

# *Blueridge Bulletin*

## *July 2024*



Surely someone out there has better photos of Blueridge than I do? I asked last month and didn't get any takers, so this month the cover photo is taken from Canada Place, looking vaguely towards Blueridge. Next month the cover photo could be one of yours if you send it to [bulletin@blueridgeca.org](mailto:bulletin@blueridgeca.org). Please consider it!

It's been a busy month, and there are quite a few major things affecting us here in Blueridge. You'll see discussions of several of them in the articles below.

And we hope everyone enjoyed Blueridge Good Neighbour Day! It was quite an event, and our team is already talking about 2025.

As always, thanks for reading! Happy summer!

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## Features

**Thank**  
**Blueridge Good**  
**Neighbour Day**  
**You!**  
**2024!**

### **BGND 2024 A Big Success!**

In-Ah Mellor

After a hailstorm hit our morale first thing in the morning, the small but mighty BGND team forged ahead and put on a beautiful, miraculously rain-free event! A HUGE thank you to all the volunteers and planning committee members for

your blood, sweat, and tears; this would not have happened without you. You are true neighbourhood warriors.

And, of course, an enormous thank you to the BCA for their continued support and funding of this special event.

Our fantastic event photographer, Missy Shana, took some snapshots of the day, but we always need more! If you have any pictures you want to share with us, please send them to [bgnd@blueridgeca.org](mailto:bgnd@blueridgeca.org)! Many of us were flat out all day and had no time to take photos.

Do you have any feedback for us? Please send us any comments—the good, the bad, and the could-be-betters—to [bgnd@blueridgeca.org](mailto:bgnd@blueridgeca.org)! Want to join our planning committee for next year and bring smiles and happiness to the Blueridge world? Reach out to [volunteer@blueridgeca.org](mailto:volunteer@blueridgeca.org). Do not hesitate!

We would also like to share our deep gratitude for our generous sponsors:

- Andrew Couvell
- Chemtrade Logistics
- Dan Pigott – Pigott Properties Group
- David Moucks
- Diane Chen
- Harris & Brun Law Corporation
- Judy Killeen
- Mellor Family
- Melnyk Financial Planning and Investments – The Co-operators
- Neptune Terminals
- North Vancouver Child Development Centre
- Penfolds Roofing and Solar
- Pink Plumbing
- Special Times Out Of School Care Ltd.
- Stong's Market
- Toby Barazzuol
- United Strangers Coffee
- Western Stevedoring

In addition, we thank all the wonderful donors to the silent auction:

- Altitude FC
- Arc'teryx Equipment Inc.
- Bean Around the World
- Blackbird Works Photography
- Blueshore Financial
- Bodyside Laser Clinic
- Lordco
- Lucky Fingers Pizza
- Lynn Valley Ecology Centre
- Manchester Mechanic
- Maplewood Farms
- Mary Kay Cosmetics

- Bosa Foods
  - Bosley's Pet Food - Dollarton
  - Britannia Mine Museum
  - Browns Social House
  - Canlan Ice Sports - North Shore
  - Capilano Suspension Bridge
  - Cedar Creek Enterprises
  - Central City Brewers and Distillers
  - City Soda
  - Cobs Bread
  - CRUDO - Surrey Meat Packers
  - Danny Filippone, The Penthouse Nightclub & Forbidden Vancouver Walking Tours
  - Dave Maquignaz, Realtor
  - Deep Cove Music
  - Dollarton Liquor Store
  - Dykhof Nurseries
  - Elemental Movement - Pilates and More
  - English Lawns
  - Escape Travel Wear
  - Everything Wine
  - Fawcett Insurance
  - Flicka Gymnastics
  - Fresca Clean
  - Fuse & Sip
  - Genesis Hair Studio
  - Herschel Supply Company
  - Jim and Ruth Hanson
  - Kobe Steak House
  - Kore Salon
  - Little Pink Door Boutique
  - Lonsdale Place Veterinary Clinic
  - Meat the Butcher
  - Moja Coffee
  - Mount Seymour Optometry
  - Nazreen Ishak
  - North Shore Bike Park
  - North Shore Girls Soccer Club
  - North Shore Marine
  - North Shore Rock Shop
  - North Shore Sports Medicine
  - Odlum Brown Limited
  - Osteria Savio Volpe
  - Pink Plumbing Group
  - Real Canadian Superstore
  - Richter Family
  - Ron Andrews Community Recreation Centre
  - Seymour Golf and Country Club
  - Seymour's Pub
  - Smallprint Vancouver
  - Steamoji, North Vancouver
  - Steamoji, West Vancouver
  - St. Simon's Church
  - Sussex Insurance North Vancouver
  - S8088 Auto Detail
  - Time Out Source For Sports
  - Toby's Liquor Store & Car Wash
  - TOCA North Vancouver
  - Trinsic Optics
  - Univar Solutions
  - Vancouver Canadians Baseball
  - Vancouver Fraser Port Authority
  - White Spot, Park & Tilford
  - Wonderstruck Camp
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If I had my way, I'd remove January from the calendar altogether and have an extra July instead.

-- Roald Dahl

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## **Chemtrade Chlorine Plant – Assessing the Risks**

Jeff Powell

On June 6, 2024, Chemtrade held two meetings with the public to discuss their desire to extend the lease that lets them manufacture liquid chlorine at their facility at 100 Amherst Ave. The presentation touched on the history and safety record at the plant, along with other key points, including:

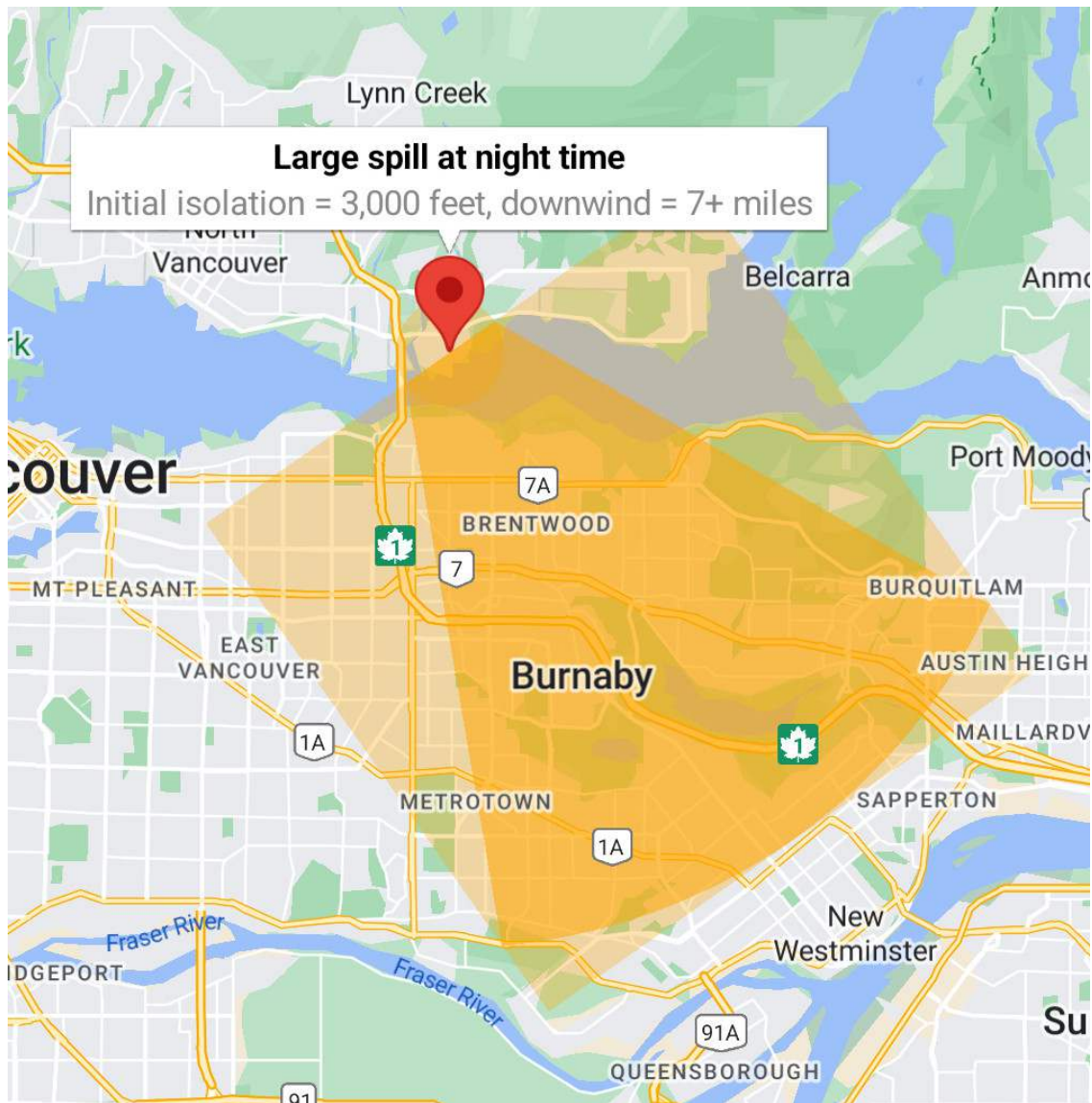
- Liquid chlorine is used extensively to purify drinking water, including here in Metro Vancouver. There are no other technologies that work at scale for large water systems. Ozone and UV light work for small systems, but their effects don't last as the water gets distributed through a large network of pipes in a city.
- They cannot simply move the plant. It needs extensive salt (brought in by ship) as the raw material for the product they produce. Moving the location would cost far too much to be practical.
- There are limited plants producing chlorine in the western half of Canada and the USA. If this plant shuts down, there may be supply issues getting chlorine to purify drinking water in our area and elsewhere in western Canada and parts of the USA as well.
- The other large scale plants that produce liquid chlorine are in the US gulf coast, which would mean that chlorine purchased from them would have to be shipped by rail to our area.
- But, some of those plants in the USA are using an older technology that is being phased out by 2028. It is not known that all of those plants will upgrade to the legally required, safer systems because the cost of such upgrades is high. If some of those plants close, chlorine supply will be reduced. (Note that the Chemtrade plant made the upgrade years ago.)
- In addition, the US EPA is requiring US based chlorine producers to sell to US cities preferentially, which could further limit chlorine availability in the event this plant shuts down.

- Chemtrade says they have invested extensively in improving the safety of the plant by reducing the chlorine stored on site extensively – by 94%. Currently the chlorine they produce is collected in rail cars and shipped off daily.
- They have plans to further improve plant safety and reduce the impact of a chlorine spill. Those changes will go forward if they get a lease extension.

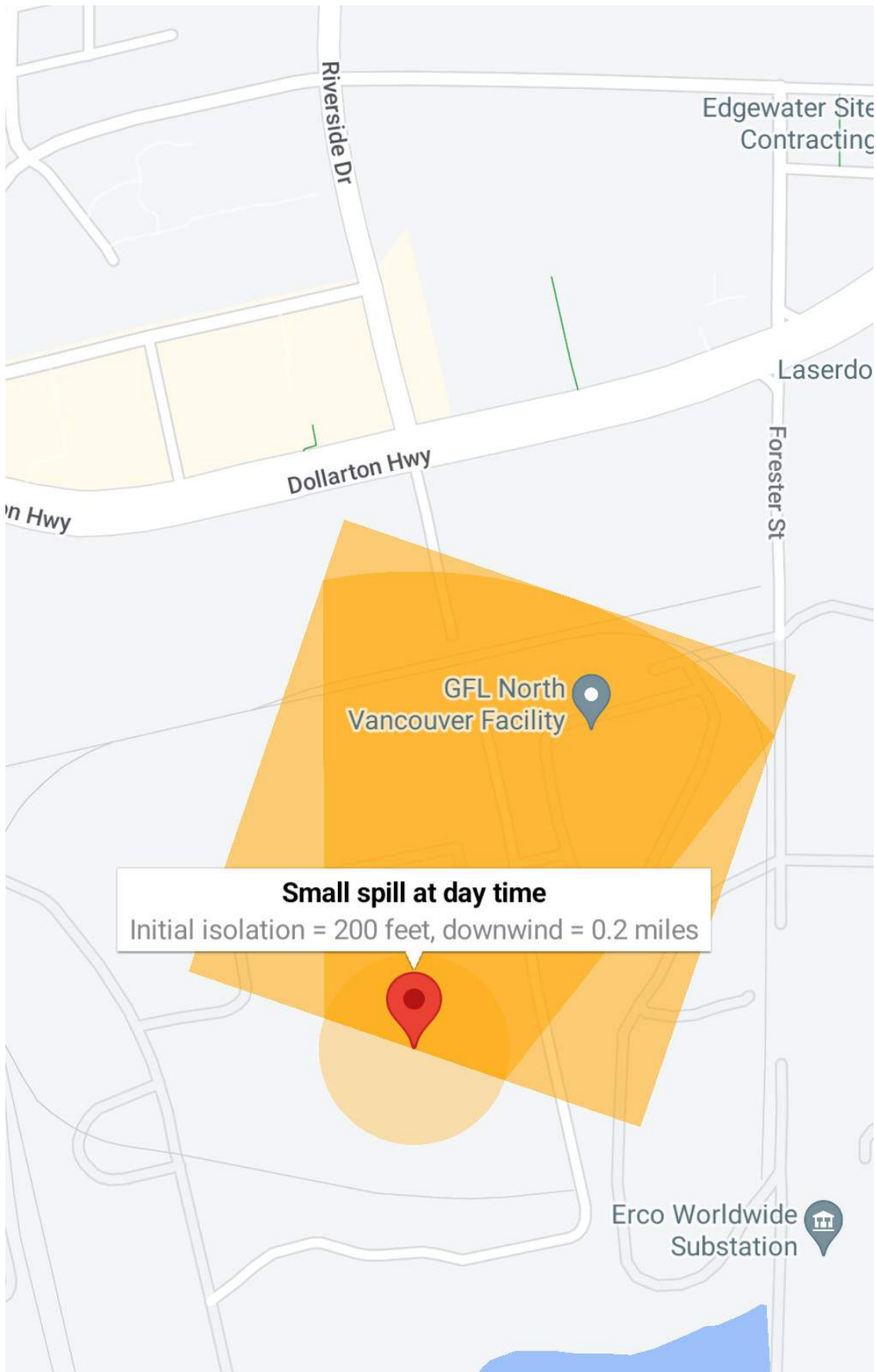
It is important to note that the presentation was by the management and employees of the Chemtrade company, and did not include anything from those with different points of view.

To that end, consider the fact that chlorine is a highly toxic liquid that boils at  $-34^{\circ}\text{C}$ . As a result it becomes a gas very quickly in the event of a spill, and that gas is heavier than air so it sinks and spreads along the ground. It is extremely chemically reactive and a strong oxidizing agent. A large spill – from a rail tank car, for example – can require evacuating a very large area depending on the time of day, wind direction, and other factors.

The following map comes from the 2024 Emergency Response Guide app (freely available for both Android and iOS devices), which is used by first responders when dealing with hazardous materials in an emergency. This is a worst case scenario, showing a large spill coming from a rail car at the Chemtrade facility, at night, with low wind speeds. The orange cone defines the area in which first responders might need to perform protective actions. Those might include telling people to shelter in place or evacuate, depending on conditions.



For comparison, here's a small spill in the daytime with a different wind direction. The map is zoomed in substantially to make the affected area more obvious.



As you can see, the area impacted by a chlorine spill is quite variable.

While a large spill like the one shown above is highly unlikely, all of Metro Vancouver is subject to earthquake risk, and that could potentially cause such an event.

At the current time there is no data available about soil liquefaction during an earthquake at the Chemtrade site, but the Metro Vancouver Seismic Microzonation project will discuss “the potential for seismic-induced landslide and liquefaction hazard potential” later in 2024. (Quote from the Metro Vancouver Regional Multi-Hazard Mapping Final Report, February 8, 2024, page 20. Available on request from Metro Vancouver.) That data may help better establish the earthquake risks faced by the ChemTrade facility, and how those risks impact surrounding businesses and residences, including Blueridge.

In conclusion, the question of whether or not to extend the lease for production of chlorine at the existing Chemtrade facility is complicated.

While a serious accident at the facility is unlikely, it is theoretically possible. Chemtrade’s risk assessment says such things are very rare and their impact is limited, but generally available data for first responders shows the impacts could potentially be quite large in some cases. There are numerous schools and other facilities near the Chemtrade facility that could be affected in the event of a spill or fire.

But the loss of chlorine production comes with its own risks, particularly to public health if municipalities cannot get chlorine to purify their drinking water.

Balancing those risks is not straightforward and at the moment, there is no clear answer. Additional discussion and a more in-depth assessment of earthquake risk might help resolve the issue.

Those wishing to learn more from Chemtrade can visit their website dedicated to this issue at [askchemtrade.ca](https://askchemtrade.ca). At their meetings they offered tours to members of the public wanting to see the plant and learn more about it, and it may still be possible to request such a tour via that website.

Chemtrade’s current lease is valid until 2030. The entities making the decision about renewing that lease are the Port of Vancouver and the District of North Vancouver. We’re informed that the District is reviewing the issue and looking for public input at this time.

If you’d like to make a comment to the District, you can [send an email to the Mayor and Council](#), or you can attend a meeting and ask to [speak on the topic for up to three minutes](#).

The [Port of Vancouver](#) has a [Contact Us](#) page on their website.



## HTEC Hydrogen Production Plant Public Information Meeting

HTEC is hosting a Virtual Public Information Meeting to present the detailed designs for the clean hydrogen liquefaction facility at 100 Forester St, North Vancouver for which the rezoning was approved last year. The meeting will be available June 24 - July 8 at [www.DNV.org/Public-Meeting](http://www.DNV.org/Public-Meeting). HTEC has a [description of their plans](#) (PDF) available as well. This is your opportunity to comment on the proposed plant before the DNV Council issues the Development Permit or rejects the application.



## New Rules for Coach Houses in the District

Jim Hanson, Councillor District of North Vancouver

As of June 17, 2024, the District of North Vancouver has implemented new rules for coach houses on single family lots. At a meeting of Council on June 3, 2024, a majority of Council voted against implementing Small-Scale Multi-Unit Housing (SSMUH) in the District and instead opted to allow both secondary suites and coach houses on every single family lot within the urban containment boundary. The Provincial government may challenge the District's right to fail to implement SSMUH zoning. However, at least for the time being, what is permitted in every lot in the District are secondary suites in combination with coach houses, which in effect allows three units on each single family lot in the District instead of the four or six units contemplated with SSMUH zoning.

So what does this mean for coach houses in practice? Under the old coach house guidelines, to be eligible for a coach house a single-family lot needed to have either open lane access or be a corner lot, while also meeting prescribed minimum lot depth and width requirements. The new rules (after June 17, 2024) dispense with these requirements. Now, all lots are eligible for both suites and coach houses, no matter their size nor specific location in regards to lanes and roadways.

Coach houses must still meet the requirements for siting (that is, rear yard only), lot coverage, size (90 square meters), total floor area, setbacks, height and parking. Owners wishing to build coach houses that depart from these guidelines must still pursue a Development Variance Permit. Variances concerning house siting, height, size, and lot coverage still remain with Council while minor variances can be addressed by staff.

The new rules create much greater eligibility for coach houses all across the District. Time will tell to what extent these zoning changes will translate into new dwelling units. Whereas under the old rules only 2,700 lots in the District met the coach house requirements, the new rules create the theoretical capacity for an additional 17,000 dwelling units in the combined capacity for secondary suites and coach houses. This should create more opportunities for inter-generation family housing and rental housing.

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If you're not barefoot, then you're overdressed.

-- Unknown

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## Spirit Trail Eastern Extension

Jeff Powell

On June 26th, the District held a public information session about the eastern extension of the Spirit Trail. This presentation largely duplicated information presented earlier, but the potential routes now include some on the north side of Mount Seymour Parkway, as shown on the map above.

There has been quite a bit of concern over the potential routes that make use of existing residential streets, specifically around additional traffic, parking, and more chances for accidents.

While none of the proposed routes go through Blueridge, many of our residents may want to use the new trail and are thus interested in its progress. You can learn more at <https://www.dnv.org/streets-transportation/spirit-trail-eastern-extension>.



**SUSIE CHANT**

NORTH VANCOUVER-  
SEYMOUR

## **Con"grad"ulations at the End of the School Year!**

The Office Of MLA Susie Chant

It's that time of the year again, when students cross the floor of their school gym, or some prestigious theatre venue, to mark the end of one of their education journeys. Goodbyes are said, some along the lines of a short “see you later”, and others are more permanent. Graduating school - no matter the level of education, your grades, or the journey it took to get there - is a milestone to be proud of. It takes hard work, perseverance, and sometimes dumb luck to get to this moment. Congratulations to everyone. I am so proud of you.

One of my favourite moments in my position as MLA is to attend the graduation ceremony of all the local schools, where I also present my “Explore Your Future” Scholarship. This scholarship is chosen by the school staff based on a few criteria, with a preference for students who worked through an Individual Education Plan and/or used adaptations in completing their education. I want to recognize and give a special congratulations to this year’s winners who I had the honour to present the award to:

- Colin Antone from the Tsleil-Waututh Nation School
- Dawnmarie Zilahi-Balogh from Lions Gate Academy
- Melissa Lehman from Seycove Secondary
- Tyler Wilmott from Argyle Secondary
- Konrad Bentley from Windsor Secondary

For students entering post-secondary education, planning your journey, including how to fund it, can take some time and energy. We have been working to make that planning work easier, as well as increasing options and opportunities for funding. [EducationPlannerBC](#) and [StudentAidBC](#) are both centralized hubs for resources in planning your post-secondary journey. EducationPlannerBC helps you find programs, institutions and career paths to pursue, while StudentAidBC is a one-stop-shop for all things financial. This

includes scholarship and bursary information, and student loans. In BC, student loans are interest free for full time students, and repayment does not need to begin until 6 months after your program ends.

Please always feel free to reach out to my office at [Susie.Chant.MLA@leg.bc.ca](mailto:Susie.Chant.MLA@leg.bc.ca) if you have any questions about accessing these services. Our office also offers a work experience program for students looking to gain some experience in a government office! This summer we currently have 2 students, but could support 1-2 more!

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**SEYMOUR  
HEIGHTS**  
ELEMENTARY

**Seymour Heights  
Elementary**

*North Vancouver School District*

### **Seymour Heights Elementary Update**

Erin Bulycz, SHPAC Chair

As we were winding down in June, we experienced gratitude for the many connections made within the school and with our community partners this year. And now it is time for our kiddos to rest! While they may still have camps and sports, it's often less in the summer and a great time for them to play. So please keep in mind that the school grounds are heavily used by our "resting" kiddos and we ask you to please stick to school zone regulations even through these summer months.

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How are we doing? Is the Bulletin all you want it to be? What are we missing? Send your suggestions and comments to [bulletin@blueridgeca.org](mailto:bulletin@blueridgeca.org). Thank you!

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## **Recent Bear Signs on Trails**

Holly Reisner, North Shore Black Bear Society

Many Blueridge residents recently noticed some signs warning of an aggressive bear in the local trails. These were seen near Hyannis Point, near Mystery Creek at Fisherman's, near the Baden Powell Trail at Fisherman's and also near the washrooms at Rice Lake.

These signs were placed by Metro Vancouver after some of their staff were walking on the Powerlines Trail near Hyannis and came around a corner to see a large bear. They backed away from the bear, who continued to use the trail. Eventually they grouped up with other hikers which helped to encourage the bear to move off the trail.

At around this same time, a Blueridge resident encountered a large bear on the trails as well. They did an excellent job of giving the bear space by backing up along the trail – uphill and while holding their dog's collar at the same time! However, even though they were yelling, this bear also continued using the trail. Eventually they had put enough distance between themselves and the bear, so they leashed their dog and left the area.

The North Shore Black Bear Society was in touch with Metro Vancouver and confirmed that we had not heard of any aggressive bear encounters, so they removed the signage after a few days.

Bears often use the trails for the same reasons we do: it's easier than bushwhacking! Also, many natural bear food sources such as grasses and berries occur along the trail edges. Just because a bear sees a human using the trail, they do not necessarily feel the need to move off into the forest. They

may well decide to continue going where they had been headed. This is not aggressive behaviour.

The best way to avoid bear encounters on the trails is by using your voice. We ask that you talk, laugh, sing or occasionally call out while in the trails. If you like to listen to an audiobook or podcast while hiking, biking or running, do it on speaker. This alerts any wildlife of a human presence and gives them an opportunity to avoid you. Bear bells do not carry well in the forest, they are just another noise that our urban bears are not surprised to hear, and they do not identify you to the bear as a human the way your voice does. We also ask that dogs be leashed on the trails. This helps reduce encounters with bears and other wildlife.

If you do encounter a bear, you should

- Stop.
- Take a deep, calming breath.
- Leash your dog.
- Speak to the bear in a calm voice.
- Back away slowly.
- Do not run and do not allow your dog to run, as this can trigger a natural chase instinct.

Seeing a bear can be an exciting, awe-inspiring, but also a fear-inducing experience. We find people may feel especially afraid of a large bear. It's good to know that the bears that have lived on the North Shore for enough years to become the largest, are usually the most calm and uninterested in people. They have been practising co-existence for a long time! Learning about the peaceful nature and natural behaviours of these beautiful animals can help us understand to respect them and give them space, rather than being afraid of them. And this helps keep bears and humans safe at the same time.

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## Blueridge Sharing Garden Update - July 2024

Emilie Currie

As we pass the summer solstice, the garden is thriving! Here's what's growing:

- **Garlic:** We've harvested the scapes, and the bulbs are maturing nicely. Can't wait for the flavor they'll add to our summer dishes!
- **Squash and Tomatoes:** The plants are starting to flower, and we're expecting a bountiful harvest soon!
- **Pollinator Garden:** This corner of the garden is buzzing with life! Despite the rainy days, the flowers are in full bloom, and the bees are loving it.

### Pollinator Garden Highlights

- **Blooming beauties:** We're enjoying a colorful display of lavender, masterwort, lupines, foxgloves, geraniums, and even a neighbor's hydrangea that's growing over the fence!
- **Bee hotel update:** We're thrilled to see solitary bees moving into our bee hotel - a great sign of a healthy pollinator community!
- **Bee and insect photos:** Check out our photo of a sleepy bumble bee hiding out from the rain, and other insect friends enjoying the garden's bounty!

Interested in starting your own pollinator garden? Check out this [amazing plant guide resource from the David Suzuki Foundation!](#)

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## **Blueridge Sharing Garden Work Parties**

Corinne Bergdal

The Blueridge Sharing Garden Summer work party dates have been set! Come on down and see what all the volunteers and gardeners are up to in the garden! Hope to see you there!

Blueridge Sharing Garden 2024 Summer Work Party Schedule:

- July 13 (Sat) - 9-11:30 AM
- July 24 (Wed) - 6:30-8 PM
- August 11 (Sun) - 9-11:30 AM
- August 28 (Wed) - 6:30-8 PM
- September 14 (Sat) - 9-11:30 AM
- September 25 (Wed) - 6:30-8 PM

Note: actual end times may vary.

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## Blueridge News

Jeff Powell

By now we hope that some of you have found the *Newsworthy* section of the *Blueridge Bulletin*, which contains links to news stories that may be relevant to Blueridge residents. A fair bit of time goes into extracting those stories each month, and we hope they are useful and interesting. But what happens with stories that are urgent, or which go on for a long time, with many related articles appearing in the media? The answer is to visit the BCA's website:

[blueridgeca.org](http://blueridgeca.org).

Our homepage has links to important stories, and they get updated as often as needed, sometimes daily. In addition, there you will find *News We're Following*, which contains the stories that will appear in next month's *Newsworthy* section here in the *Bulletin*. And finally, you'll find pages dedicated to big, ongoing stories that affect us all in some way, like the [Chemtrade chlorine plant lease extension](#).

So give our homepage a visit any time to see what's happening locally, and to find links to the latest information on important topics.

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## Music In The Garden 2024

Roxie Giles

There's still a chance to join us for these concerts, right here in Blueridge!

MUSIC IN THE GARDEN - an Arroyo Affair

Roxie & Don Giles' home: 1969 Arroyo Court

- **Saturday, July 13th, 4-6 pm: Wild Blue Herons** (Bill Sample & Darlene Cooper) & Jane Mortifee
- **Saturday, August 10th: 4-6 pm: Marcus Mosely** (accompanied by Diane Lines & Tim Porter)
- **Saturday, September 7th: 4-6 pm: The Wahs** (Cam Wilson, Andy Hillhouse, Brent Gubbels) Folk, pop, acoustic trio

TICKETS \$35 per show OR \$100 for all 3 events

Information and e transfers to [roxiemusic2017@gmail.com](mailto:roxiemusic2017@gmail.com)

Questions: email or call 604-929-7864

Just bring yourselves (along with some libation and snacks; everything else is provided.) The garden can accommodate 60 and last year we were to capacity



## DNV Committees Looking for Volunteers

Advisory committees provide information and advice to Council and staff on issues of interest to the public and the District, such as community heritage, disability issues, environment, planning and public art and more.

Ready to make a difference in your community? We are currently seeking volunteers for the following committees:

- The Community Service Advisory Committee
- Community Heritage Advisory Committee — Landscape experience

Learn more at [DNV.org/committees](https://www.dnv.org/committees). If you are interested in volunteering or want to confirm which committees currently have openings, visit <https://www.dnv.org/government-administration/volunteer-serve-committee>.



## Notes from the Sausage Factory

Jeff Powell

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

### June 3, 2024 Regular DNV Council Meeting:

This meeting had four agenda items of significance. Public speakers touched on several topics first, including SSMUH.

The first agenda item was the consideration of pay parking in several DNV parks where parking has become difficult, including Cates/Whey-ah-Wichen, Deep Cove, and Panorama parks. The proposed bylaw allows DNV residents to get an annual pass for \$10 that gives them access to all paid parking in DNV lots, but parking time limits still apply. Paid parking costs and times vary with the park (and sometimes the lot). An amendment was made to change the time on the Deep Cove parking to avoid impacting the community theatre. It passed unanimously, but an amendment to make the DNV resident's pass free was defeated. The main motion passed unanimously. This was first, second, and third readings. Final vote to come on June 17.

Second on the agenda was the Provincially required legislation designating Transit Oriented Areas (TOAs) at Capilano University and Phibbs Exchange. There was animated discussion here, as well as some real dissatisfaction with how the Province handled this law, but in the end it passed first, second and third readings by a vote of 5-2 with councillors Forbes and Muri voting against. Final approval to come on June 17.

Third on the agenda was the District's response to the Provincial SSMUH law. Three different options were made available to councillors: (A) allow 3 units (main home, secondary suite, coach house) on all lots in the District, (B) SSMUH across the district with excepted areas as allowed by Provincial law, or (C) a hybrid of A and B. After spirited discussion option A won the vote and passed all three readings. Mayor Little and Councillors Mah, Muri, and Forbes voted for option A; Councillors Pope and Back voted for B, and Councillor Hanson voted for C. As with the previous bylaws, the final vote will happen on June 17.

Finally there was an item to request the Union of British Columbia Municipalities to ask the Province to review and enhance the stormwater management laws as a result of the various housing densification rules that have gone into place, It passed unanimously.

#### **June 5, 2024 Meeting with DNV Mayor Little and MLA Susie Chant:**

This meeting (and others like it) provide a chance for residents to bring concerns up with local politicians. Both Mayor Little and MLA Chant schedule these regularly at local libraries and community centres. Check their websites or the BCA events calendar for scheduled dates. This meeting covered a wide range of topics including: Deep Cove parking concerns, space for disc golf, enhanced steam water management, tree protection, housing affordability,

property taxes and the wastewater treatment plant cost, the lack of buses in certain road construction zones, SSHUH concerns, and student employment options.

Both Mayor Little and MLA Chant had staff members present to take notes and work with constituents to provide follow up on issues where needed. If you have a concern that needs the attention of a local politician, these meetings may be a good way to make that contact and get your point across.

### **June 17, 2024 Regular DNV Council Meeting:**

Another long meeting. Public speakers covered a range of topics, mostly unrelated to the meeting's agenda. Agenda items relating to the DNV EV strategy and Community Excellence Awards were approved by consent. Next came several items that were to be voted on with no discussion, as the first three readings have happened before:

- Paid parking at certain DNV parks carried unanimously.
- Designation of Transit Oriented Areas (TOAs) carried 5-2, with Councillors Muri and Forbes opposed.
- The District's response to the Provincial SSMUH law came next and carried 5-2 with Councillors Pope and Back opposed.

Next on the agenda was the legal requirement to change bylaws mandating off-street parking in TOAs. No one was happy about this vote at all, and discussion largely focussed on how the District has lost authority and the ability to negotiate with developers to get public benefits. In the end it carried 5-2 with Forbes and Muri opposed.

The twice-a-year financial plan amendment was next, and it prompted a lot of questions to staff about a diverse array of items, ranging from high costs and the reasons for them down to which particular projects were being delayed and why. There were multiple requests for more details in the report from staff and for meetings to be sure that the Council had all the information it really needs. Despite all that, the plan was accepted unanimously.

The final large agenda item was a motion to approve a rezoning for a small townhouse development in the Lionsgate area. There was a surprising amount of discord over this item, with some Councillors saying the District isn't building enough rental and below market housing, and others saying that this particular development was too small to make any real difference, and that it fits with the character of the neighbourhood. Multiple people raised concerns about it

having more than the usual amount of parking, particularly given the transit oriented location. In the end it carried 5-2 with Councillors Forbes and Hanson opposed.

Lastly there were reports from a few councillors and the mayor. Several discussed attending and being impressed by Blueridge Good Neighbour Day.

**June 25, 2024 DNV Council Special Meeting:**

This meeting provided the public with an opportunity to comment on the DNV's Draft Annual Report in a public forum, followed by comments from the Council. Two members of the public spoke at this meeting, and their concerns were largely mirrored by Council members. Issues raised had to do with the report not mentioning the large increases in the cost of the wastewater treatment plant, concerns about Provincial bills 44 (SSMUH), 46 (development fee changes), and 47 (TOSs), and several items related to the report not being clear on various points (example, the report mentions some work that was deferred into 2024, but it doesn't say what work was deferred). Over all, with only about 90 copies of the report downloaded from the DNV website (and some copies picked up at local libraries and Municipal Hall), it seems the public is either not particularly interested in this document, or isn't aware of it. In the end the report was accepted by unanimous vote.

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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/>.



**In A Nutshell**

- **Did you know deer can jump higher than the average house?** It's because of their strong hind legs and the fact that the average house can't jump.
  - **DNV Urban Canopy Program** - Do you need plants for your yard or garden? The DNV's Urban Canopy Program is back again this year, and you can get free plants from the District. For more information, visit <https://www.dnv.org/community-environment/urban-tree-canopy-project>
  - **What did one eye say to the other?** Just between you and me, something smells.
  - **What Happened to SSMUH?** - At the June 3 DNV Council meeting, the council rejected SSMUH (Small-Scale Multi-Unit Housing) in favour of allowing three units on every property in the District: the main home, a secondary suite, and a coach house. The final vote to approve this bylaw was on June 17. See *Notes from the Sausage Factory* and Councillor Jim Hanson's article *New Rules for Coach Houses in the District* above for related information.
  - **A photon checks into a hotel.** The front desk asks if it has any luggage. It replies "no, I'm travelling light".
  - **Water Conservation** - Despite the rains, Metro Vancouver is actually under **Stage 1 water conservation** rules at this time. Lawn watering is limited to just once a week. [Click here](#) to learn which day you can water, and here are all the [other water use restrictions](#). The current water restrictions are always listed on the [BCA website's homepage](#).
  - **Did you hear about the new corduroy pillowcases?** They're really making headlines!
  - **Fire Danger** - Despite the rains (again!) fire danger is on the rise. The District's danger level was set to **Moderate** in late June, and while it will fluctuate, as it gets warmer the danger of wildfire will continue to increase. The [BCA website's homepage](#) always has the current fire danger level and link to the [DNV's forest fire prevention page](#). Be careful out there!
  - **The past, the present and the future all walk into a bar.** It was tense.
  - **Your Item Here** - 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.
  - **I was was going to tell a joke about a dead parrot,** but it was way too Macawbre.
-

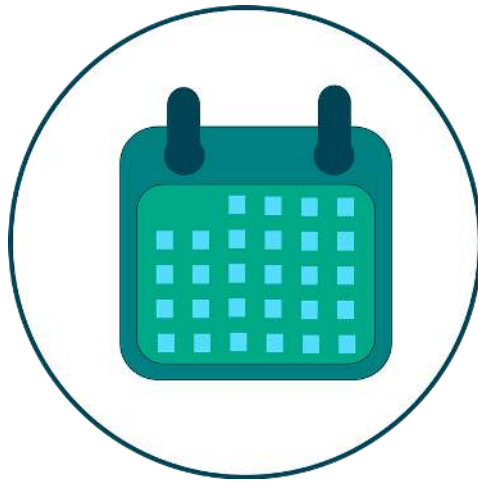


## Newsworthy

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

- [Speed Limit Reduced to 50 KPH on Mount Seymour Parkway](#)
- [Wood Burning Fireplaces Must Be Registered by Sept 2025](#)
- [Researching the Big One](#) – new information about the Cascadia Subduction Zone
- [Fire Season is Coming](#)
- [Draft DNV 2023 Annual Report Released](#)
- [DNV Urban Canopy Project Returns](#) – get free plants
- [Development Proposed on Mt Seymour Parkway](#) – just east of the golf course
- [BC Hydro Introduces Time Of Use Power](#) – this might save you money if you can move power use to the right time of day
- [New Road Rules In Effect](#) – to protect pedestrians and cyclists
- [New Study Shows Options and Usage of Ironworkers Bridge Replacement](#)
- **Pay Parking Coming to More DNV Parks** – this passed at July 3 DNV Council meeting. DNV residents can get a pass allowing free parking at any of the four DNV parks with paid parking for \$10. Note that time limits still apply.
  - [Initial Report from the North Shore Daily Post](#)
  - [A deeper analysis](#) from the North Shore News
- **Transit**
  - [Transit Fares Going Up](#)
  - [TransLink Won't Use Congestion Tolls](#)
  - [TransLink to Cut \\$90M from Costs](#)
- **DNV Zoning Changes and Provincial Housing Legislation**

- [See this page for our ongoing coverage](#)
  - [DNV Council Changes Direction at June 3 Meeting](#)
  - [North Shore News Article Discussing the Same Meeting](#)
  - This bylaw was adopted at the June 17 DNV Council meeting
  - **Metro Vancouver Rejects Major Cost Sharing on Sewage Plant Overrun** – New formula means North Shore residents will now pay an additional \$590 per year, rather than the previously forecast \$725 per year.
    - [Analysis from the North Shore News](#)
    - [Analysis from the Vancouver Sun](#)
    - [Calls for Metro Vancouver Board to be Elected](#)
    - [Call for Inquiry into Wastewater Plan Rejected in New Westminster](#) – as worries about Iona wastewater plant costs increase
    - [Concerns About Metro Vancouver's Management of Large Projects Continue](#)
    - [Seven Politicians Call for Audit of Wastewater Plant Costs](#)
    - [Timeline of the Wastewater Plant Project So Far](#)
    - [Metro Vancouver Announces Independent Audit of Wastewater Plant Expenses](#)
    - [CNV Mayor Linda Buchanan Says Proposed Audit Inadequate](#)
    - [Call for Federal Audit of Wastewater Plant Expenses](#)
    - [Coalition of Community Associations Takes on Wastewater Plant Expenses](#)
    - [New Metro Vancouver Chair Continues with Review; No Audit Planned](#)
  - **Rapid Transit to the North Shore**
    - [Skytrain to the North Shore Would Be Heavily Used](#)
    - [Improved Transit in the North Shore Needed Soon](#)
-



### Important July Dates

- **July 1, 2014:** Canada Day
- **July 2, 2024:** DNV Property Taxes Due
- **July 2, 2024:** Provincial Speculation and Vacancy Taxes Due
- **July 13, 2024:** Blueridge Sharing Garden work party; 9-11:30 AM
- **July 13, 2024:** Music in the Garden: Wild Blue Herons (Bill Sample & Darlene Cooper) & Jane Mortifee; 4-6 pm - see article above for details and tickets
- **July 24, 2024:** Blueridge Sharing Garden work party; 6:30-8 PM

### Notes:

- All our local schools are out for the summer, so keep an eye out for kids on the roads (and around the schools) at any time of day.
- 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](mailto:info@blueridgeca.org). Thank you!



The graphic features a green background with a white rounded rectangle in the center. On the left side of the white rectangle is a circular logo containing a cartoon bear wearing blue overalls, holding a wrench and a screwdriver. To the right of the logo, the text is centered and reads: 'Blueridge Residents Discount' in a large, bold, black font. Below this is a horizontal line, followed by '20% off all jobs over \$100' in a smaller bold font. The company name 'HandyMasters' is displayed in a bold, black font with a yellow underline. Below the name are the phone number '604-265-1211', the email 'info@handymasters.ca', and the website 'www.handymasters.ca'. A list of services follows: 'Home Office Phone Service', 'Basic Website Development', 'Customer Service Automation', 'Video Conferencing & Podcasting Setup', 'Networks & Devices: Printers, NAS, Media Streaming', 'Smart Security Device: Cameras, Doorbells, Drop Boxes, etc.', and 'Electrical Troubleshooting: Outlets, Switches, LED Lights'. At the bottom of the white rectangle, it says 'Please call HandyMasters to claim your Blueridge discount' and 'Discount offer from May 15 - August 31, 2024'.

**Blueridge Residents Discount**

**20% off all jobs over \$100**

**HandyMasters**

604-265-1211  
info@handymasters.ca  
www.handymasters.ca

Home Office Phone Service  
Basic Website Development  
Customer Service Automation  
Video Conferencing & Podcasting Setup  
Networks & Devices: Printers, NAS, Media Streaming  
Smart Security Device: Cameras, Doorbells, Drop Boxes, etc.  
Electrical Troubleshooting: Outlets, Switches, LED Lights

**Please call HandyMasters to claim your Blueridge discount**

Discount offer from May 15 - August 31, 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](mailto: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 August 2024 edition is July 27, 2024.

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

Questions? Send us an email at [bulletin@blueridgeca.org](mailto:bulletin@blueridgeca.org).


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\$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](mailto: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!

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MLI Homestay's team at the Blueridge Good Neighbour Day on June 15 - Candice, Ayla, Christine and Mozhgan

## Host an International Student in North Vancouver

Hosts are compensated

### Do you have a spare room?

MLI HOMESTAY is seeking young and active, enthusiastic and caring families to host international students arriving for the current school year to study in North Vancouver.

**To learn more, please contact one of our North Vancouver Local Coordinators**

Sutherland School contact Candice Wichers  
780-619-7552 – cwichers@mlihomestay.com

Windsor Secondary contact Christine Glendinning  
778-855-1523 – cglendinning@mlihomestay.com

Argyle, Seycove, Carson and Handsworth Secondary Schools  
contact Mozhgan Zolfi 604-441-0056 – mzolfi@mlihomestay.com

**[www.mlihomestay.com](http://www.mlihomestay.com)**

Hosting an International student provides an incredible experience for families to explore new cultures, learn about global issues and travel the world without leaving the comforts of your home. Students will be studying in North Vancouver this coming school year, would you consider being a host? We are welcoming students for short and longer term studies. To learn more, please contact MLI Homestay at 1-855-946-4701 or visit [www.mlihomestay.com](http://www.mlihomestay.com)



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