

DEEP COVE NORTH SHORE MARINA

**2890 Panorama Drive
North Vancouver, BC
V7G 1V6**

July 23, 2013

Attention: Municipal Clerk

Re: Proposed changes to PRO zoning

**As owners of the Deep Cove Marina and BPYA 191 Holdings Ltd at 2890
Panorama Drive we want to submit our objection to the proposed deletions to the
PRO Zone.**

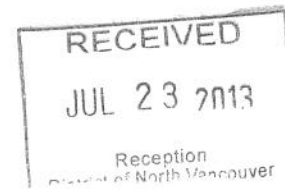
**A large portion of our property falls under the PRO Zone and we have serious
concerns regarding the reduction in allowable uses and the corresponding reduction
in our property value and revenues.**

**It would appear that council is considering changes to deal with issues on a specific
property and are using a broad brush that ultimately affects all other properties.
We feel that council should be more proactive on the existing issue and leave other
property owners alone. We are currently using some of the uses council has
proposed to change. Our area is considered prime recreational property and who
knows what the future might entail.**

Thank you for hearing our concerns,



Rick Barbieri



July 20, 2013

Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Regarding: Proposed Amendment to the Permitted Uses in the Park, Recreation and Open Space (PRO) Zone – Bylaw 7998

The Columbia Foundation/Children's Jubilee Summer Camp Association owns property zoned PRO (015-965-457), which we believe will be negatively impacted by the proposed zoning amendment.

Camp Jubilee has been welcoming campers to the shores of Indian Arm since 1936. Camp Jubilee sits on 128 acres on Indian Arm, North Vancouver, BC. The camp was established during the 1930's in the middle of the depression to provide opportunities for low-income families to send their children to summer camp.

Currently, Camp Jubilee provides a wide range of programs and services to children and youth from March – October each year. In 2013, Jubilee will welcome more than 6000 guests through its outdoor school, summer camp and conference center programs. The majority of campers receive financial assistance to attend summer camp programs.

We are very concerned about the proposed RPO zoning amendment, as we believe it will limit our ability now and into the future to provide camping services to children, youth and families on the property. The zoning amendment states that campgrounds will not be permitted in the amended RPO zoning. This creates several issues for us:

1. Camp Jubilee operates a Camp and Conference Center. Will this be allowed under the new zoning now and into the future?
2. Camp Jubilee has been working with District staff and other consultants over the past 3 years to prepare plans for a renovation and expansion of our camp facilities. How will the Proposed Zoning Amendment affect our ability to do this?

We would request an immediate meeting with district staff and/or council to discuss these issues as well as to be placed on the speakers list for the upcoming public meeting.

David Duckworth
General Manager
Columbia Foundation/ Children's Jubilee Summer Camp Association
(604) 937-7388 Cell: (604) 338 7130

From: [DNV Input](#)
To: [Brent Dunsford](#)
Subject: FW: Public Hearing July 23, 2013 - Bylaw 7998, Amendment to Permitted Uses in PRO Zone
Date: Monday, July 22, 2013 8:23:44 AM
Attachments: [District of NV - Public Hearing 2013.pdf](#)
[ATT00001.htm](#)

For PH package.

Louise

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: Dave Duckworth [mailto:duckworth@campjubilee.ca]
Sent: Saturday, July 20, 2013 11:29 AM
To: DNV Input; Richard Walton, Mayor; rbassam@dmv.org; Robin Hicks; Mike Little; Doug MacKay-Dunn; imuri@dnv.org; Alan Nixon
Cc: Daveduckworth As; David Levi; Heather Conradi; Rod Hiebert Hiebert; Darryl Walker; Reid Johnson; Anne Peterson
Subject: Public Hearing July 23, 2013 - Bylaw 7998, Amendment to Permitted Uses in PRO Zone

Mayor and Council
District of North Vancouver

Please find attached a letter regarding the Proposed Amendment to the Permitted Uses in the Park, Recreation and Open Space(PRO) Zone.

The Columbia Foundation/Children's Jubilee Summer Camp Association owns property zoned PRO (015-965-457), which we believe will be negatively impacted by the proposed zoning amendment.

We would request the following:

- A: That our letter to be included as a written submission for the Public Hearing and:
- B: That we be added to the speakers list for the Public Hearing and:
- B: A meeting with Council and/or District staff to discuss the the proposed amendment and to review how it might effect our property and operations(including renovations, upgrades and expanded facilities).

Thank you

David Duckworth
General Manager
Columbia Foundation/Children's Jubilee Summer Camp Association
604-937-7388 Cell: 604 338-7130



July 20, 2013

Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

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David Duckworth
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metrovancover

Greater Vancouver Regional District • Greater Vancouver Water District

Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancover.org

 Regional Parks, West Area Office
 Tel. 604 224-5739 Fax 604 224-5841

July 23, 2013

File: PA-03-01-CAP

James A. Gordon CMC, Municipal Clerk
 District of North Vancouver
 355 West Queens Road
 North Vancouver, BC V7N 4N5

Dear Mr. Gordon:

Re: Amendment to the Permitted Uses in the PRO Zone – DNV Rezoning Bylaw 1296 (Bylaw 7998)

Thank you for the July 11, 2013 Notice of Public Hearing and the opportunity to comment on the proposed rezoning bylaw 7998.

Metro Vancouver Regional Parks' interests relate to the proposed removal of 'camping ground' as a permitted principal use in Capilano River Regional Park and Lynn Headwaters Regional Park, in the District of North Vancouver (DNV).

'Group Campground' is a well-established feature in some of our regional parks. These campgrounds are gated reservation-required facilities with minimal built structures often used by children's groups with adult supervision or by family groups. The components of a group camp usually include a picnic shelter & tables, gravel tent pads and toilets. Regional parks with group campgrounds often have a resident park caretaker. Neither of our regional parks in DNV has a group campground and we do not have plans at present to provide group campground facilities.

Camp Capilano is located in Capilano River Regional Park at 4077 Capilano Park Road, providing indoor overnight accommodation for 40 campers and 4 supervising adults. At times, groups using Camp Capilano wish to set up tents near the Camp building for an outdoor overnight camping experience for some of their older campers. Camp Capilano has an on-site resident camp caretaker.

Metro Vancouver Regional Parks asks for the opportunity to work with DNV staff to address camping opportunities in regional parks, while also addressing issues related to FFD-zoned properties located in the Alpine Area, inaccessible by road and fire fighting services and subject to potential environmental impacts.

Sincerely,

Mitch Schalski
 West Area Manager, Regional Parks, West Area
 Metro Vancouver Planning, Policy and Environment

MS/mg

cc: Eric Wilhelm, Community Planner, DN
 7653441