

Edgemont & Upper Capilano Community Association

Annual General meeting Wednesday, March 14th, 2012

Chair: Grigor Cameron

Executive: Brian Albinson, Ron Johnstone, Corrie Kost, Louise Nagle, Peter Thompson, James Walsh:

Absent with regrets: Brian Platts

83 Members and Public (included Mayor Walton, and DNV Councillors Little, Bassam, and Nixon)

Draft Minutes

1. EUCCA Financial Report.

Please enlarge to read.

FINANCIAL STATEMENT / TRANSACTION REPORT

Financial Statement for E.C.A - Prepared by Corrie Kost (Treas.)

Apr/2008 to Mar/2012

DATE	Transaction	Memo	Amount	Balance
Apr 15/2008	Church Room Rental	ECA AGM April 16/2008	-40.00	312.48
Apr 16/2008	Member Dues/Contrib	ECA AGM April 16/2008	55.00	367.48
Apr 30/2008	Interest		0.04	367.52
Oct 31/2008	Interest		0.05	367.57
Nov 12/2008	Contrib to Highlands Church	All-Can Mtg Nov 12/2008	-100.00	267.57
Mar 19/2009	Member Contrib		10.00	277.57
Mar 26/2009	Library Room Rental	ECA AGM (paid Walsh Dec/09)	-43.84	233.73
Mar 26/2009	Members Contrib at AGM	ECA AGM -dep. April 1	100.00	333.73
Apr 30/2009	Interest		0.02	333.75
May 6/2009	New Members at Prov ACM	New memberships	10.00	343.75
May 9/2009	ECA Gift to Moderator	Repayment to Kitty Castle	-20.00	323.75
May 9/2009	Contrib. to Highlands Church	Donation to Provincial ACM	-100.00	223.75
Oct 14/2009	Library Room Rental (Oct 14)	ECA Gen Mtg (paid Walsh Dec/09)	-43.84	179.91
Oct 29/2009	Library Room Rental (Jan 19/09)	ECA Gen Mtg (paid Walsh Dec/09)	-43.84	136.07
Oct 29/2009	Members Contrib	ECA Gen Mtg (Nov 19 th)	10.00	146.07
Nov 6/2009	Interest		0.01	146.08
Dec 10/2009	Delaney Appreciation	Repaid Corrie Kost	-22.44	123.64
Mar 31/2010	Library Room Rental (Mar31)	ECA AGM	-44.36	79.28
Mar 31/2010	Members Contributions	ECA AGM held Mar 31	160.00	239.28
Apr 30/2010	Interest		0.01	239.29
May 26/2010	Two Future Library Rentals	Re(pre)payment to J. Walsh	-92.51	146.78
Oct 20/2010	Members Contribution	ECA Gen Mtg (Oct 20)	130.00	276.78
Oct 29/2010	Interest		0.01	276.79
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 TBR	-----
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 TBR	-----
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 18 (BTO to Brian Albinson for this and above items)	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 TBR	-----
Mar/2012				314.28

TBR: To Be Rebated by DNV Healthy Neighbourhood Fund. If not then balance is **\$ 171.03**
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2. Election of Executive Board

The following candidates were elected by acclamation:

Brian Albinson, Grig Cameron, Ron Johnstone, Corrie Kost, Louise Nagle, Brian Platts, Peter Thompson, James Walsh.

3. POLICE ISSUES: Presentation by RCMP Sgt. Peter De Vries

District West Response Sergeant

Crime Reduction Unit

North Vancouver Detachment

Tel: 604-969-7560

Cell: 604-861-7267

Email: peter.devries@rcmp-grc.gc.ca

- There are not many policing issues for this area
- DNV jurisdiction divided by Lynn Valley Rd into D-west & D-East
- Village area is part of his beat – sometimes reached by bus, or bike
- Has been on look-out of drivers using cell phones – by standing on Village median at Cob's!
- Rash of claims to ICBC has followed recent rash of vehicle break-ins
- Bylaw issues are not “crimes” – but people still feel unsafe – e.g. from skateboarders
- There is a need to deal with “perception” of lack of safety
- Reporting even “small” crimes can pan good leads (e.g. Fingerprints) – leading to bigger things
- Has personally observed increase in homelessness

Q: What's being done to address longboarding on Sunset?

A: Believes road are for cars. However many kids now enjoy this sport. Council trying solutions.

Q: What are car driver liabilities?

A: Drivers usually not liable. House insurance may cover?

Q: What is being done to address loud motorcycles?

A: Bylaws exist – need enforcement

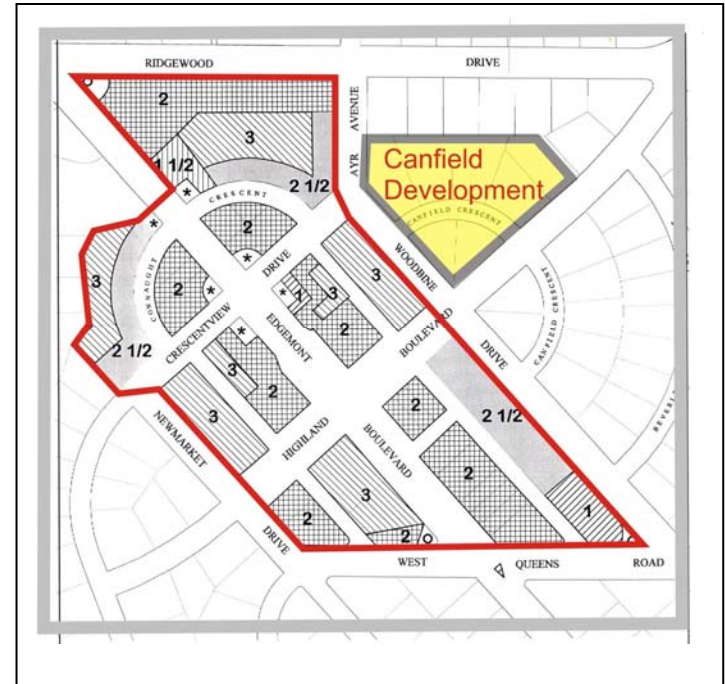
Q: Alcohol in high schools a problem?

A: It's currently as prevalent as it has ever been.

4. CANFIELD 130 Unit Independent Seniors Rental Proposal. Presented by Chuck brook

Project and related information

- a. To provide 125-135 supportive/independent living units for rental;
- b. Age target 75-85 with median 82;
- c. Investigation hard data shows there are +_2000 folk within 5 km who would qualify;
- d. Building area 105,000-115,000 sq-ft; of which about 20,000sq-ft is for amenities. FSR about 1.5;
- e. Units from 500 sq-ft Studio type (\$2,500/month) to 900 sq-ft Two Bedroom type (\$3,750/month)
- f. Units unfurnished;
- g. Food, laundry, maid service, entertainment available at extra cost
- h. Some form of attendance will be on site 24/7
- i. Occupants must have some mobility;
- j. Edgemont Village is THE prime amenity.
- k. Of planned project footprint about half of the residential lots have been outright purchased, the rest are under options. They will be rental because this satisfies the greatest need – market real estate is not affordable. Transitional housing – associated with this proposal may be a future option on Ridgewood properties immediately to north of this site. . This possible second stage was tabled after the initial discussion we had with Chuck Brook when we pointed out that ideally there should a plan for the whole Ridgewood/Highlands/Aye triangle.
- l. Zoning changes would be required as well as OCP amendment to include the proposed site as part of village.



Physical Envelope

- a. Mixes of 3 and 4 story blocks
- b. Central private courtyard with sunlight (some limits because of building shielding??)

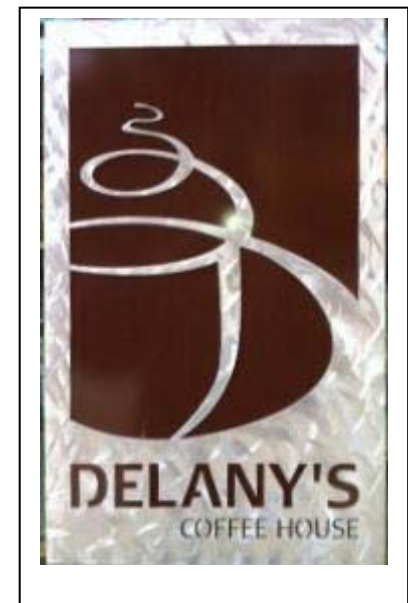
Discussion

- a. Does this represent the best transition from SFR single family to C3 mixed commercial;
- b. The main impact will be on the Woodbine Single Family houses;
- c. Brook/Pooni recognise that a far better project could be had if the entire block were available, but they have been unable to make any progress for this.
- d. The first phase of the project is complete in terms of purchase **or** option of all properties and that the 2nd phase the developers wish to proceed with still requires the purchase of properties e.g.. the Ridgewood and Highland properties

Grig explained role of Executive as the Upper Capilano Plan Monitoring Group – a function that is to continue in future – particularly with regards to Edgemont Village area.

5. Coffee Break Coffee and cookies provided by courtesy of Delany's

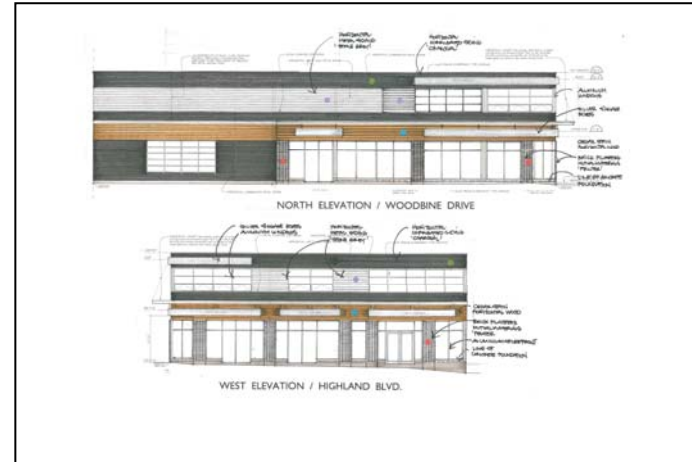
Members contributed a total of \$420
For the 2012 Financial Year



6. Current Status of Potential Developments

- a. **Canfield Development** --- Preliminary Informal Discussion
- b. **Garden Works** - Approved -In progress. Property will be held for several years – and may be redeveloped into something else in due course. Former courtyard plant display area to be used for parking.

Picture can be enlarged



- c. **Credit Union** -- In progress. Introduction to DNV Council set for March 26, with public hearing in April . Completion expected 2013-2014
Name: "Commons Edgemont" To be totally commercial with no residential component.

Picture can be enlarged



- d. **Petro Canada** -- No current proposals. Old building demolished. New owner has talked to district planner Doug Allen – suggesting mixed use – residential over commercial.
- e. **Super Valu** -- No current proposals.
- f. **Apartment Block (ex-Barlow) Completion** - No current proposals

7. General Upper Capilano Development Issues

a. Delbrook/Griffin Recreation Centre Replacement – the Pool.

In 2009 the Rec Commission funded a report by RDH Consultants to list the repairs necessary to remediate the 35 year old Natatorium (swimming pool) at the Rec Centre. No cost estimates were provided. Without costs it is unclear how the conclusion was reached that the pool is not economically repairable.

The DNV has now requested an engineering estimate of the cost of these repairs to extend the life of the Natatorium for another 40 years. This will provide a crucial guide to the next step which is a Feasibility Study with capital and operating cost estimates for an appropriate range of options for upgrading the combined facility (current estimated cost \$49,000,000) including:

- (i) Construction of a new building or buildings
- (ii) Repair and upgrading of existing buildings
- (iii) Feasible combinations of both option 1 & 2
- (iv) Land use opportunities at both the Delbrook and Griffin sites.

The various choices should be placed before the community together with the funding options and tax implications for each to gauge public support and guide the final selection.

Feasibility studies

The basic requirements of Feasibility Studies are cost required and value to be attained. A well-designed feasibility study should provide a historical background, description of the project, technology and system feasibility; economic feasibility, operational feasibility, accounting statements and details of the operations and management.. A Feasibility Study of a \$50,000,000 project typically runs to 200 pages. For anyone interested I have a recent Feasibility Study of a \$50M Natatorium in Washington State.

b. Traffic Impact due to Capilano Water Project.

Currently Capilano gets quality filtered water via Seymour filtration plant. Should see Capilano reservoir filtered water by Q2 of 2013.

c. Bicycle lanes for Capilano and Highland Blvds.

Draft Transportation Plan indicates planning for changes to Capilano Road (Nancy Green Way) to incorporate bicycle lanes; however, Metro Vancouver plan replacement of Pipeline #9 under Capilano Road in 2015/16.

Draft Transportation Plan also indicates planning for a bicycle lane on Highlands Blvd

EUCCA is advocating for effective community level consultation prior to any traffic travelling/bicycle lanes decisions by Council

d. Impact of New OCP on Edgemont Village

On February 1st, 2012 the proponents of the Canfield Independent Seniors Rental Development made their first presentation to DNV Planning Staff and the Executive of EUCCA.

Following this presentation, a separate meeting was convened between DNV and EUCCA reps on February 7th to discuss the broader implication of recent and anticipated future development proposals coming forward for the Village with respect to the goals, policies and objectives of the new OCP.

The following points were tabled for consideration and/or action:

- The community can seek to influence the overall direction of change in the Village or allow the process to be directed by developers coming forward with proposals on an individual basis.
- It is likely that some individual developers will seek higher densities and heights than permitted in the current zoning within the village commercial boundary.
- The first proposal has now come forward for a development outside the current village boundary which meets a number of goals in the new OCP but is in an area presently zoned Single Family Residential.
- Any update to the Village plan should, therefore, include both the area within the existing boundary and the peripheral residential areas adjacent to the Village.
- DNV planning resources are presently focused on developing Implementation Plans for the 4 main Town and Village Centres identified in the OCP (LV, Lower Lynn, Lower Capilano, Maplewood). However, with the recent uptick in developer interest, it is recognized that this is now the opportune time to place some emphasis on Edgemont planning.
- DNV will review internal staff planning to see if they can allocate some resources this year to updating the Village Plan, perhaps on a smaller scale, with a full-scale effort next year.

The EUCCA Executive, as monitors of the UCLAP, offered their services to assist with the planning process. This was welcomed by the DNV and it is expected that the Executive will participate in the working group