

Subject: Fwd: Evidence-based discipline / Re: Press Release - NORTH SHORE ALLIANCE FOR SUSTAINABLE GROWTH

From: Brian Platts <bplatts@shaw.ca>

Date: 30/07/2013 12:44 PM

To: Corrie Kost <corrie@kost.ca>

----- Original Message -----

Subject: Evidence-based discipline / Re: Press Release - NORTH SHORE ALLIANCE FOR SUSTAINABLE GROWTH

Date: Tue, 30 Jul 2013 11:34:03 -0700

From: Douglas Curran <dougcurran@shaw.ca>

To: Hazen Colbert <hazencolbert@hotmail.com>, david@twisters.ca, glenn544@gmail.com
DNV.Council@atl4mhib01.myregisteredsite.com, chair@metrovancover.org,

CC: msmith@westvancouver.ca, sunnewstips@vancouver.sun.com, Eric Miuri <president@lvca.ca>, Dan Ellis <ellis7880@shaw.ca>, jane.thornthwaite.mla@leg.bc.ca, tabtips@theprovince.com, editor@nsnews.com, Dave Stuart <dstuart@dnv.org>, FONVCA <fonvca@fonvca.org>

Hello Hazen,

In reviewing your press release (below) and the attached "Frequently Asked Questions" I was caught by what I perceived as a lack of clarity and "evidenced-based discipline" advanced as a central pillar in your press release and attached FAQ.

The subject line reads "Alliance for Sustainable Growth", but this differs from the later use of the word "Sensible". The two words are not properly interchangeable. The totality of "The Community of the Municipality of the District of North Vancouver" would seem to imply full and complete agreement of all DNV residents to your positions, although neither I or my neighbours have not been consulted on this matter. This is one area where rigorous "evidence-based discipline" and the "true community consultation" desired by NSASG could profitably be employed.

The FAQ presented, are in most cases, not facts, but opinion, but here too, there is a lack of demonstrated, qualified evidence or attribution to any statement.

For example, "The carbon footprint of towers is massive."; does this refer to office towers, residential towers, towers built 20 years previous or current DNV standards LEED buildings? Is the "massive" referred to on a per living unit basis, ie; a 3,000 sq.ft. single family home of 40 years, compared to a new 1,000 sq.ft 2 bdrm. apartment? Accurate direct comparisons are important if the goal is properly inform, not merely provoke.

Similarly, your statement, "The District has not promised to lower taxes." is likely true. I don't believe any such promise was ever made or contemplated by anyone. However, the critical point is that DNV residents will face greatly increased taxes if it lacks both the tax base to replace critical infrastructure and the ability to house its growing ranks of seniors, not to mention those whose are unable to generate the >\$170,000 annual household income (DNV Planning 2011 statistic) required to purchase the average DNV single-family home.

NSASG's narrow perspective is indicated by the incomplete information provided regarding "**does the land owner have to pay the District money for the value increase?**" The short answer is yes,". A more complete description would be that 75% of the uplift in land value arising from development is paid directly to DNV to offset the cost of community amenities. This is another way of saying, "Developers pay significant sums on top of construction and related costs to offset amenities and services that taxpayers are reluctant to pay for themselves through higher taxes. Through CACs, existing residents effectively obtain (or participate if you will) in the financial upside of development." Again, what needs to be made more "transparent" and less "open to much interpretation" is the true basis of CACs and the full cost of the lifestyle that DNV residents say that they want.

I look forward to seeing a more balanced and direct relationship between your positions, and the evidentiary basis of those comparisons. Lastly, we need to have a both longer and wider perspective of the consequences - both intended and unintended - of adaptation made in reaction to changes requiring global perspectives of local conditions.

I await further clarification of what exactly constitutes "their unique form of political expression".

sincerely, Doug

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From: Hazen Colbert [<mailto:hazencolbert@hotmail.com>]

Sent: Monday, July 29, 2013 02:39 PM

To: Hazen Colbert <hazencolbert@hotmail.com>

Cc: Mike Little; Alan Nixon; Lisa Muri; Roger Bassam; Doug MacKay-Dunn; Richard Walton, Mayor; chair@metrovancover.org <chair@metrovancover.org>; raymond.louie@vancouver.ca <raymond.louie@vancouver.ca>; Darrell Mussatto; msmith@westvancouver.ca <msmith@westvancouver.ca>; jane.thornthwaite.mla@leg.bc.ca <jane.thornthwaite.mla@leg.bc.ca>; sunnewstips@vancouver.sun.com <sunnewstips@vancouver.sun.com>; president@lvca.ca <president@lvca.ca>; tabtips@theprovince.com <tabtips@theprovince.com>; Newsroom, North Shore News; David Stuart; Karen Rendek; CBC Newsroom; ellis7880@shaw.ca <ellis7880@shaw.ca>; glenn544@gmail.com <glenn544@gmail.com>; david@twisters.ca <david@twisters.ca>

Subject: Press Release - NORTH SHORE ALLIANCE FOR SUSTAINABLE GROWTH

To: Lower Mainland Print & Broadcast Media
District of North Vancouver Mayor and Council
Metro Vancouver Chair & Vice Chair
Provincial MLA
District of North Vancouver Staff

District of North Vancouver Implementation Committee
Lynn Valley Community Association

For immediate release:

NORTH VANCOUVER, BRITISH COLUMBIA (July 29, 2013). The Community of the District Municipality of North Vancouver is pleased to announce the launch of the **North Shore Alliance for Sensible Growth (NSASG)**. **NSASG** is committed to bringing evidence- based discipline to local government decision making and returning local accountability to all North Shore municipal matters such as Official Community Plan policy involving building height, population density and transportation issues.

A full press release is attached along with FAQs and contact information.

Hazen S. Colbert

Vice Chair, Communications & Government Relations

North Shore Alliance for Sensible Growth

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<Press ReleaseJuly29.docx>