it means for North Vancouver
 - Bill 44: Questions and Answers
 - BCA Student Award Scholarship
 - Blueridge Sharing Garden Update
 - Springing into Bear Season
 - Seymour Heights Elementary News
 - Blueridge Elementary News
 - Upcoming Parkgate Society Events
 - Noises Off Now Showing at First Impressions Theatre in Deep Cove
 - Spring is in the Air!
 - Notes from the Sausage Factory
 - In A Nutshell - short items
 - Newsworthy - links to locally relevant news stories you might have missed
 - Project Community - deals for Blueridge Residents
-

- Stay Connected with the BCA
- Subscribe to the *Blueridge Bulletin* - If you haven't already
- Submit an Article to the *Blueridge Bulletin*
- Sponsors - These businesses help support BCA programs

Features



Blueridge Good Neighbour Day 2024

Stacie Graham

Planning for Blueridge Good Neighbour Day began at our kick off meeting on Nov. 30, 2023. At this point we are starting to book food trucks, reach out to organizations that might want to host a community table, and ask local businesses for donations and silent auction items. We are also looking to fill spots for volunteer jobs, so now is the ideal time to get in touch if anyone would like to be part of the planning process.

How can you help?

It would be great for residents to ask for donations for the silent auction. We are also looking for local businesses to give financial support, or to sponsor items like a bouncy castle, the train ride etc. We are always looking for new and exciting entertainment for kids of all ages, but we need sponsors for all this!

At this point there are a few specific jobs we need help with:

- Beer Garden Coordinator
- Cake bakers (for the cakewalk)
- People to help ask local businesses for silent auction donations
- Day of event volunteers (we will need lots of help with this!)

Many of these roles don't require any previous event planning experience, and aren't a huge time commitment. If you want to help, but can't commit to attending meetings, let us know and we can find a job for you!

As they say, many hands make light work; so if you can help in any way, please contact Elmira at volunteer@blueridgeca.org!

What's new for this year?

Although it is a free event, with tons of free activities to enjoy, there are a few things that you do have to pay for at the event, including the concession, cotton candy, and the cakewalk. In the past, these have been cash only, but for 2024 we are going to try a new system and are excited to introduce Blueridge Bucks! Pay by credit card and then use your Bucks to purchase items at the concession, cotton candy machine, or try your luck at the cakewalk. More details to come!

Following last year's event we heard comments about the congestion that was felt in certain areas, so we are making some adjustments to the layout, with hopes of improving traffic flow on the school grounds.

We also plan to improve site signage.

Please reach out to us at bgnd@blueridgeca.org if you have any other suggestions about how to better the BGND experience!

Can I donate to the event?

Yes! The BCA definitely accepts donations (cash gifts, gift cards, or in-kind donations help ensure we are able to offer a wide variety of activities for free at the event!)

It is important to stress that we want any donation to BGND to be a win-win for all, which means that the sponsor (individual or business) will be recognized at the event, as well as on our website and in the newsletter before and after the event.

Please reach out to bgnd@blueridgeca.org to find out how you can donate!

We are also putting out a call to those who can donate baked goods to the cakewalk! The more cakes we have, the more fun can be had at the cakewalk!! Cakes, cupcakes or any kind of sweet treat is welcome! And if you aren't a baker, purchased baked goods will also gladly be accepted! For more information, please reach out to Nicole at nicole.m.parfitt@gmail.com.

What's happening with the beer garden this year?

There will be a beer garden again this year, but due to new regulations, enacted by the school board, we will be forced to have the beer garden inside the school. We are currently working through the logistics of this.

Most significantly, we are looking for someone who can take on the coordination of the beer garden this year. This includes applying for the special events liquor license and liaising with the brewery. No meeting attendance is required for this position as long as periodic updates are provided by email! If this sounds like you, please reach out to Elmira at volunteer@blueridgeca.org!



Click to enlarge.

Spirit Trail Extension News

Jeff Powell

Hikers and bikers rejoice! The Spirit Trail is going farther east. For those not in the know, the Spirit Trail is a shared effort by all the municipalities and First Nations on the North Shore to create a single, multi-use trail that extends from Horseshoe Bay all the way to Deep Cove. Currently, the trail runs from Dundarave Beach in West Vancouver east along the coast, past the SeaBus terminal and continues to the Seymour River just east of highway 1. Getting from there to Deep Cove is the next step, and it has been in planning for some time.

The map above shows some of the routing options under consideration. Those wanting to learn more can visit a drop-in information session on Wednesday, March 6, from 6-8pm at Maplewood Farm, 405 Seymour River Place. And the DNV has a [web page full of information about the project](#).

This is not a short project - it will take multiple years to complete - but it is great for community building, and plenty of Blueridge residents are looking forward to this trail extension. The District expects to start construction of the section from

the Seymour River to Windridge Park later this year, while surveys, archeological assessments, and other studies help resolve the final route for the rest of the trail. Also note that improvements to the bike lanes on Mount Seymour Parkway are planned for later in 2024 in support of this project.

The existing Spirit Trail is much used and well loved. Its extension will help bind the North Shore community together in the future.



SUSIE CHANT

NORTH VANCOUVER-
SEYMOUR

BC Budget 2024 – What it means for North Vancouver

The Office Of MLA Susie Chant

BC Budget 2024 is out, and there is a lot to unpack. With about \$90 billion annually being budgeted, there is too much to detail in this article, but I will share some of the highlights, as well as any items of particular importance to North Vancouver, and Blueridge.

The 3-year fiscal plan has an increase in taxpayer supported debt, as we project an economic downturn in the years ahead. This increased debt load is done to mitigate any adverse impacts of this on the average British Columbian, and we are forecasting our economy to grow by just over 2% annually. Our debt-to-GDP ratio remains in the lowest of all the provinces. This puts BC in a strong position to rebound from any challenges, and be able to service our debt in the near future.

Budget 2024 includes many new tax rebates and changes to help people manage any rising costs they may see. The BC Family Benefit is set to increase by 25%, or any average of \$445 per family. There is a mandated increase to the carbon tax, but 100% of that increase will go back to low- and middle-income households in the form of the Climate Action Tax Credit. People will see a rebate on their BC Hydro Bill, through the BC Electricity Affordability

Credit. This credit will also be distributed to small businesses, resulting in an approximate decrease of 5% on their annual hydro costs. Also supporting businesses will be an increased threshold for the Employer Health Tax to a payroll limit of \$1 million. This will make roughly 90% of businesses in BC exempt from the tax.

This year's budget is more focused on the improvements of core services than it is on new capital projects. Despite that, there is approximately \$13 billion in new capital projects related to health care, senior care, and cancer care. Some improvements in core services include a \$2 billion healthcare capacity building fund, a \$255 million Classroom Enhancement Fund to hire more teachers, and a \$105 million increase to Community Living BC to improve the quality of life for People Living with Disabilities. Budget 2024 also doubles the transit infrastructure budget from 2023, which will hasten improvements that support the North Shore, helping people move on, off and around our community faster. This is on top of \$6.8 billion in transit capital projects already planned for 2024, including the Surrey and Broadway Skytrain expansions.

Finally, housing. That has been the focus of our government for the last year, and Budget 2024 is no exception. The fiscal plan includes \$2.4 billion in housing projects intended to deliver homes for people of all incomes. There will also be a new tax on house flipping, so that more homes built go to people, not investors. For first time homebuyers, after much advocacy from constituents in North Vancouver, we are increasing the threshold for the First Time Homebuyers Benefit from \$500,000 to \$835,000. This will save eligible participants, on average, \$10,000 in property transfer taxes, and help more people into the ownership market.

There is a lot more that could be covered, but this is just a high-level overview. As always, I welcome your questions and comments! I will also be at Lynn Valley and Parkgate Library March 19th for a [drop-in session to answer any questions!](#)



Bill 44: Questions and Answers

Jim Hanson, Councillor District of North Vancouver

Editor's Note: Bill 44 is the provincial legislation that eliminates single family zoning throughout BC, and in the case of Blueridge, permits the development of four residential units on a single lot. Here DNV Councillor Jim Hanson - a Blueridge resident - answers questions about this new law and its impacts.

Question #1: Some Blueridge residents have expressed concerns that permitting the addition of these structures on Blueridge lots could significantly densify the neighbourhoods, thereby increasing auto traffic, demand for parking, pressure on schools, ongoing construction activity, including additional public infrastructure. It begs the question as to how additional parking—a Blueridge issue that arises from trail use among other things—can be incorporated. Do you think that fears about their act of Bill 44 are warranted?

Answer: Bill 44 (which will allow four residential units on all Blueridge lots) will obviously lead over time to increased density in residential neighbourhoods. It remains to be seen how the market will respond to these changes in permitted density. Will property owners in Blueridge and in similar neighbourhoods elect to build multi-family structures or will there remain a preference for single-family homes in our neighbourhood? Even if there is a market preference for multi-family construction in Blueridge, it will take many years for there to be a significant impact on the overall density of the neighbourhood, given the age of the homes in Blueridge and the pace of re-development. It will be generations before all of the homes in Blueridge have been re-developed, either as single-family homes or as multi-family structures.

On the issue of parking, Bill 44 does not take away the authority of local government to create appropriate parking regulations. Presumably this will mean that the District will create bylaws mandating off-street parking requirements for multi-family units.

On the issue of infrastructure more generally, with the passing of Bill 44 and other legislation aimed at increasing housing supply, Local Governments must advocate for increased Provincial investment in all kinds of infrastructure, ranging from roads to schools to hospitals. Without increased investment in infrastructure, increases in housing supply and resulting increases in population have the potential to devastate our way of life through overcrowding.

Question #2: At a time when there is a shortage of skilled construction trades people and associated workers, can we not expect the increased demand for these skilled workers to drive up construction costs (as an unintended consequence of legislation aimed at creating more housing for people)?

Answer: Yes, our capacity to build new housing in terms of manpower is a real issue. These initiatives to expand housing supply must be accompanied by corresponding initiatives to train skilled workers in the necessary trades. Realistically, there is a limit as to how fast we will be able to build housing because there is a limited supply of the necessary skilled trades. We cannot simply “zone” our way into housing supply.

Question #3: Will residents who build additional structures on their property still be required to abide by the building code and regulations such as setbacks from front, side and rear property lines?

Answer: The Provincial government has authorized Local Government to make new regulations regarding such issues as Floor Space Ratio (FSR), setbacks, height and the like. At the same time, Local Governments may not frustrate the purpose of the legislation by creating overly restrictive bylaws. Over the next months, the District will need to grapple with new rules regarding FSR, setback and so forth and contemplate how to best integrate multi-family units into single-family neighbourhoods. This will afford an opportunity for an overhaul of these rules, including the regulations regarding the calculation of FSR for basements.

Question #5: New Zealand has enacted similar legislation in that county by increasing the number of buildings permitted on individual lots. Do you know if that has led to an increase in the supply of new homes there?

Answer: My understanding is that the New Zealand legislation was enacted in late 2021, and that it is too early to know the impacts on housing supply. My spouse and I will be visiting New Zealand to see our son in March and I hope to learn more about that country’s initiatives and their results.

Question #6: Is there somewhere that residents can access information about the BC governments Bill 44 legislation?

Answer: One could start by looking at the overview provided by the Union of British Columbia Municipalities (UBCM) at [UBCM.CA](https://www.ubcm.ca) (“latest news”). There is

also information on the District's web site DNV.org ("new provincial housing regulations").

By March, the worst of the winter would be over. The snow would thaw, the rivers begin to run and the world would wake into itself again.

-- Neil Gaiman
Odd and the Frost Giants



BCA Student Award Scholarship

Lesley Brooks

It's that time again! The time of the year when BCA chooses a student who lives in Blueridge and is graduating from a North Vancouver high school. He or she is a young person who has been involved in volunteer community work and is planning to attend post secondary studies at a Canadian college or university.

Over the years we have recognized many incredible young people who live in this area. Are you one of these amazing folk or do you know anyone who fits the description? If so, talk to your School Councillor who will have the information about how to apply. More information and the application form can also be found on [the BCA website](#) as well.

This year we have increased our scholarship to \$750 to help with rising costs.



Blueridge Sharing Garden Update

Emilie Currie

In anticipation of the upcoming gardening season, box rental applications are available for submission by early March, ensuring a smooth transition before the rental start date of March 15, 2024. Those interested can find applications on the [community website at www.blueridgeca.org](http://www.blueridgeca.org) or by emailing garden@blueridgeca.org to be added to the waitlist.

Furthermore, plans are in motion for the reconstruction of several garden boxes, mirroring last year's successful effort. The rebuilding process is anticipated to take place in April, following the assignment of all boxes (and slightly warmer weather!). This initiative aims to enhance our communal spaces for the benefit of all residents and is made possible by the generous support of the District of North Vancouver's 2024 Sustainability Grant.

We'd also like to remind the community about our partnership with Cobs Bread at Parkgate. As part of their fundraising program, Cobs Bread generously contributes to the Blueridge Sharing Garden. Residents can show their support by simply mentioning they support the Blueridge Sharing Garden at Cobs Bread, with 5% of sales returning to our community.

We look forward to seeing you back in the garden soon!



Returning residents Donald and Daisy swim in Blueridge Creek just north of Blueridge Elementary. If you happen to see them, please wish them well and let them be. It's great that our local creek supports wildlife like this! Photo by Jill Anderson.



Springing into Bear Season

Holly Reisner, North Shore Black Bear Society

With Spring fast approaching, it's good to know what our local black bears have been up to, and what's coming up in their calendar.

As we would expect, we saw a sharp decrease in black bear activity in North Vancouver this winter. This means most of our bears found a den to curl up in. These dens are often excavated at the base of trees, or in piles of brush, and can be surprisingly close to our communities and trails. Black bears experience a light form of hibernation called torpor. Their body temperature does not drop as much as a true hibernator's (such as a ground squirrel) does.

Their metabolism slows so that their heart beats only about once every eight seconds and they breathe only once per minute. They do not eat, drink, urinate or defecate for these 4 months, but instead live entirely off of the body fat they gained during the fall. Some bears will occasionally venture out of their dens for a stretch, or even a drink, and head back in.

This is pretty consistent with the bear reports we have had this winter. There have been a few sightings, but they have been sporadic. We haven't had any reports of bears actually accessing garbage or organic waste, which is a very welcome change from the winter of 2022.

One of the most amazing things that happens in the den is that females that have mated in the summer, and have gained enough weight in the fall, will become pregnant and give birth. This adaptation called delayed implantation prevents the fertilized eggs from implanting and growing unless she has gained enough weight to sustain the pregnancy and allow the cubs to nurse. All bear cubs are born at the end of January or beginning of February. The female rouses enough to give birth and look after her one to three baby bears. She produces milk that has about a 30% fat content (human milk has about 4%), and so the cubs grow quickly from about 1 pound at birth to about 5 pounds when they are ready to leave the den in April. She does all of this without eating or drinking!

Male bears can leave their dens earlier in the spring. When they do, they will be looking for spring greens such as grass and dandelions to eat, before the first berries (salmonberries) are ready. It can take them 1 to 2 weeks to properly wake up and start their regular feeding regime. During this initial period, they may be a little slower and less hungry than usual.

These are all good reminders that we need to gear up for bear season by properly sorting garbage from food waste, keeping the most odorous parts in the freezer until the morning of collection, taking down bird feeders and driving slowly and carefully. Please contact us at www.northshorebears.com to let us know if you see a bear, cougar, coyote or bobcat or any wildlife attractants, or if you'd like more information about co-existing with wildlife on the North Shore. Also, remember that your garbage pickup day changes after a holiday, and Easter is coming. [The DNV Collect app](#) will remind you of your collection day which helps avoid having garbage and food waste out at curbside longer than necessary, making for a bear banquet.



**SEYMOUR
HEIGHTS**
ELEMENTARY

Seymour Heights Elementary

North Vancouver School District

Seymour Heights Elementary News

Erin Bulycz, SHPAC Chair

And just like that, February, the shortest month with the most celebrations, is done. At Seymour Heights we celebrated Black History Month with displays, readings, and Hip Hop instruction by Annabella at Jess Dance. Students learned about Lunar New Year from their classmates. We had extra time over a four day weekend for Family Day, exchanged Valentine's Day cards, and wore pink on Wednesday, February 28th for Pink Shirt Day. And if that wasn't enough...

Lost in this party mix was our good friend Van Isle Violet, our own BC groundhog, who saw her shadow on February 2nd, predicting another six weeks of winter weather! February forecasts were defiant and beautiful, but we see a lot more rain and snow in the near forecast. Our community's skiers are waiting with bated breath for hill announcements and I do wonder if open slopes will affect school attendance!

And speaking of school, Seymour Heights is moving forward with a few big projects. Our PAC voted on and approved the cost of a two year initiative to provide classroom computers. These devices will relieve the pressure on the shared class sets that must be signed out. Having in-class devices gives teachers and students access to impromptu and reliable digital learning. In order to ensure this program is maintained into the future, we will be placing an emphasis on the fundraising efforts from our year end Heights Night event.

We're also slowly incorporating Konstella, a streamlined communication tool for families that was highly recommended by Blueridge PAC, who generously gifted their time and effort to answering so many of our questions! And we are now officially involved in participating and helping to plan Blueridge Good Neighbour Day with the BCA. Our newly elected Vice Chair, Vesta, will be attending meetings and gathering a committee to plan our event table.

During the first half of March, our students and families will be learning about the significance of Ramadan and Nowruz, while the PAC will form our Intercultural Committee. This committee will plan an event alongside our Spring concert that will give our families the opportunity to learn about our diverse community at Seymour Heights.

The last two weeks of March bring school closures for the two-week provincial Spring Break. Please keep in mind that the school grounds are available and heavily used by “resting” kiddos, so be mindful of your speed and please stick to school zone regulations, even though you don't *have* to! And on that note, we're always looking to work with our engaged and caring community members (no need to be a parent of our students at Seymour Heights!) to help us support safe driving between 8:40 and 9am and/or 2:55 - 3:15pm each weekday. Do you have time to don a fancy yellow vest and wave to school zone traffic for 20 minutes once a week? Or perhaps even just once? We'd sure appreciate it! Please email Safety Sarah at sarahmanvell@gmail.com or theseymourheightspac@gmail.com to volunteer for a 20 minute shift.

Are you already a subscriber? If not, please consider subscribing to the *Blueridge Bulletin*. It's free, and it's only twelve emails a year. The BCA doesn't sell or give away your email address, and we do our very best to make it worth reading. Please subscribe [here](#). Also, you're encouraged to forward the *Bulletin* to a friend or neighbour who might also find it useful. Thank you!



Blueridge
Elementary

Blueridge Elementary News

Rachel Harper, BPAC Chair

Hello from Blueridge Elementary!

Our grade 6 and 7 students have been busy playing triple ball – a precursor to volleyball. The games are hosted by a different school every week. It's been great to see the other schools and meet new parents!

This month our BPAC reviewed the technology plan with the school administration. After a vote at our general meeting, the BPAC passed a motion to purchase 30 new laptops for the school. This is an exciting addition for our current and future students.

We also had some special guests to talk about Blueridge Good Neighbour Day 2024, which takes place on Saturday, June 15th.

We're looking for new BPAC members! Please contact Rachel at bpacblueridge@gmail.com if you're a parent at the school and you would like to get involved.

Spring Break is March 16th to April 1st. There are lots of fun day camps on offer in our community. We hope everyone enjoys the break!

Poor March. It is the homeliest month of the year. Most of it is mud, every imaginable form of mud, and what isn't mud in March is ugly late-season snow falling onto the ground in filthy muddy heaps that look like piles of dirty laundry.

-- Vivian Swift

When Wanderers Cease to Roam: A Traveler's Journal of Staying Put



Upcoming Parkgate Society Events

These come from a recent Parkgate Society newsletter:

Trivia Night Fundraiser

Saturday March 9, 6 - 9:30 pm

Ages 19+

\$25 per ticket, 1 drink included - [register here](#)

Join us for our first ever Trivia Night Fundraiser! The Youth Services Team is hosting a Trivia Night Fundraiser aimed at our 19+ Gen Z, Zillennials, Millennials, and our Gen X community members. We will be serving beer, non-alcoholic beverages, and light snacks. All proceeds will go towards our Gals n Pals program and our new Good Grief series

Meet Your Mayor, Mike Little

Parkgate Community Centre Seniors' Lounge

4:30 - 5:30 pm - 4 dates:

- Thursday March 28
- Thursday April 25
- Thursday May 23
- Thursday June 20

Bring your questions and suggestions about local issues. No registration required. Just drop in to join the conversation.

[Parkgate Society](#) provides numerous services that residents of Blueridge and Seymour Heights can take advantage of, regardless of age. These are only a few of the items mentioned in their latest email. You can visit their website to learn more, and if you'd like to get their newsletter directly, find the "Subscribe" button on their website and fill in the form.

Our life is March weather, savage and serene in one hour.

-- Ralph Waldo Emerson



***Noises Off* Now Showing at First Impressions Theatre in Deep Cove**

Called the funniest farce ever written, Michael Frayn's *Noises Off* is a play

within a play. A hapless director, a cast of actors stumbling through their parts, a backstage crew trying to keep it all from falling apart and several “showmance” love triangles make this a fast-paced and acrobatic theatrical circus.

The GIANT single-set is central to where the cast and crew are putting together a silly, saucy comedy titled Nothing On. It’s a fantastical farce in which lovers frolic, doors slam, clothes are tossed away and embarrassing hi-jinks ensue. See it as an audience member and then as a fly on the wall backstage where all the mayhem really happens!

Directed by Claude André Giroux, the superb cast includes Ryan Crocker, Tiffany Bishop, Matthew Ip Shaw, Veronica Bonderud, Charity Principe, Jonathon Connelly, Leigh Richards Stewart, Elijah Bamberry, Peter Robbins and Rebecca MacDonald.

Deep Cove Shaw Theatre
4360 Gallant Avenue, North Vancouver, BC V7G 1L2

Remaining shows March 1, 2, & 6-9 (Wed through Sat) at 7:30 pm

Tickets online at www.firstimpressionstheatre.com or call 604-929-9456



Spring is in the Air!

Mahnaz Fardghassemi

It's the month of March and that means spring is finally going to show its glorious face! The spring equinox this year is on the 19th of March. This is also the day of the Persian New Year known as Nowruz (New Day). Nowruz is a celebration that marks the end of the old year and the beginning of a new one, and is celebrated on the day and moment the spring equinox begins (March 19th at 8:06 pm this year).

This ancient celebration is rooted in Zoroastrianism, a religion practiced in ancient Persia that predates Christianity and Islam. It is celebrated by millions all around the world and is officially recognized by the United Nations. Nowruz is also a time for spring cleaning, buying new clothes, visiting friends and relatives and renewing bonds.

In every home you will see a beautifully decorated table called the **Haftseen**. It must have the following items, each of which begins with the letter س (s in Persian), and each item is a symbol of spring and renewal, including:

- Seeb (apple), representing beauty
- Seer (garlic), representing good health
- Serkeh (vinegar), representing patience
- Sonbol (hyacinth), representing spring
- Samanu (sweet pudding), representing fertility
- Sabzeh (sprouts), representing rebirth
- Sekeh (coins), representing prosperity

So if you bump into your neighbor or walk into a store and you see the Haftseen table is set up, you can wish them a happy new year by saying 'Nowruz Mubarak' or 'Happy New Year'.



Notes from the Sausage Factory

Jeff Powell

These are highlights from DNV council meetings, intended to help Blueridge residents keep up with local government happenings that may impact our neighbourhood. Not every item before the council is mentioned.

February 5, 2024:

- Council unanimously approved the Keith Road supportive housing project. This project had the longest ever public comment period - covering five meetings - where councillors heard from those opposed to the project and those who supported it. Here's a [NSN summary of the vote](#). While this doesn't directly affect Blueridge, it does give some indication of how council members take on serious and contentious issues.
- [Council approved a 7% property tax hike](#). The vote was 6-1, with Councillor Muri registering a "protest vote" (her words). It was clear that none of the councillors like raising taxes, but costs for existing programs, maintenance, and particularly construction have gone up substantially. This increase is generally viewed as a status quo budget, meaning no substantial reductions in services and current projects will continue to go forward. Note that increases for items like water and sewage fees are set by Metro Vancouver and are not under the control of the DNV council.
- The [Natural Areas Trails Strategy](#) was presented and accepted. A primary focus for the trail strategy is the Seymour area, which will affect Blueridge.
- Mayor Little reported that the current snowpack (as of February 5, 2024) is only 30% of normal. That means that unless things change, there will be little or no snowmelt to refill our reservoirs this summer. As a result he

expects Metro Vancouver will implement substantial water restrictions earlier than usual this year.

February 12, 2024

This meeting focused specifically on the provincial legislative changes addressing the housing crisis. It was long and even a bit contentious, and as a result it's difficult to summarize accurately. Complicating things even more, there is still a lot about the new legislation that is not clear, and there may be additional rule changes to come.

Put simply, the new rules are much more complicated than the small-scale family housing changes you've probably heard about - the ones that forbid single family zoning and thus allow multiple units on a single residential lot. These changes impact the way all local governments in BC operate, taking away some powers (example: public hearings are forbidden for development projects that comply with the official community plan) and eliminating some funding sources while creating replacements. Whether those replacements are (or will be) adequate is not yet clear. Also, expect these new provincial regulations to result in every BC municipality reviewing and potentially revising all kinds of development related policies. Allowing up to 4 units on a single residential lot might require changes to existing tree canopy preservation rules, for example, and there are numerous other rules (think parking, setbacks, etc.) that likewise require review and possible change.

It is probable that the OCP (Official Community Plan) will be revised to include zoning specifications that help direct housing to the areas the council has been planning for. In addition, the district will have to plan housing needs 20 years out into the future, with reviews every 5 years.

It is likely that the majority of new housing - now required by the Province but already being planned for by the DNV council - will be focused around specific town centres. The remainder will be built around transit hubs (Phibbs exchange and Capilano University) with some being small-scale redevelopment in the neighbourhoods. That latter could mean a few larger projects in Blueridge, up to 4 units on a single lot. However, the economics of such development don't look particularly favourable. Land prices are so high that it seems unlikely anyone can build 4 homes on a property without spending a fortune. While it is possible, and it will happen in some special cases - like owners building additional units for parents or children - it seems unlikely that Blueridge will be overrun by redevelopment in the short term.

But there will be change in the DNV. Additional density is coming to our urban centres, and it will spread out over the coming decades, probably focused on

areas most accessible by transit.

As was pointed out in the council meeting, nothing here is legal advice. Also note that a lot can still change as BC's municipalities work their way through the new legislation, finding the best way to meet the provincial requirements and build the needed housing. Over time, more information will help us all understand these things more fully. A place to start is [the flyer mailed out by the DNV in late February](#).

[This North Shore News article](#) provides another review of this meeting and the impacts every BC municipality faces, and Councillor Jim Hanson's article about Bill 44 (above) answers more specific questions.

February 26, 2024

The primary issue at this meeting was bears, and specifically how the BC Conservation Officer Service handles bear/human interactions, and particularly the case of orphaned bear cubs who are killed or left to die on their own far too often. With a record number of bears killed in 2023, a public backlash is mounting. There were several public speakers on this topic, and a delegation presented a report about these issues. Councillor Forbes brought a motion asking the Union of British Columbia Municipalities to request changes in how Conservation Officers deal with orphaned bear cubs, and also requesting an audit of Conservation Officer Service actions, policies, and procedures. The motion passed unanimously. [NSN summary](#). [NSN editorial](#).

An additional motion that may affect Blueridge came from Councillor Back, who asked staff to look into adding lighting to some playgrounds to extend their use and make them available to more people. Councillor Pope extended that to consider adding sheltered play equipment so it can be used in inclement weather. All present were aware of possible concerns around costs and impacts on park neighbours. The motion asks staff to take these ideas into consideration during future park updates, not to make changes to any specific park at this time. It passed unanimously.

In the reports section, Mayor Little mentioned that the first meeting about the Spirit Trail extension (see article above) had 300 attendees, which shows just how popular and important this project is. The next meeting is on March 6th at Maplewood Farm, and he encouraged councillors to attend.

Those wanting more information can attend council meetings in person or online, or watch the recording of a meeting after the fact. You can comment about issues before the council via email or by attending a meeting. Information about all these options is available at <https://app.dnv.org/councilsearchnew/>.

Editor's Note: This item is very long this month, thanks largely to the meeting about housing changes. We'll aim for shorter summaries in the future, but complex issues will happen, and we'll try to cover them fairly whenever that occurs.

How are we doing? Is the *Bulletin* useful? Is it missing something? Tell us! Send your thoughts to bulletin@blueridgeca.org. Thank you!



In A Nutshell

- **When should you wash your slinky?** During spring cleaning!
- **Bears** - If the bears weren't already up in February, they will be any day now. And they will be hungry! [Last year saw a record number of bears killed in BC](#), though we were spared that here in Blueridge. You can help save the bears by keeping them out of your [garbage and recycling bins](#). That page has rules and tips to help that!
- **Why is Yoda a great gardener?** He's got a green thumb!
- **Water Conservation** - While there are no water use restrictions in place just yet, the tiny snowpack makes it possible we will see restrictions earlier than usual this year, and they will probably last longer as well. Generally we enter Stage 1 rules - limiting lawn watering to one day a week - begin on May 1. If the rules go into place early, they will be

announced in all the news media, and we'll update the [BCA homepage](#) as well. You can check there any time for the current status.

- **How do brand new spring flowers greet each other?** "Hey bud!"
- **What's Going On?** Do you have a short item for next month's *Blueridge Bulletin*? If so, see the *Submit an Article* section below for details on how to send it in.
- **A family of moles awakens from hibernation.** The father mole pokes his head out of the hole and says, "I smell tulips. It must be spring!" Then the mother mole pokes her head out of the hole and says, "I smell daffodils. It must be spring!" Finally the baby mole tries to squeeze between his parents but gets stuck and says, "All I smell is molasses."

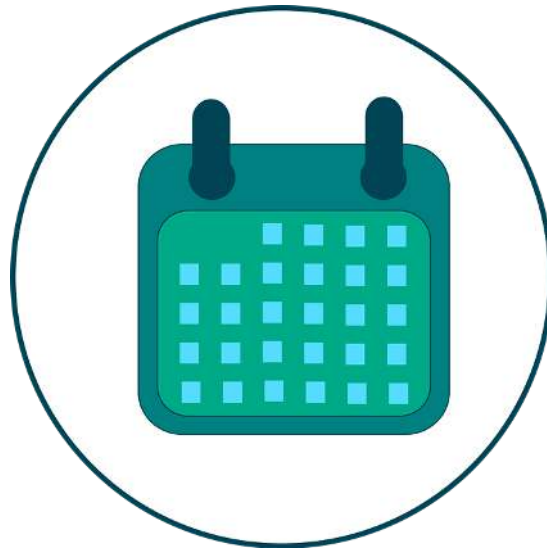


Newsworthy

News articles and other items that Blueridge residents might find interesting or useful.

- [Jim Hanson Wants Fireworks Ban to go to Referendum in 2026](#)
- [October 2024 Report on North Shore Sewage Treatment Plant Revealed](#) - by freedom of information act
- [DNV Grows by Almost 5000 People in Five Years](#) - July 2023 estimate is 94,851 residents
- [Very Low BC Snowpack and Little Time to Recover](#) - this includes Metro Vancouver, water restrictions may start earlier than usual and stay in place longer
- [DNV Reminds Us that Organics are not Garbage](#) - they go in the green bin
- [New EV Chargers Coming to the North Shore](#)

- [Dangerous Heat to Get More Common](#) - those without A/C will suffer; here's [another take on the same issue](#)
 - [DNV Low on Land for Business](#) - actually, we're low on developable land overall
 - [Cougars Continue to Visit Deep Cove](#)
 - [Doctor Shortage Slowly Improving on North Shore](#)
 - [New Provincial Housing Rules to Impact DNV](#) - also linked in the article above
 - [New BC Tax Targets Home Flippers](#)
-



Important March Dates

- **Early March** - Applications open for the [Eric Andersen BCA Scholarship](#). Application form available at that link. Submission deadline is April 30, 2024.
- **March 10, 2024** - Daylight Savings Time starts - move clocks forward 1 hour.
- **March 11, 2024** - Commonwealth Day.
- **March 11, 2024** - Seymour Heights Elementary ends school early - 2pm.
- **March 11, 2024** - Last day to submit an application for a box in the [Blueridge Sharing Garden](#).
- **March 12, 2024** - Seymour Heights Elementary ends school early - 2pm.
- **March 15, 2024** - Windsor Secondary ends school early - 1pm.
- **March 16 - April 1, 2024** - School District 44 Spring Break - no classes in session. Classes resume Tuesday, April 2.
- **March 17, 2024** - Saint Patrick's Day.
- **March 19, 2024** - Nowruz (Persian New Year).

- **March 19, 2024** - Vernal Equinox - First day of Spring.
- **March 19, 2024** - Meet MLA Susie Chant. Bring your questions. Parkgate Library 10-11am and Lynn Valley Library 7-8pm. [Details](#).
- **March 28, 2024** - Meet DNV Mayor Mike Little. Parkgate Community Centre. 4:30 - 5:30pm. Bring your questions.
- **March 29, 2024** - Good Friday.
- **March 31, 2024** - Easter Sunday (Observed on Monday, April 1 in BC).
- **March 31, 2024** - File your [BC Speculation Tax declaration](#) by this date. Letters began arriving in Blueridge on about Feb 6. If yours is missing, call 1-833-554-2323 or contact [MLA Susie Chant's](#) office for assistance.

Notes:

- Our local schools - even the two elementary schools, Blueridge and Seymour Heights - have differing schedules and do not always have the same short days or days off. If in doubt, check the official calendar for your specific school.
- Blueridge Elementary ends school at 2 pm on Wednesdays while the rest of the week days end at 3 pm. This is not the case for Seymour Heights Elementary.
- If you're looking for these dates later, they are all on the [BCA Events Calendar](#).



Everybody loves saving money! Project Community helps Blueridge residents by finding discounts on products and services and passing them on to you. Here are this month's offers!

If you use one of the companies offered through Project Community please give us your feedback. Send us an email at info@blueridgeca.org. Thank you!



Blueridge Residents Discount

20% Off Elite Youth Spring Soccer Camps

1878 Academy

604-341-7498 | alecdsauer@gmail.com

www.1878academy.ca

- 🌐 Global Coaching Expertise
- 👥 Small Group Sizes
- 🔍 Technical Excellence
- 📋 Tactical Proficiencies
- 🧠 Game Mindset
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Benefit from current professional coaches and Ex-professionals with international and local club experience. Guarantee personalized attention for each player. Dive into technical skill training with an emphasis on the details. Elevate strategic understanding of the game through film breakdowns. Instill a winning mentality and confidence needed for the next level. Learn essential recovery techniques for optimal performance and injury prevention.

SIGN UP NOW at 1878academy.ca using discount code "BLUERIDGE"

Discount offer from March 1, 2024 to March 31, 2024



Blueridge Residents Discount

20% off Knife and Tool Sharpening

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www.coveblades.com

604-210-8180 (Erik)

erik@coveblades.com



Kitchen knives
Scissors
Garden Sheers
and more...

Discount offer from March 1, 2024 to April 30, 2024



Blueridge Residents Discount

25% off first 4 subscription visits or 10% off one-time cleaning

Mr. Can Clean

604-308-9040

booking@mrcanclean.ca

www.mrcanclean.ca



We clean residential garbage, organics, and recycling bins and donate \$1 from each can cleaned to the North Shore Black Bear Society.

25% OFF First Four Visits - when you sign up for a subscription before April 1st. Enter Blueridge Community Association as your referral at checkout.

10% Discount - all subscription, one-time, or commercial services

CHECKOUT CODE: BCA10

Discount offer from February 10, 2024 to April 30, 2024



Blueridge Residents Discount

First time clients - 15% off all detailing services

SoapnShine

778-989-5895

boston@soapnshine.ca

www.soapnshine.ca



Welcome Spring! Is your car looking a little dirty? We are proud to offer all Blueridge residences 15% off all detailing services for the months of March & April. We are fully mobile so we can come to your home or office depending on what's convenient for you. To book please go to soapnshine.ca and click Book Now and enter promo code "blueridge15" to receive your discount.

Note: Discount is only valid for interior & exterior details only. Ceramic coatings & paint correction is not included.

Discount offer from March 1, 2024 to April 30, 2024

Stay Connected

There are many ways to keep up with the neighbourhood and the BCA.

We're on: [Instagram](#) & [Facebook](#)

Our Website: <http://blueridgeca.org/>

[Blueridge Neighbours Facebook Group](#)

[Blueridge Breakout Network Facebook Group](#)

Got questions? Send us an email: info@blueridgeca.org

Subscribe to the *Blueridge Bulletin*

The *Blueridge Bulletin* is emailed to subscribers once a month. If that's how you got this edition, you're already a subscriber. But if you got this copy from the BCA website or were forwarded it by a friend or neighbour, you can [subscribe](#) to get it sent directly to your inbox every month.

Thank you, and we'll see you next time!

Submit an Article to the *Blueridge Bulletin*

Do you have something for the *Bulletin*? We welcome articles, photos, short items, and even bad jokes from the community!

We have [publication guidelines](#) that we recommend you review.

The submission deadline for the April 2024 edition is March 27, 2024.

Submission deadlines for later editions can be found [here](#).

Questions? Send us an email at bulletin@blueridgeca.org.

Sponsors



Advertise in the *Bulletin*!

\$30 per month, or \$250 for 12 consecutive issues. This revenue is used to defray some of our costs (such as signage, website, etc). If you or your company are interested in advertising in the *Blueridge Bulletin*, please contact us at: info@blueridgeca.org

These ads all contain links. Give 'em a click if they are interesting!
These people and organizations support the *Blueridge Bulletin*. Thank you!

Wondering what your home is worth?

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For a Free Home Evaluation

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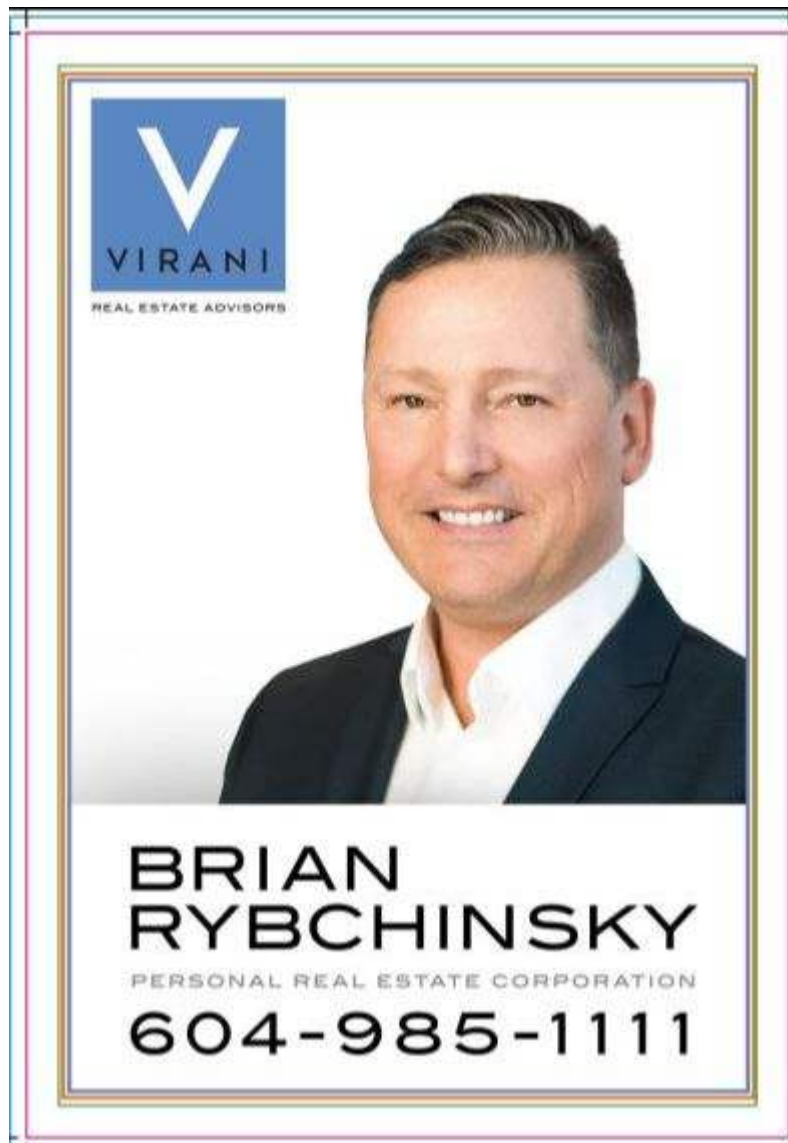
Hey there Blueridge homeowners!

We're an elite interior design and decorating firm serving North Vancouver.
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provincial issues and concerns
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217-1233 Lynn Valley Rd
Susie.Chant.MLA@leg.bc.ca
604-983-9859



20 years of licensed childcare in Blueridge area
We are licensed for before and after school care since 2007
Open 7am until 6pm
3 Locations:

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2. Blueridge school
3. Jaycee House location (Capilano University)

We are open during school break and pro-d days
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To learn more, please contact Mozghan

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www.mlihomestay.com



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