

Edgemont & Upper Capilano Community Association

General Meeting

7:00pm, Tuesday, Sept 29th, 2015

Capilano Branch Library

Potlatch Room

Chair: Grig Cameron

Draft Minutes

1) Call to Order:

Meeting Chairperson, Grig Cameron, called the meeting to order at 7:00 p.m. and welcomed about 60 attendees. Grig gave a brief outline of the agenda and explained that EUCCA General Meetings are run under the “New England Town Hall” format where anyone may speak when acknowledged by the Chair, but once a point has been made it should not be repeated. It was noted that although all general meetings are open to anyone to attend – EUCCA is a residents’ association and only members may vote on issues.

2) Presentation by Boffo Properties re: 1103 – 1123 Ridgewood Dr.:

(Josh Anderson & Jamie Wallace of Boffo Properties, with Lance Berelowitz of Urban Forum Associates.)

Josh made a presentation on a proposal to redevelop the four single-family properties into 24 ground-oriented townhomes. Highlights included:

- The project would comply with the Edgemont Refresh Plan.
- Topics discussed – site plan; unit sizes; vehicular access; underground parking has 48 resident stalls and 3 visitor stalls; public plaza included at Edgemont/Ridgewood corner.
- Building design is two-and-half storeys with a pitched roof.
- 6 units will be adaptable for elevators if needed for disabled.

Questions & Answers Included:

- Unit prices will likely be \$950,000 and up.
- Landscaping will include trees but existing large conifers will be removed.
- Visitor parking should be 6 stalls.
- Basement storage could be converted into a rec room.
- Traffic study has been completed.

3) Proposed Veterinarian / DNV Animal Shelter at 2580 Capilano Road:

EUCCA Executive Committee member, Louise Nagle, reported on the Public Information Meeting for the proposed new facility. Details included:

- New vet hospital will offer emergency care 24hrs a day, 7 days a week.
- Proposed 15,000 sq. ft. building will include a new DNV animal shelter.

- Will include underground parking.
- Does not require rezoning or OCP amendment.

4) Coffee Break by Delanys & Membership Dues Collection

5) Presentation re: 3105 & 3115 Crescentview Dr.

(Mike Fournogerakis, property owner, Richard White, Planning consultant, & Ray Letkeman, architect.)

Richard and Ray gave a presentation on a proposal to redevelop the two properties into a three-storey condo building with 25 units on 3115 plus an adjacent single-family unit on 3105. Highlights included:

- Topics discussed – site plan; minor building encroachment into environmental area at the rear of the site; parking shortfall; building design and benefits of a single-family house as an appropriate transition.
- Underground parking would extend under the 3,600 sq ft single-family home (an “air space parcel” will be required on title).
- A 1.75 floor space ratio is proposed for 3115 with a .55 FSR on 3105.
- Project has 43 parking stalls which is 9 stalls short of what is required.

Questions & Answers Included:

- Concern expressed that there is an existing on-street parking problem.
- Traffic study is being undertaken.
- Suggestion that the number of units be reduced to better comply with parking requirements.
- Unlike the adjacent 55-plus seniors’ Edgemont Villa building these condos will be unrestricted.
- Suggestion that a public benefit be provided in the form of the project designating a few units as non-market.
- Preliminary application has been submitted.

6) Meeting Adjourned at 8:45 p.m.

Grig thanked everyone for attending and noted that EUCCA is sponsoring an All-Candidates’ Meeting on October 14th 7:00 p.m. at Highlands United Church.