

Edgemont Community Association

General Meeting Minutes

Tuesday, April 29th, 2003, at 7:00 p.m.
Capilano Library, 3045 Highland Blvd.

1. Introduction:

Edgemont Community Association meeting chairman, David Culbard, called the meeting to order at 7:10 p.m. and welcomed all attendees. David gave a brief outline of the agenda and explained that the ECA's General Meetings are run under the "New England Town Hall" format where anyone may speak, but once a point has been made it should not be repeated. It was noted that although all general meetings are open to everyone – the ECA is a residents' association, therefore only residents of Upper Capilano may vote on issues. To be a voting member, one must be a current resident of Upper Capilano having attended at least one previous meeting and be registered on the ECA's phone list.

2. Traffic Issues, Presentation by Dan Mooney, DNV Engineering:

After a brief introduction, Dan advised that his department is in the process of making some minor traffic changes in the area. These include:

- On Capilano Rd. a new northbound left turn lane at Ridgewood Dr. controlled by a traffic activated signal
- Change in yield priority from Ridgewood (beside the fountain) to Capilano off ramp
- Installation of traffic cones at school crossing at Queens Rd. & Colwood Dr.
- LED traffic lights are gradually replacing less efficient lights with ICBC paying half and energy savings eventually paying the rest

There was considerable discussion on the plan to change the yield priority on Ridgewood with no real agreement. The change, however, will be implemented and the results monitored. Dan also advised that Engineering has been concerned over the banners being strung from the red lampposts at Edgemont and Connaught Cr., which could possibly fail from resulting wind resistance, not to mention distracting motorists from the crosswalk. A safer, more appropriate location within the Village is being considered. In the meantime, the lower part of the banner must swing free to reduce wind resistance and a \$5 per day charge is being levied to ensure the banners are promptly removed.

3. Presentation on Redevelopment of Edgemont Terrace:

Mr. Kai Kreuchen, representing the owners of this rental property, briefly outlined the proposal to redevelop the 4.6 acre site (within the Zoning Bylaw) to either 54 or 60 multi-family units, depending on the ownership status of the driveway entry area. Kai noted that the units are in good

condition but are very old and require upgrading. The owners have consistently maintained the property but have reached the point in their lives where they no longer wish to be landlords.

Mr. Tom Walker, representing the residents of this rental complex, spoke of their desire to maintain affordable family rental housing in the Upper Capilano area. Tom revealed that the residents have entered into a discussion, and are actively pursuing with the owners the possibility of a co-op housing alternative for the property.

Based on the presentations, the following motion was **Moved** by Bill Yager and **Seconded** by Gene Pelly

“THAT the ECA support the concept to assist residents to maintain affordable housing at Edgemont Terrace.”

A lengthy discussion ensued with a number of suggested amendments to the motion. While the membership was very sympathetic to the residents of Edgemont Terrace, there was a reluctance to give full support to a basic concept that may not be mutually beneficial to the owners of the property who have redevelopment rights under the Zoning Bylaw. Instead, it was suggested from the floor that the ECA ought to encourage further negotiations between both parties with the aim of achieving a mutually beneficial agreement.

As a result of the discussion, both the Mover and the Secunder agreed to withdraw the motion.

4. Coffee Break by Delanys

5. Presentation on History & Content of Upper Capilano Local Area Plan:

North Vancouver District Community Planner, Krysha Derbyshire began the presentation by reviewing the Plan process beginning in 1995 and concluding with a Public Hearing and final approval of the Plan by Council in 1999. Public input during the creation of the Plan was the most comprehensive of any planning process up until that time. Krysha then summarized the five main components of the Upper Capilano Plan. These are: environment & parks; community facilities & services; housing & neighbourhoods; traffic & utilities; and Edgemont Village. In Housing & Neighbourhoods, it was noted that 6 specific sites were identified to provide for a range of up to 180 additional multi-family units, with 84 already constructed. For the commercial core of Edgemont Village, key policies address maintaining existing character and view corridors, promoting an eclectic mix of building styles, and a better and more efficient use of the lanes.

6. Council Issues:

- YARD WASTE – PAPER vs. PLASTIC
 - Paper: 70cents, Plastic: 15cents, Manual debagging: 10cents → Plastic is best
 - BIODEGRADABLE PLASTIC – NOT YET AVAILABLE – May never be.
- NORTHLANDS Committee
 - Audit has not yet been made public
 - Committee meetings suspended till they meet with council
 - Meeting with Council postponed indefinitely
 - Question of lack of contract for \$5million expense
- CANLAN contract illegal – possible retro-active legislation bail-out in works

- TAX increase 3.98% (zero for heavy industrial) - BUT
 - Use of surplus, reserves, heritage funds would add a further 23.6% → unsustainability
 - \$8million from Heritage funds to go towards Lynn Valley Library, while \$0 added to Lower Capilano Community Centre, a special Feb 24 council mtg → staff report coming
- TREE BYLAW UNCHANGED (>75cm diameter)
- Compulsory HELMETS for Skateboarders/Roller Skates adopted
- Council supported Right Honourable Jean Chretien on War with Iraq

7. Library Vending Machine:

The issue of the library vending machine was briefly reviewed as a follow-up to the ECA's January meeting. A letter was sent to the Library Board and Peter Thompson and Kitty Castle appeared before the Board as a delegation. At this point the Board and the Chief Librarian are defending the placement of a commercial beverage vending machine in the Capilano Library.

8. Any Other Business:

None.

9. Adjourned at 9:40 p.m.