

ANNUAL GENERAL MEETING

Edgemont & Upper Capilano C.A.

CAPILANO LIBRARY

Wed. Feb 4th 7:00 ~ 8:45 pm

AGENDA

- **METRO PRESENTATION: (1) LOWER SEYMOUR RECREATIONAL FACILITIES ENHANCEMENTS. (2) RECENT RIVER ROCK SLIDE IMPACTS.**
- **METRO PRESENTATION: COMMUNITY IMPACTS OF CAPILANO WATER MAIN CONSTRUCTION**

Coffee Break – by Delany's

- **DEVELOPMENTS IN EDGEMONT VILLAGE**
- **ANNUAL FINANCIAL REPORT**
- **ELECTION OF EXECUTIVE**
- **DNV COUNCIL UPDATES**



EUCCA is a non-profit group formed in 1992 by residents of Upper Capilano who consider Edgemont Village to be their "Town Centre" and want to play a pro-active role in issues which affect the livability of the commercial area and the residential neighbourhoods

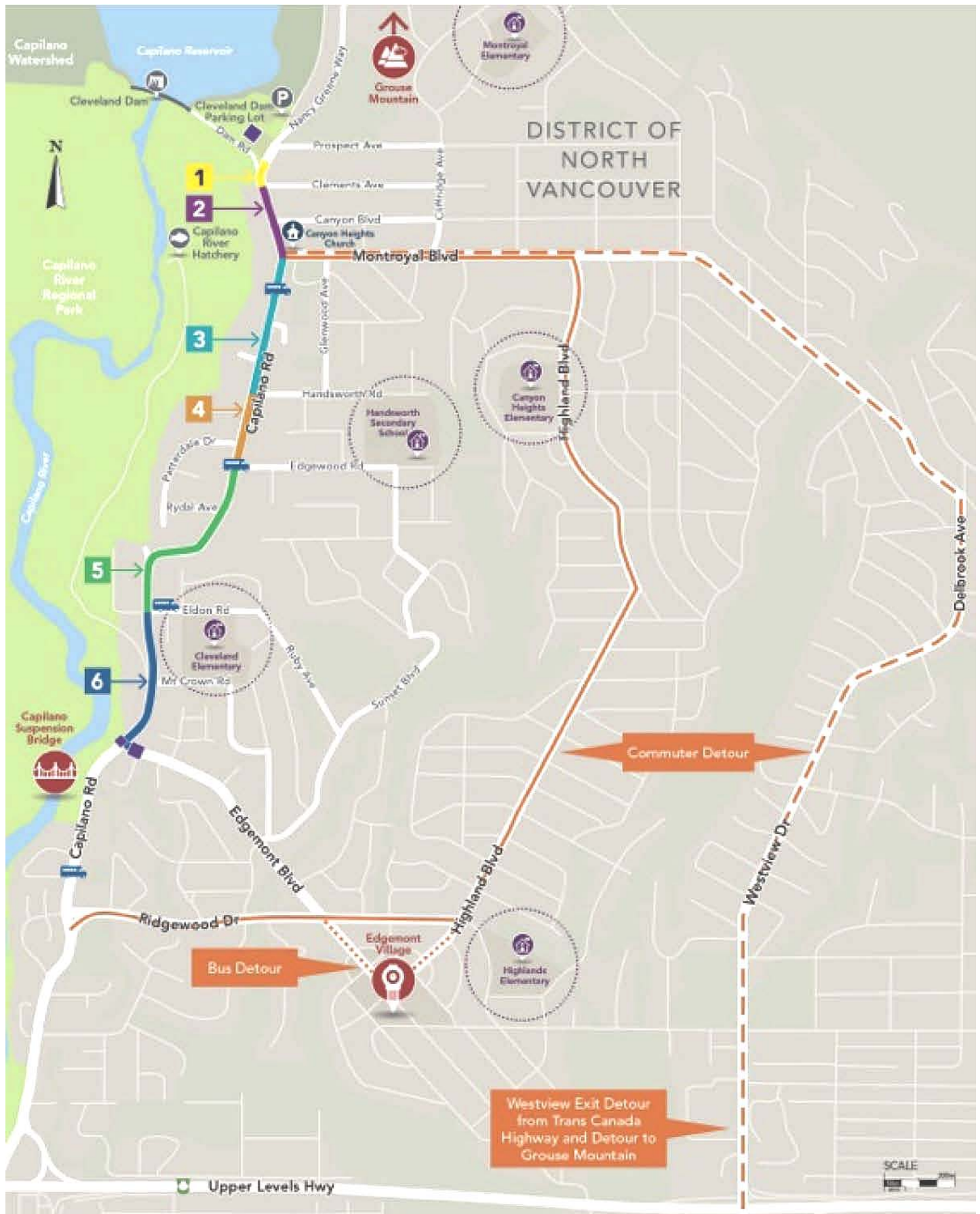
ALL RESIDENTS OF UPPER CAPILANO ARE WELCOME

ECA/EUCCA Information Contact: Brian Platts - (604) 988-5594 bplatts@shaw.ca

More details on community issues can be found at the Federation of North Vancouver Community Associations' web site

www.fonvca.org/Edgemont

TRANSPORTATION ROUTING DURING CAPILANO WATERMAIN CONSTRUCTION



EUCCA ANNUAL GENERAL MEETING A G E N D A

- 7:00 – 7:05 Opening Remarks/Review of Agenda (**Grig Cameron**)
- 7:05 – 7:25 METRO: LOWER SEYMOUR / ROCK SLIDE – w. Q/A (**Mike Mayers**)
- 7:25 – 7:55 METRO: CAPILANO WATER MAIN – w. Q/A (**Steve Billington**)
- 7:55 – 8:05 Coffee Break (Delany's) / Annual Voluntary Dues \$5/family**
- 8:05 – 8:10 Developments in Edgemont Village - (**Peter Thompson**)
- 8:10 – 8:20 Annual Financial Report - (**Corrie Kost**)
- 8:20 – 8:30 Election of Executive (**Grig Cameron**)
- 8:30 – 8:45 DNV Council Updates (**Corrie Kost**)
- 8:45 – 8:50 A.O.B / Closing Remarks (**Grig Cameron**)

Feedback & Suggestions ? : Brian Blatts bplatts@shaw.ca

February 4, 2015

Development Projects in Edgemont Village

Edgemont Commons (Blue Shore Credit Union)

- Approaching final inspection and occupancy certification
- Public Artwork – ‘The Life Protector’
- The green plantings on the wall adjacent to Highland House are a requirement.

Edgemont Seniors Living (ESL)

- Site clearing completed
- Permitting and tendering underway
- Excavation/construction beginning in April
- 18 months for construction

Grosvenor Edgemont

- Detailed application submitted to DNV just before Christmas
- Meeting with the Advisory Design Panel scheduled for Feb 12th
- Public Information Meeting being planned for March

Petro Canada Site (Woodbine/Queens)

- No new development application submission
- Opportunities for linkage to future planning for Woodbine block including connecting link from Woodbine to the laneway

3730 Edgemont Blvd

- Development Application proceeding
- ADP and Public Information meeting held in Nov/Dec 2014
- Consideration of 1st Reading at Council likely in March

1123 Ridgewood/3293 Edgemont

- Potential Townhouse development
- Within the potential townhouse development area of the Edgemont Refresh Plan

3105/3115 Crescent View (ex-Barlow property)

- Potential Apartment development
- Within the apartment development area of the original local area plan and the Edgemont Refresh Plan

Queens/Newmarket (ex-Bakehouse)

- No development information at this time

Edgemont

LEGEND

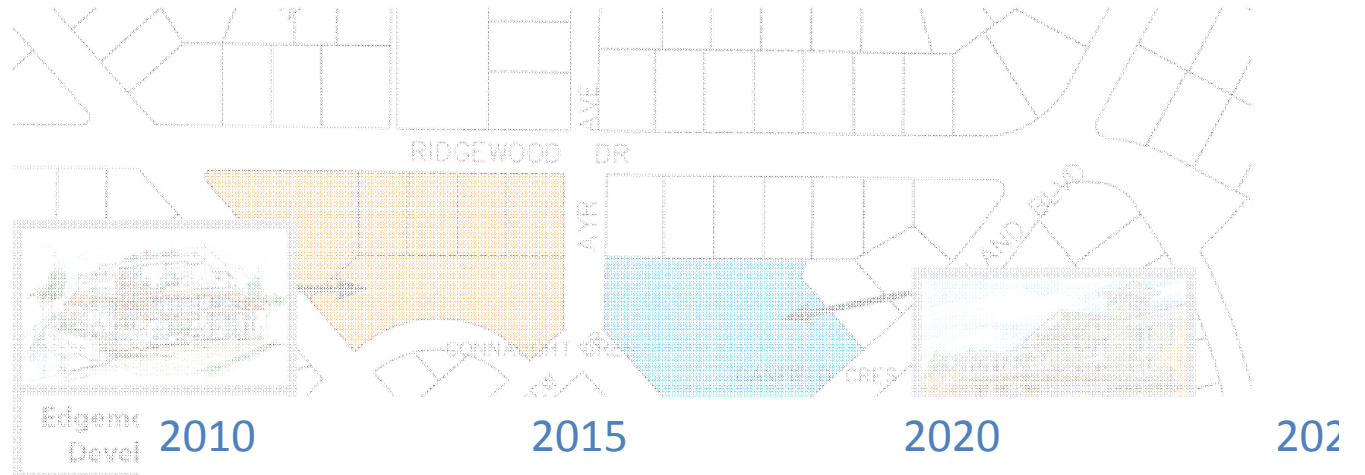
 Under Construction

 Under Review

 Possible Application



Edgemont



Project Name

Edgemont

Edgemont Village Grosvner

Edgemont Senior Living

3115 Crescentview Drive

Construction

Under Review

Possible Application

Rezoning Date

Development Permit to Occupancy

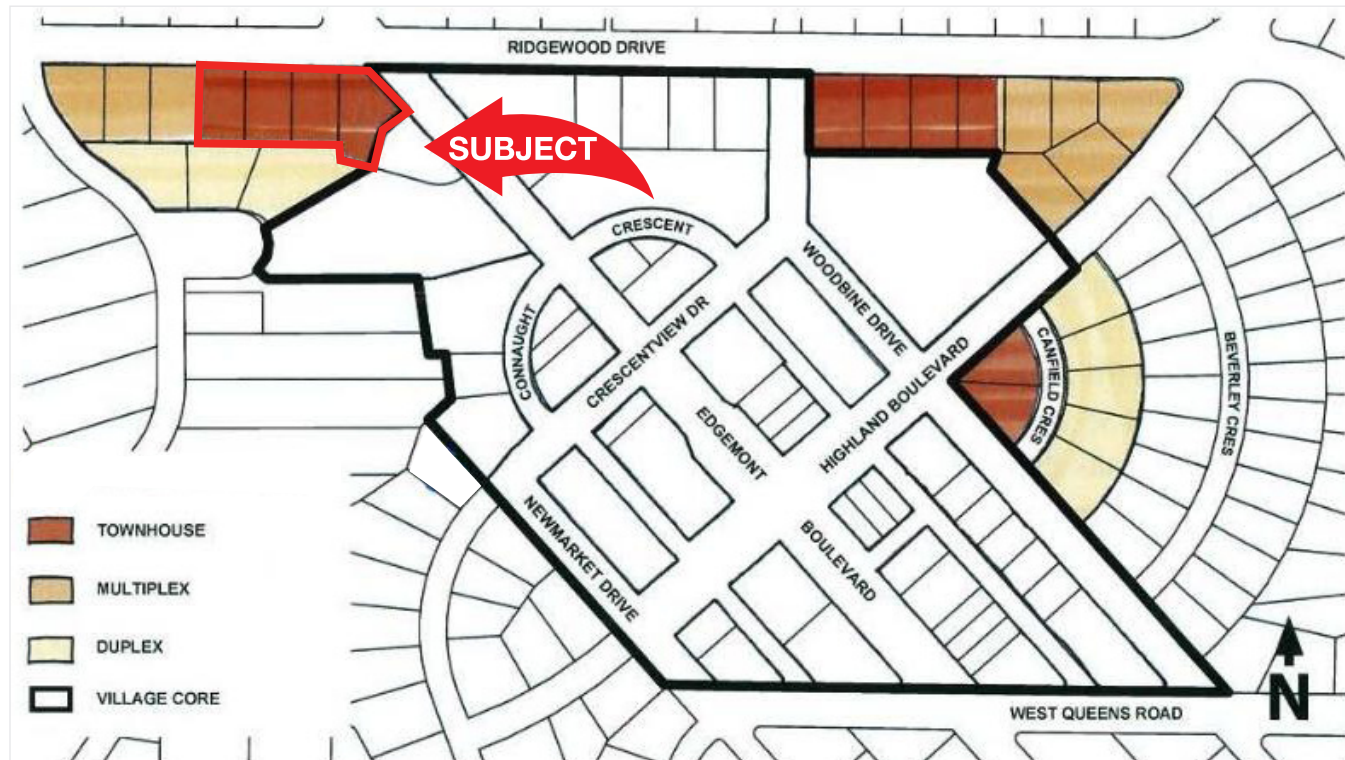
2011-2014
0 units

2015-2019
194 units

2019-2024
0 units

Total: 194

The Edgemont Village Centre Plan (the “EVCP”) was approved by District of North Vancouver Council in April 2014. The EVCP designated the subject properties for a new housing type – Townhouses up to three stories in height, at up to a 1.2 FSR.



FINANCIAL STATEMENT / TRANSACTION REPORT

Financial Statement for EUCCA - Prepared by Corrie Kost (Treas.)

Mar 22/2011 to Jan 28/2015

DATE	Transaction	Memo	Amount	Balance
Mar 22/2011	Library Room Rental (Mar 22)	ECA AGM (pre-paid to J. Walsh)	0.00	276.79
Mar 22/2011	Members Contribution	EUCCA AGM	210.00	486.79
Apr 27/2011	Contrib. To Highlands Church	Donation HUC for Federal ACM	-100.00	386.79
Apr 28/2011	Kevin Evans Appreciation	Moderating Apr27th Federal ACM	-40.59	346.20
Apr 29/2011	Interest		0.01	346.21
May 25/2011	Rm rental re-imbursement by DNV	For room rental	47.75	393.96
May 27/2011	COC Contrib. Highland Church & KEA	Federal ACM & Kevin Apprec.	70.30	464.26
Jun 21/2011	Library Room Rental (June 21)	EUCCA Gen Mtg (Jun 21)	-47.75	Rebated by DNV
Jun 22/2011	Members Contribution	EUCCA Gen Mtg (Jun 21)	20.00	484.26
Oct 12/2011	Library Room Rental (Oct 12)	EUCCA Gen Mtg (Oct 12)	-47.75	Rebated by DNV
Oct 12/2011	Contrib. To Sharon Proctor	EUCCA Gen Mtg (Oct 12)	-50.00	434.26
Oct 31/2011	Interest		0.02	434.28
Nov 4/2011	Book to Rev.Cheryl Black	Donated ACM held Nov 16 (\$70 to Brian Albinson for this and above item)	-20.00	414.28
Nov 18/2011	Contrib to Highlands Church	Repay Peter Thompson...	-100.00	314.28
Jan 2012	Library Room Rental (Mar 14)	EUCCA AGM Mtg (Mar 14)	-47.75	Rebated by DNV
Mar 14/2012	AGM Report			314.28
Mar 15/2012	Members Contributions		410.00	724.28
Mar 23/2012	Members Contribution		20.00	744.28
	Interest		0.02	744.30
Jun 13/2012	Library Room Rental	EUCCA GM Jun 13	-47.75	Rebated by DNV
Jun 13/2012	New Members Contrib	EUCCA GM Jun 13	60.00	804.30
Oct 24/2012	New Members Contrib	EUCCA GM Oct 24(dep Nov21)	20.00	824.30
Dec 7/2012	interest		.04	824.34
Mar 21/2013	Library Room Rental (Mar 21)	EUCCA AGM (paid by Walsh)	-48.59	Rebated by DNV
Apr 05/2013	Member Contributions (Mar 21)	EUCCA AGM	240.00	1064.34
May 7/2013	interest		.04	1064.38
May 9/2013	Contrib to Highlands Church	Prov ACM in Church	-100.00	964.38
Oct 23/2013	Library Room Rental (Oct 23)	EUCCA GM (paid by Walsh)	-48.59	Rebated by DNV
Oct 24/2013	Member Contributions (Oct 23)	EUCCA GM	70.00	1034.38
Oct 31/2013	interest		0.05	1034.43
Feb/2014	Library Room Rental (Mar 10)	EUCCA AGM (paid by Walsh)	-48.59	Rebated by DNV
Mar 10/2014	Member Contributions (Mar 10)	EUCCA AGM	105.75	1140.18
Apr 16/2014	Contrib to Highlands Church	EUCCA-Executive mtg rm 201	-50.00	1090.18
May 7/2014	Interest		0.05	1090.23
Nov 13/2014	Contrib to Highlands Church	ACM Nov 12/2014	-100.00	990.23
Nov 13/2014	Repay Brian Albinson CHQ#91	Misc. (wine/book credit, etc)	-110.35	879.88
Dec 24/2014	Library Room Rental (Feb 4/2015)	EUCCA AGM (cheq. #68 Mailed)	-42.00	837.88
Jan 27/2015	Library Room Rental (Jun 3/2015)	EUCCA GM of Jun 3 (cheq mailed	-42.00	797.88

C:\D-Sony\Community-Material\ECA\2015\budget-28jan2015.doc

Feb/2014	Library Room Rental (Mar 10)	EUCCA AGM (paid by Walsh)	-48.59	Rebated by DNV
Mar 10/2014	Member Contributions (Mar 10)	EUCCA AGM	105.75	1140.18
Apr 16/2014	Contrib to Highlands Church	EUCCA-Executive mtg rm 201	-50.00	1090.18
May 7/2014	Interest		0.05	1090.23
Nov 13/2014	Contrib to Highlands Church	ACM Nov 12/2014	-100.00	990.23
Nov 13/2014	Repay Brian Albinson CHQ#91	Misc. (wine/book credit, etc)	-110.35	879.88
Dec 24/2014	Library Room Rental (Feb 4/2015)	EUCCA AGM (cheq. #68 Mailed)	-42.00	837.88
Jan 27/2015	Library Room Rental (Jun 3/2015)	EUCCA GM of Jun 3 (cheq mailed)	-42.00	797.88

C:\D-Sony\Community-Material\ECA\2015\budget-28jan2015.doc

Entries for last 12 months

EUCCA EXECUTIVE 2015 – 2016

Arzoo Babul	arzoobabul@yahoo.com	778-340-8766
Grigor Cameron	grig.cameron@shaw.ca	604-980-6455
Adrian Chaster	adrian.chaster@gmail.com	604-986-8887
Rob Greene	robgreene.ri@icloud.com	604-988-2333
Susan Hyam	susanhyam@gmail.com	604-987-7896
Ron Johnstone	rjstone@telus.net	604-987-9444
Susan Kimm-Jones	sekj@shaw.ca	604-986-0917
Corrie Kost	corrie@kost.ca	604-988-6615
Louise Nagle	lnagle@shaw.ca	604-987-2937
Brian Platts	bplatts@shaw.ca	604-985-5104
Peter Thompson	peterjthompson@shaw.ca	604-985-5961
James Walsh	jwalsh11@shaw.ca	604-988-6318

Disclaimer & Intent

The following presentation is, to the best of my knowledge, a critique of DNV & Metro affairs over the past year and their impact on the livability of our community.

There is no intent to impugn the character or reputation of any public staff member or any of our elected representatives.

Corrie Kost



Pace of Development

January 20, 2015





Pace of Development

- OCP Vision
- Land Use Applications
- The NV Multi-Family Residential Market
- Coincidental Impacts
- Observations
- Next Steps



Official Community Plan

2009-2011 Extensive Community Collaboration and Engagement

Identified what's great:

- Neighbourhoods
- Natural environment

Although a global phenomenon - it is exacerbated by lack of local jobs and affordable housing. - cjk

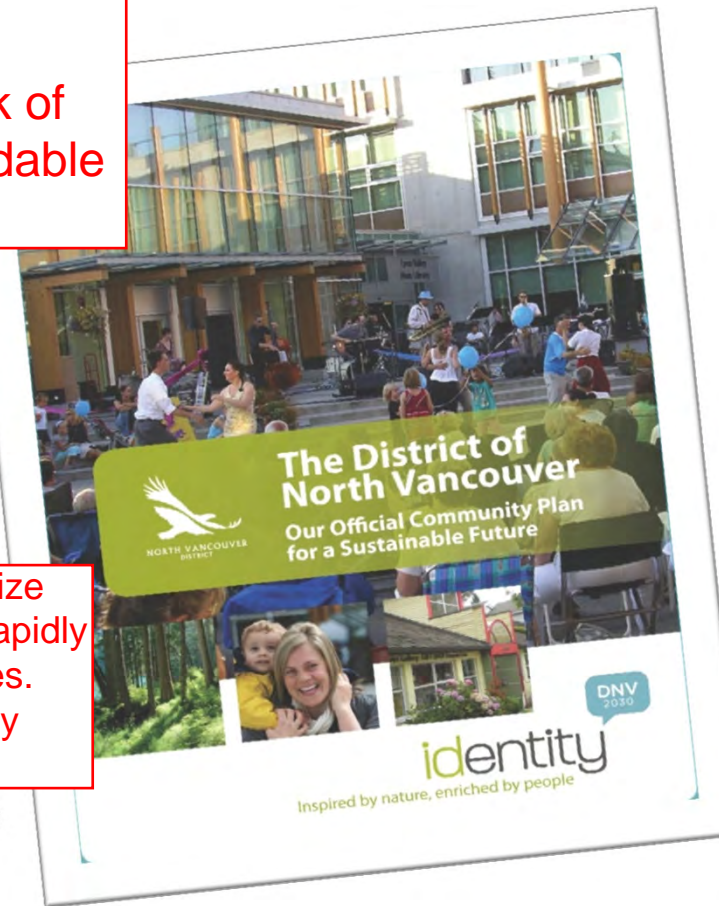
Identified issues as well:

- Missing generation
- Seniors isolation / inability to downsize locally
- **Loss of jobs**
- Regional growth pressures
- Global environmental issues
- Transportation

Understanding this is not rocket science! - cjk

Need to downsize influenced by rapidly rising local taxes. Deferrals largely rejected. - cjk

2011 - Community adopted OCP Vision to guide growth and change through 2031



Official Community Plan

Plan Directions

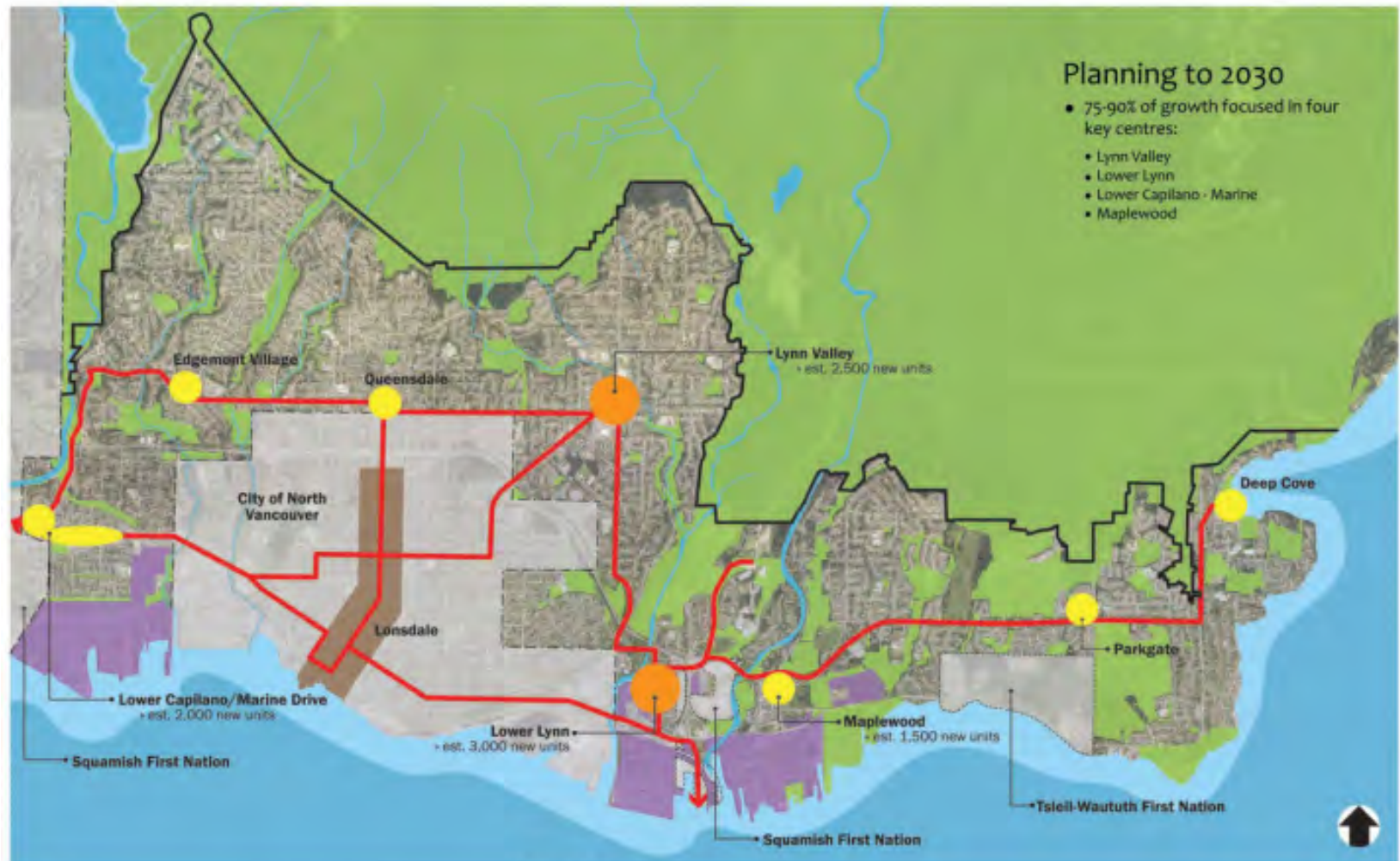
- Become a more balanced and diverse population through housing diversity
- Grow smart
- Protect existing neighbourhoods
- Use land use to lever transportation options
- Reduce our environmental footprint
- Become more economically dynamic
- Manage impact through low growth

Growth Framework

- Network of Centres



Network of Centres



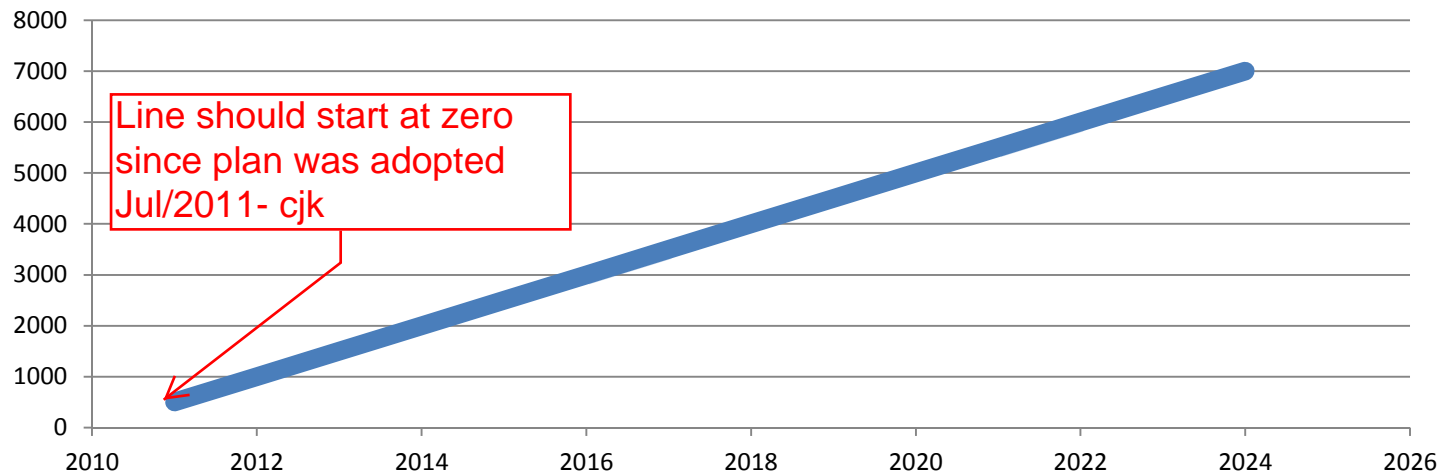
OCP Growth

OCP Plans for 105,000 People in DNV in 2030:

- 10,000 net new units
- 20,000 new people
- = 500 Occupancies / year

Planning Framework – Not Targets

2011-2024 (Net New Units)

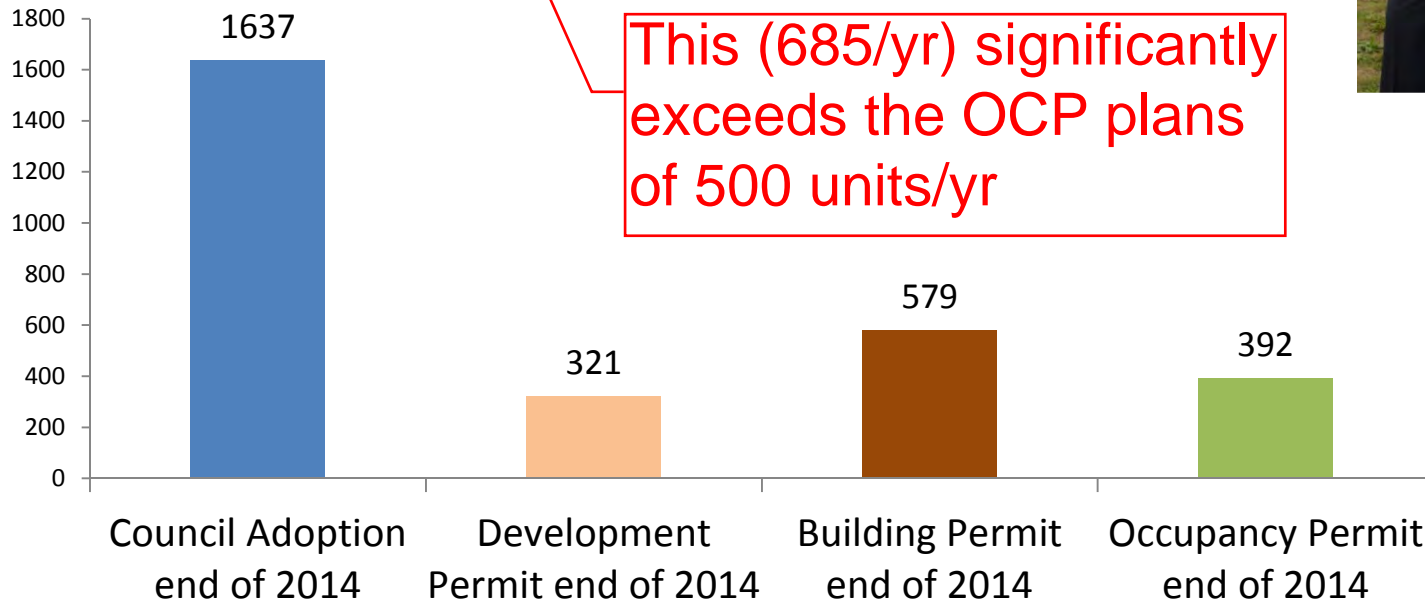


Applications – A Snap Shot

Residential Units

- Over the past 4 years Council has approved 2739 units

Current State of Approved Units



Application - Looking Forward

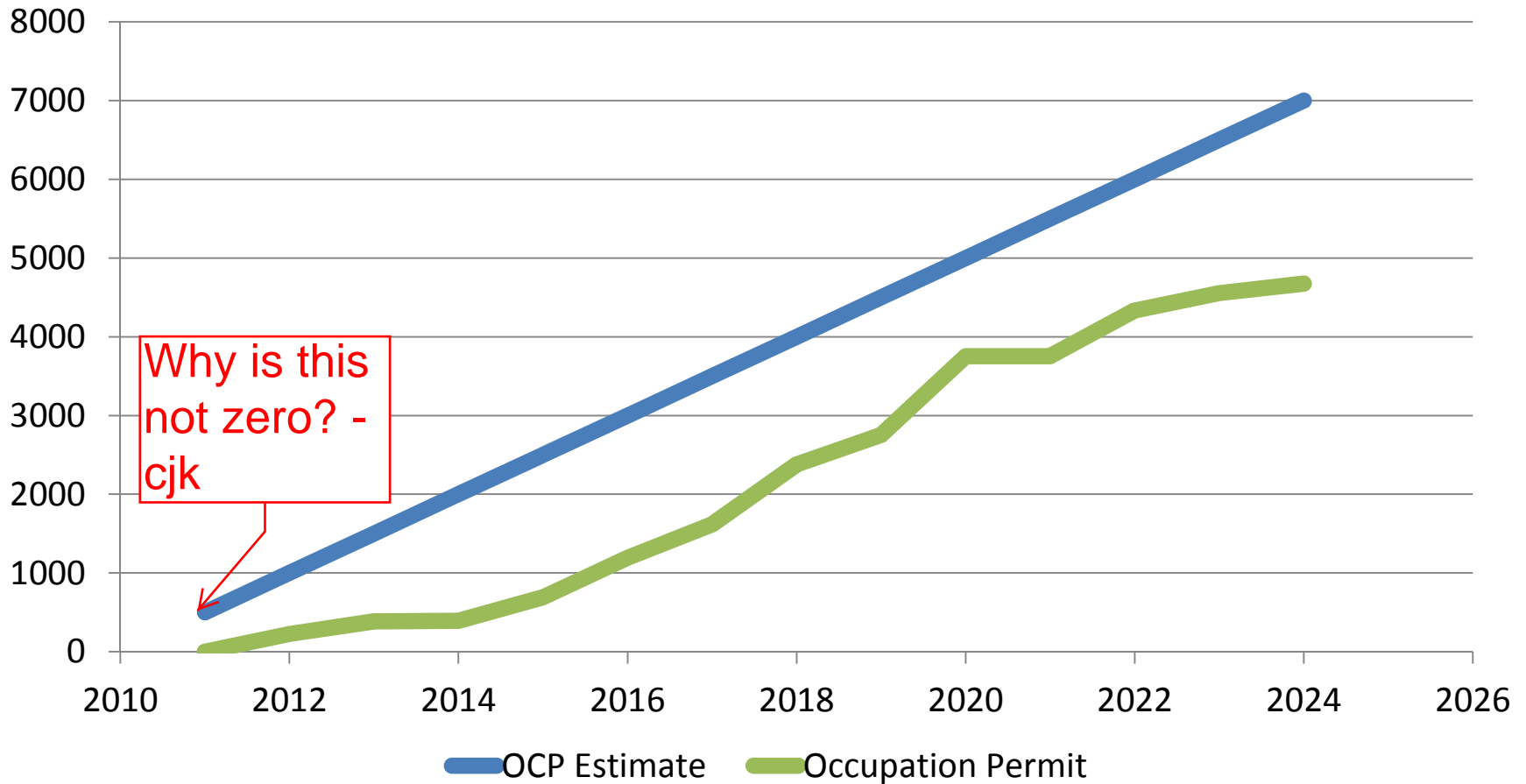
Residential Units

- Real interest, pre-application and applications anticipated for an additional 2150 units



OCP Estimate vs Unit Completion

2011-2024 Projection (Net New Units)



Coincidental Impacts

Coincidental to OCP Land Use Applications

- Healthy vibrant local economy
- Community Renewal
- Local and Regional Transportation

← So why job losses? -cjk

Healthy vibrant local economy

5095 Business Licences issued in the DNV

\$28 million in new and renewal capital by DNV alone

842 Building Permits

\$245 million in construction

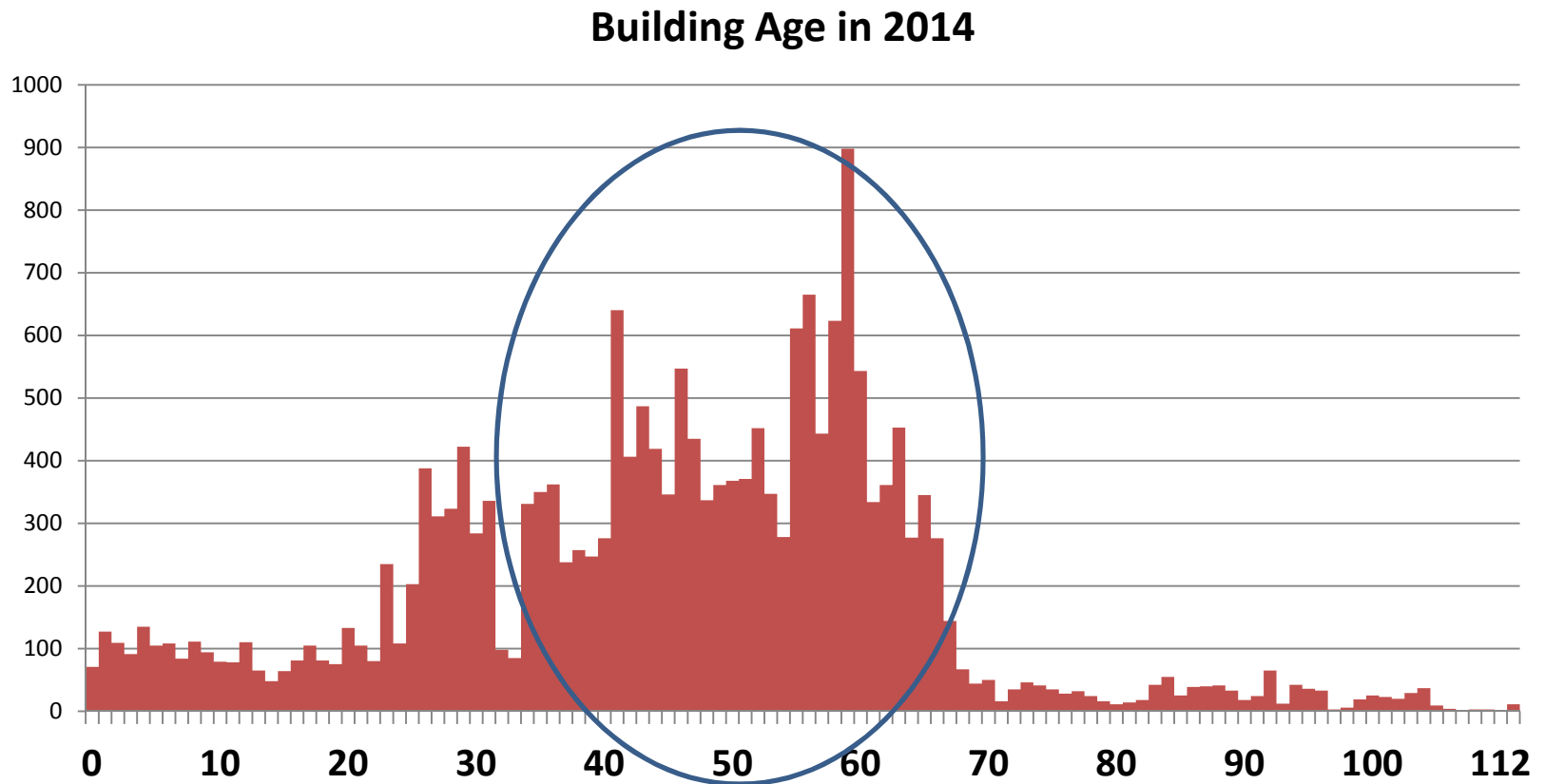
Market has signaled that the action is in Single Family, not Multi-Family ! - cjk

\$94 million for new single family

\$124million if renos added

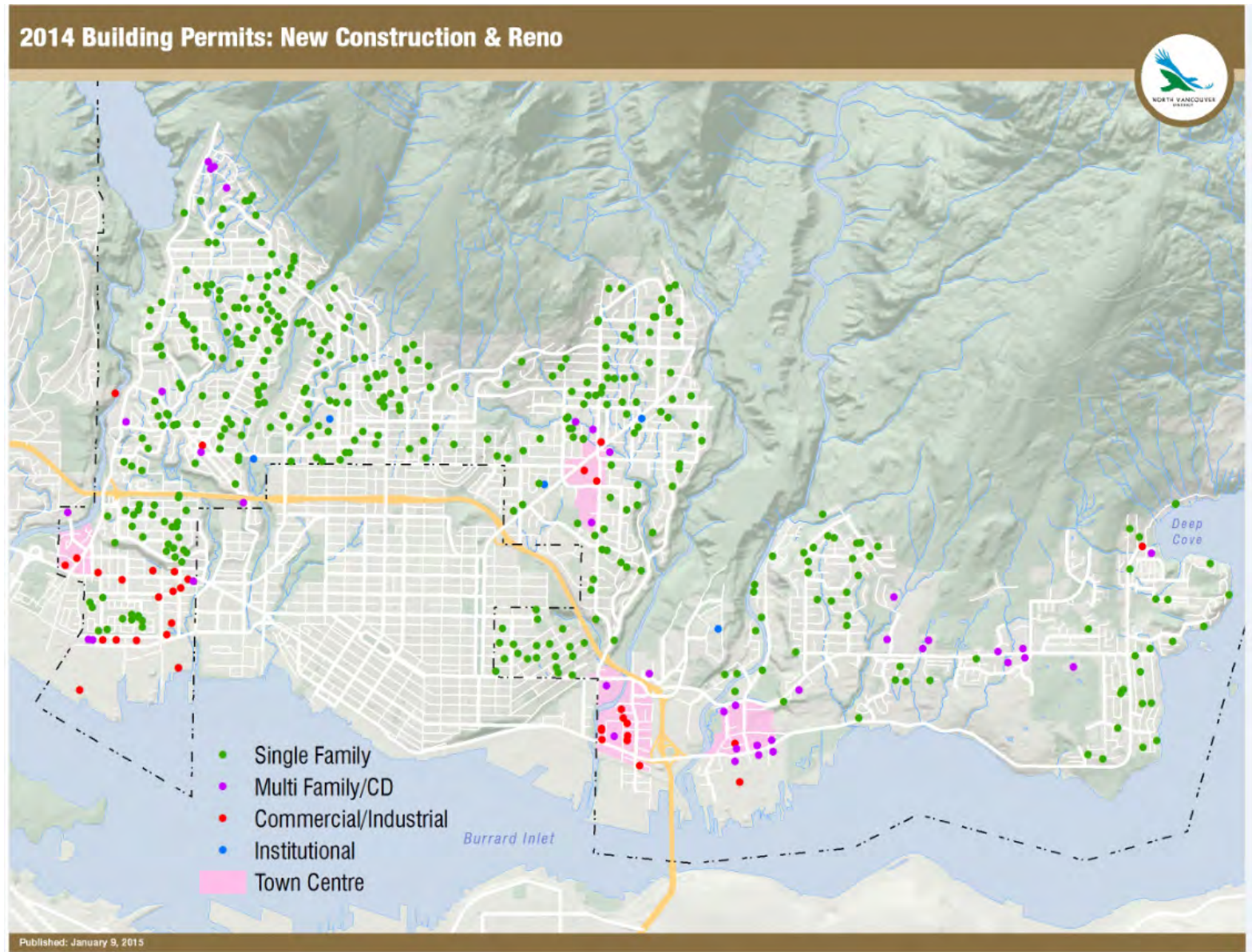
\$43 million for new multi-family

Community Renewal in Progress



- 60% of buildings over 35 years old
- Renewal of single family homes and utility infrastructure

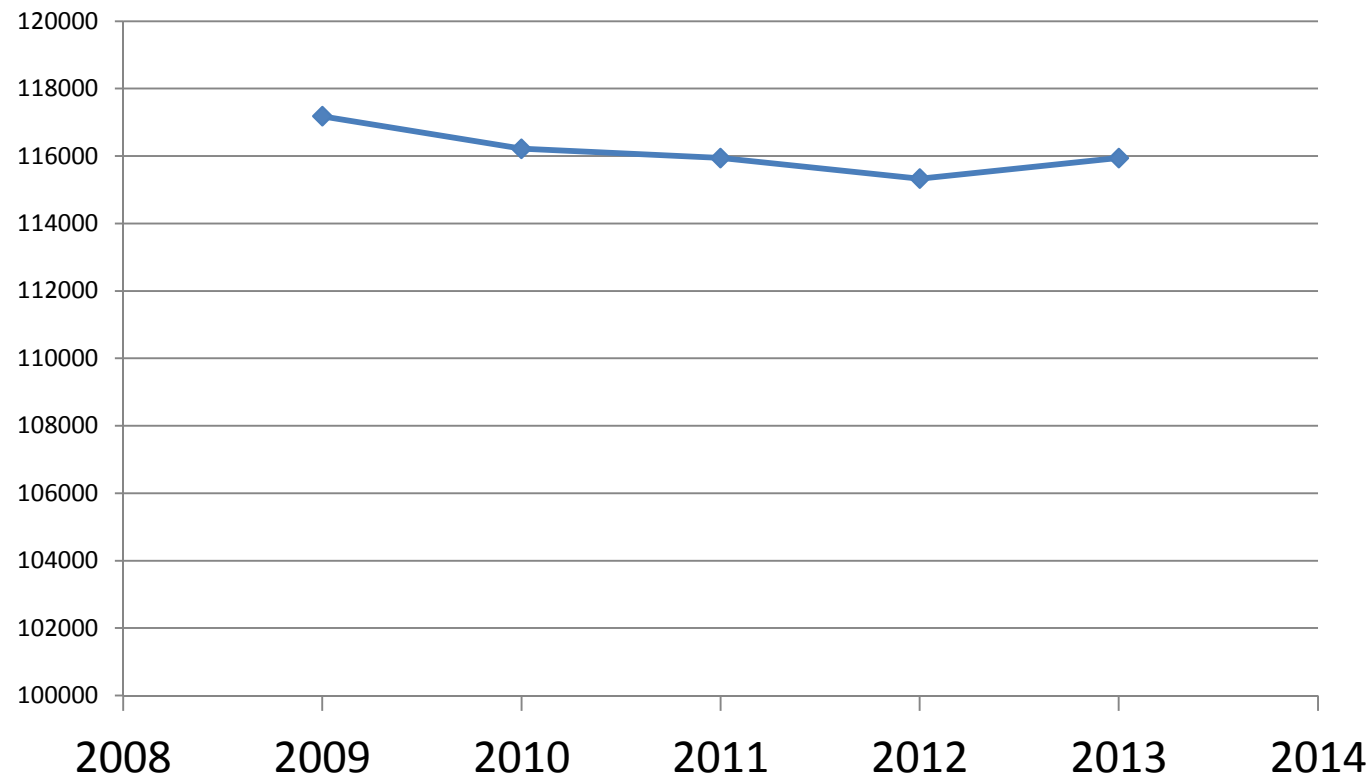
2014 All Permits



Daily Traffic is Not Increasing

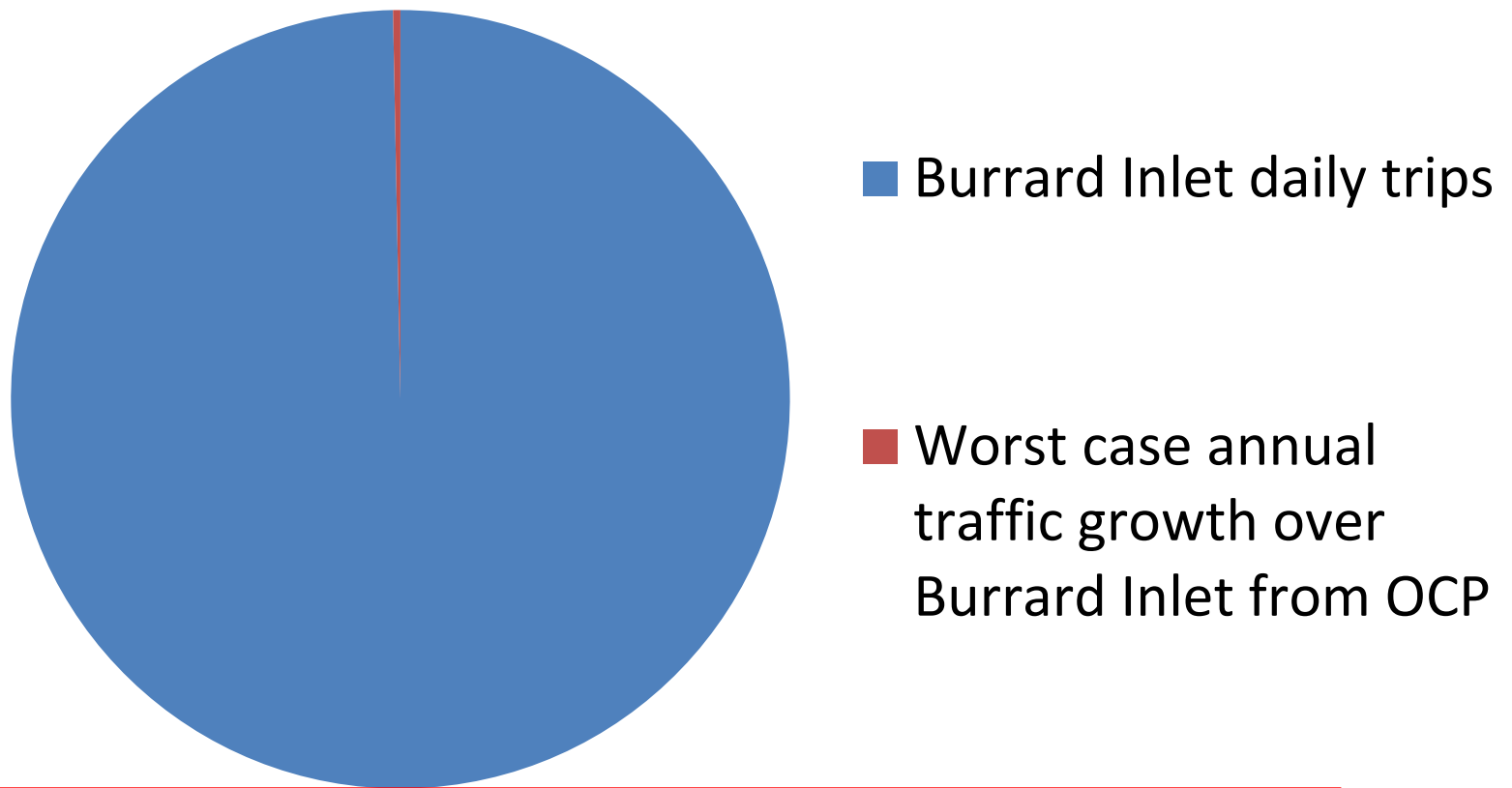
Note: Traffic during **peak hours** (not shown) is **more relevant**. - CJK

Average Annual Daily Traffic



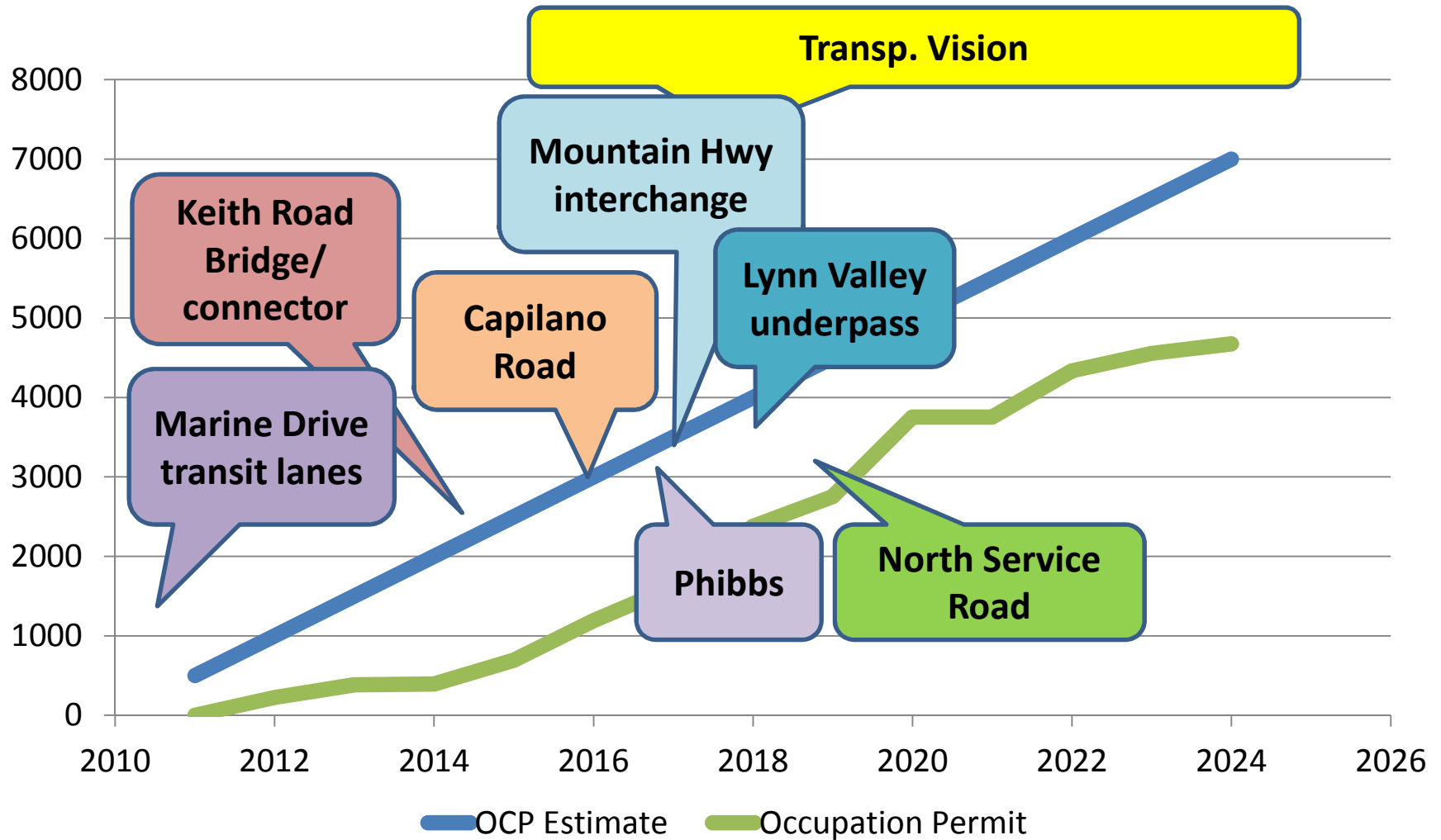
✓ Updated on February 23rd

Annual growth from OCP: marginal impact on bridge traffic






Again - traffic during peak hours, not shown, is a more relevant measure of potential congestion. - CJK

OCP Estimate vs Unit Completion



Observations

1. Plan monitoring  3 Years overdue! - cjk
2. A prioritization tool for **early** feedback and direction by Council  Left this far too late! - cjk
3. Consider phasing plan for Lynn Valley and Maplewood centres
4. Consider protecting older rental projects where feasible
5. Cautious around large automobile oriented subdivisions  Where is the alternative? - cjk
6. Create Centres construction traffic / infrastructure management plans

Observations

- At this point we do not appear to be outstripping the pace of development OCP
 - We are building for local end users
 - We are on track for balanced market
 - Regionally we are not taking a large share of development
 - Plan directions remain valid:
 - Network of centres
 - Minimize change in neighborhoods
 - Produce needed housing to support vibrant economy, protect the environment
 - Economic strategy to support local jobs
 - Manage OCP and construction impacts
 - Focus on relieving Hwy 1
- Really? - cjk
- They are still changing a lot! - cjk
- Too little - too late? -cjk

Next Steps / further work

- Understanding the economic value
- Map infrastructure/value and time
- Understanding issues related to HWY 1
- Is there anything else?

Indicators which measure congestion costs, such as per capita annual congestion delay, should be gathered for our two bridges across the inlet. -cjk

Sound bites - mostly on 2014 Council Issues

- Council to take 3rd look at “Pace of Development”
- Metro plans to raise small-load garbage drop-off 41%
- Taxes collected by DNV increase far above inflation
- William Griffin ready Fall 2016
- If we all drove electric cars it would only add 15% to electric grid.
- New multifamily units require “core” EV infrastructure
- Costs would double if Cap Main #9 went along river
- DNV passed bylaws to regulate Medical Marijuana

- CMAC – Community Monitoring and Advisory Committee now in its 12 year
- # of Council Closed meetings and consent items (no discussion) of Regular Council meetings increasing
- OCP (more jelly than stone) being regularly amended.
- DNV tightens road use by builders but paying fines still worth it for some.
- Recycling Simplified – NOT. From municipal “core” to resident “self” service in 30 easy steps.
- Fear/Age/Hills/Costs impede cycling on North Shore
- Children have right to play – but no school rain cover!

- NV Rec Com. combines with Culture Commission
- DNV average age increases 1 yr every 2 years.
- DNV “uplift” capture policy untested against BC re-assessments.
- DNV removes rental restrictions from strata powers
- OCP report card overdue? Victoria more prompt.
- “Affordable Housing” mentioned 14 times in OCP
- Council “pauses” developments in Seymour
- FSR ain’t what it used to be – many new exclusions
- Cap/Marine developments to lengthen light cycle.
- Stanley Park → my home 1 traffic light to become 8

- LGB volume down does not mean peak demand down
- DNV Annual Report attracts only 2 members of public
- Braemar School “surplus” land sale squashed
- DNV continues policy of 1% tax increase for capital replacement.
- “Turning Point” (addiction recovery for women) opens
- DNV overall homeless count down, up for seniors
- Coach houses slowly coming to a backyard near you.
- Ten year permissive tax exemption not granted (5yr)
- Lower Cap (Larco) development approved –
community facility by year 2022 but is \$8.5m enough?

- DNV re-activates “Amalgamation” issue
- Small lot in-fill policy cracks
- Edgemont Commons 30 seat Bakehouse no more.
- Highland Blvd in for a remake in 2016
- Lower Sunset vs. Upper Sunset blvd on traffic calming
- Council examined impacts of “Pace of Development” – cannot explain why traffic congestion worsened.
- DNV council public input 2→3minutes each
- Stong’s returns to North Shore (Front St– Maplewood)
- Councillors Little/Nixon (left) → Bond / Hanson
- COW meetings productive but lacks PI before decision

- Court tosses public hearing due to missing info.
- CNV declines Council of Councils meeting on Transportation Issues
- Transportation plebiscite re-promises old unfulfilled promises (eg 3rd Seabus)
- DNV Council now regulates professional dog-walkers
- Phased-Development agreements can fail to provide timely community benefits. Guidelines sorely needed.
- Community Associations reps. are annually informed on upcoming DNV budgets – next one Wed March 4th

- Study/discussion of direction of one-way lanes/streets in Edgemont Village, proposed since 1996- still waiting!

MAP: Which B.C. cities are growing fastest

<http://www.bcbusiness.ca/careers/map-which-bc-cities-are-growing-fastest>

Trevor Melanson & Stesha Ho | Dec 18, 2014

Stated that DNV population

increased by **7.33%** in 5 yr period ending October 2013.

Their source was Environics Analytics.

This is well beyond the 1.0% compounded annual growth anticipated in the DNV July 2011 Official Community Plan (Planning Framework).

If verified by, say the 2016 Canada Census, this would indicate a significant source of the explanation of the rapid onset of congestion in our transportation network.

> **DISTRICT OF NORTH VANCOUVER PROPOSED DCC RATE SUMMARY**
EFFECTIVE NOVEMBER 1, 2013

Some dramatic changes noted in yellow

Land Use	Roads	Sanitary Sewers	Water	Drainage	Parks	Total	Unit
Single Family Residential	\$4,570.65	\$2,079.08	\$2,450.46	\$4,202.16	\$2,204.87	\$15,507.23	Per dwelling unit
Townhouse Residential	\$25.47	\$16.11	\$18.99	\$14.25	\$17.09	\$91.91	Per square metre of gross floor area
Apartment Residential	\$30.13	\$16.78	\$19.78	\$12.85	\$17.79	\$97.33	Per square metre of gross floor area
Commercial	\$35.85	\$6.24	\$7.35	\$7.64	\$0.99	\$58.07	Per square metre of gross floor area
Industrial	\$22.41	\$5.54	\$6.53	\$7.64	\$0.51	\$42.64	Per square metre of gross floor area
Institutional	\$17.92	\$4.16	\$4.90	\$8.73	\$0.55	\$36.27	Per square metre of gross floor area

> **DISTRICT OF NORTH VANCOUVER CURRENT DCC RATE SUMMARY**
IN EFFECT TO OCTOBER 31, 2013








Land use	Roads	Sanitary Sewers	Water	Drainage	Parks	Total	Unit
Single-Family Residential (Type 1)	\$3,559	\$120	\$1,401	\$508	\$12,914	\$18,502	Per dwelling unit - lot area greater than or equal to 9,000 sf
Single-Family Residential (Type 2)	\$3,381	\$105	\$1,226	\$339	\$11,300	\$16,351	Per dwelling unit - lot area 7,000 to 9,000 sf
Single-Family Residential (Type 3)	\$3,292	\$96	\$1,121	\$305	\$10,331	\$15,145	Per dwelling unit - lot area 5,000 to 7,000 sf
Single-Family Residential (Type 4)	\$3,203	\$90	\$1,051	\$271	\$9,685	\$14,300	Per dwelling unit - lot area less than or equal to 5,000 sf
Residential Multiple Family	\$15.75	\$0.52	\$6.00	\$0.79	\$55.27	\$78.32	Per square metre of gross floor area
Commercial	\$15.32	\$0.94	\$10.93	\$2.37	\$8.08	\$37.64	Per square metre of gross floor area
Industrial	\$7.17	\$0.32	\$3.77	\$1.10	\$1.39	\$13.75	Per square metre of gross floor area
Institutional	\$15.32	\$0.49	\$5.65	\$1.46	\$4.18	\$27.10	Per square metre of gross floor area

Source: District of North Vancouver's Proposed Development Cost Charge Bylaw Review & Update and accompanying background report, March 2013

FINAL SLIDE

METRO VANCOUVER TRANSPORTATION & TRANSIT PLEBISCITE

The region's mayors have developed a Transportation and Transit Plan called ***Regional Transportation Investments – a Vision for Metro Vancouver***. The Mayors' Transportation and Transit Plan will:

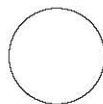
-  Add bus service and new B-Line rapid bus routes
-  Increase service on SkyTrain, Canada Line, SeaBus, and West Coast Express
-  Maintain and upgrade the region's major roads
-  Build a new Pattullo Bridge
-  Build rapid transit connecting Surrey Centre with Guildford, Newton, and Langley
-  Build rapid transit along Broadway in Vancouver
-  Extend the region's cycling and pedestrian walkway networks

A new *Metro Vancouver Congestion Improvement Tax* would be applied as a 0.5% sales tax on the majority of goods and services that are subject to the Provincial Sales Tax and are sold or delivered in the region. More detail can be found at: www.websiteaddress.ca.

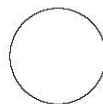
Revenues would be dedicated to the Mayors' Transportation and Transit Plan. Revenues and expenditures would be subject to annual independent audits and public reporting.

Do you support a new 0.5% Metro Vancouver Congestion Improvement Tax, to be dedicated to the Mayors' Transportation and Transit Plan?

YES



NO



No \$ value or time scales attached to these items. No \$ value attached to North Shore contribution- ie. no Cost-Benefit-Analysis provided!

Very little discussion has taken place on the impact of continued low fuel prices - which might increase private automobile use - and significantly lower the overall cost of public transportation.

Recently changed from "the majority of" to "all"

http://mayorscouncil.ca/wp-content/uploads/2014/12/Mayors-Council_Fact-sheets-NorthVan_December-11-2014.pdf
Lists the Regional Transportation Investments flowing to the North Shore as a result of the Plebiscite. However no time scale or estimated dollar values are associated with the proposal.



NOTE: Plebiscite only partially funds future TRANSPORTATION plans. COMPASS Cards implementation costs far exceed cost recovery. One-Zone Seabus/Burrard charge not in works.