

Edgemont Community Association

Minutes of the Annual General Meeting

Wednesday, April 16th, 2008, at 7:00 p.m.

Social Room -Highlands United Church, 3255 Edgemont Blvd.

1. Introduction:

Edgemont Community Association meeting chairman, Peter Thompson, called the meeting to order at 7:05 p.m. and welcomed all attendees to the 16th Annual General Meeting. Peter 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. Peter noted and welcomed the presence of Mayor Walton and councilors Alan Nixon and Doug MacKay-Dunn. Peter made a request for additional volunteers for the Community Policing Centre.

2. Presentation by Metro Vancouver on Water Utility Project:

Steve Billington, GVRD Community Liason Officer, gave a update on the drinking water utility projects that are occurring in the Capilano River Regional Park and the Lower Seymour Conservation Reserve. He also noted that there will be a public meeting on the Sewage/Garbage issues to be held at Capilano College's Sportsplex starting at 6:00pm on Tues April 22nd.

Many photos were shown highlighting the current status of the water utility project. Highlights of the presentation included:

- Status of 7.1km twin tunnels – with 11m diameter shaft at the Lower Seymour Conservation Reserve (LSCR) with 3.8m boring holes for main tunnels
- Energy recovery and break recovery completed at Capilano. Note that Seymour is 50metres (previously stated as 30metres) higher than Capilano reservoir thus allowing for substantial energy (electrical) recovery/generation.
- The Seymour Filtration Plant is currently 85% complete
- Although tunnels walls are mostly of smooth granite some sections required mesh covering and finishing.
- The "muck" coming from the tunnels is stockpiled in the LSCR and is to be used for roadbase/trail building in the area.
- Seymour Falls Dam site restoration is now mostly complete.
- The tunnel boring has been stopped since Jan 7th & 11th due to safety concerns. There are on-going discussions. There will likely be extra costs but it is currently unknown who is responsible (although the contracts are said to spell this out). Currently it costs \$115K/day of delay. (note that from our previous presentation on March 2007 on this issue it stated that *"the tunneling was originally scheduled for completion in July/ 07; however, completion is now likely to be fall/ 07."*)
- For updates and current information see <http://www.gvrd.bc.ca/water/SCWUP.htm>

3. Edgemont Village Merchants Update

Pat Gallagher, President of the Edgemont Village Merchants Association, outlined successful and pending Village Merchants' initiatives. These are:

- Successful Bunny contest
- The Summer Concert series will be held – starting either 1st or 2nd Friday in July.
- For up to date details see <http://www.edgemontvillage.ca/>

4. Area Vision – District of North Vancouver Mayor Richard Walton

Mayor Walton outlined some visions for the area. The current OCP, dating back to November 1991 is to be updated in the next year or so. It needs to think 30-40 years out. He stated that it takes courage to advocate change and quoted from the great British economist John Maynard Keys – *“When the facts change I change my mind – what do you do sir?”*. Another quote (unknown source) – *“When you hear the hoof beats of change – move before you are trampled”*. From Aristotle – *“That which is common to the greatest number has the least care bestowed upon it. (from - For that which is common to the greatest number has the least care bestowed upon it. Every one thinks chiefly of his own, hardly at all of the common interest; and only when he is himself concerned as an individual. For besides other considerations, everybody is more inclined to neglect the duty which he expects another to fulfill; as in families many attendants are often less useful than a few.”)*. Mayor Walton also quoted from what Ralph Sultan allegedly said in 2002 *“The North Shore is a pilot test for British Columbia...”*. Some statistics about growing % of seniors on the North Shore was provided.

Mayor Walton also noted the following

- with respect to public buildings, about 79% of the service life of municipal infrastructure is used up.
- there is a need to increase recreation facilities – as an investment in public health – especially our seniors.
- that only 8% of overall taxes, collected by various governments, go to the municipalities.
- Cost of a gasoline fill-up is going up fast
- Despite the above, cars are being used more (even on a % basis) – we are not yet at the “tipping point”
- Walking and pedaling is dropping across Canada.
- An important issue is demographics change – and due to high land prices it is hard to fill doctors positions and as a result we have empty beds in Lions Gate Hospital.
- Our kids are leaving the area due to high land costs and as a result we have many empty bedrooms.
- Global Warming (climate change) with resulting heavier snowfalls.
- Peak oil has or will arrive soon.
- Rising cost of solid waste – requiring lifestyle pattern change.
- Localization movement for buying goods.
- Need for compact energy efficient communities – with shared energy projects where feasible.
- Need to educate / convince community on densification aspects.
- Densification may be targeted for Queens Rd – and around Edgemont Village.
- Liquid waste processing – currently done on property owned by and leased from Native Band lands is planned to be moved to the BC Rail site (purchase not yet concluded). \$400-500million plant needed.
- Need to upgrade sewer lines which currently allow up to 70% inflow (seepage) during rainfall events.
- Conversion of solid waste to energy (possible pilot plant on North Shore). Trucked in interim.

On the question (from an ECA member) about the future plans for Griffin Recreation Centre the Mayor stated that there has been no formal policy on this yet. He noted that there are pipe corrosion

problems which are a substantial maintenance cost issue. There is a need to replace the facility and in a perfect world the existing site would simply be replaced. Delbrook is being examined as another replacement site.

Another ECA member questioned the openness of council in that they often appear to have pre-decided the issue by the time it comes to the public input stage. They only “appear to be going through the motions of listening to the public”.

A coffee break – sponsored by Metro Vancouver – took place about 8:15

Annual Member dues were also collected – totaling \$55

After the break, more questions were put to the Mayor and members of council also contributed to the replies on such issues as why the consumer and not the producers are bearing the burden of recycling.

5. 2008 Executive Elections:

Peter introduced the following as nominations for the 2008 Executive Committee:

- Brian Albinson
- Stephen Allison
- Grig Cameron
- David Culbard
- Kitty Castle
- Corrie Kost
- Brian Platts
- Peter Thompson
- Ron Johnstone
- James Walsh
- Merchant's Representative

After calling for any further nominations from the floor, Alan Magelund (alanmags@telus.net) was nominated by James Walsh and he was added to the above who were all elected by acclamation.

Peter noted that Brian Platts, while still serving on the executive, is stepping down as secretary, after some 14 years in this position. The membership wished to send a letter of appreciation to Brian for all his past dedicated work as secretary. **[action item]**. James Walsh agreed to take over the secretarial role.

5. Treasurer's Report:

Corrie Kost gave the annual treasurer's report noting expenditures for meeting room rental and other costs. The balance in the Association's account, after paying for current room rental, as of April 15, 2008 was **\$312.48** (not including member dues collected at this meeting).

7. Report on Capilano Library Renovations

The big (positive) news was the additional contribution of \$2million (split by both Federal and Provincial governments) which would add about \$550K of items not originally in the scope of this project. In addition the Capilano Library would now stay open late during special night events in Edgemont Village.

8. Further discussions with Mayor and Members of Council

The issue of public consultation about the renewal of the District's Policing contract (due to expire in 2012 and requiring a review/notification by 2010) was discussed. Community associations should be consulted and if they have not then they should make a formal request to District Clerk Dennis Back / cc to Mayor & Council.

[action item].

Housing issues were discussed – with considerable resistance to change being noted.

The development (some 600 units) near Fern Str was commented upon.

The past Housing Task Force was noted as an unsuccessful initiative and is being re-approached.

However it was felt that little can be done without Federal and Provincial financial support.

9. DNV Council and Local Issues Update:

A summary of the points presented by Corrie Kost follows:

- Residential Municipal Taxes set to increase 4.65% this year (inflation less than 2%).
- Industrial Tax increase reduced to 3% at expense of increased residential taxes.
- Operating Budget increased 6.3% to \$100million (2006→2007 was up 5.9%)
- 2008: 1% taxes = \$631,000 an increase of 7.5% over 2007 (when 1% = \$587,000)
- Property Tax (not fees) deferment now available at age 55 (see board for details)

Pattern of Regulation Creep

- Tree Bylaw – smaller trees impacted
- Garbage Regulation – less for more money
- Bus Lane on Marine Drive – unneeded expense for minimal gain
- Still talk of registering home alarm systems despite falling false alarm rates (Current net cost about \$2/year/resident ~ 1% subsidy, while recreation has ~50% subsidy)
- Disallow use of weed killers on residential lawns (but allowed on commercial/industrial properties)

Official Community Plan

- Council to initiate review this year. It is paramount that Upper Capilano Local Area Plan remain in effect until it too is reviewed.
- Metro Vancouver mandates that DNV has 2 years to bring our OCP up to date to meet Metro Vancouver strategy and objectives

Troubling Issues/Trends:

- Capilano Suspension Bridge – because of Council/Staff initiative a Theme Park proposal, rejected in the past could now happen without a Public Hearing.
- Costco Proposal gets shafted – we get a liquid waste plant instead.
- Cost creep of Lynn Valley Library (\$6m to \$40m without a referendum by using almost all of the “assent free zone borrowing” capacity).
- Note that value of new Lynn Valley Library ~ same as all other DNV assets combined!
- Many council decisions are done away from public/video records – in 5pm “Workshops” held in a committee room.
- Council Agenda items can, at last minute, become a “consent agenda item” and not be debated by council (Note: items from Public Hearings must always be debated)
- There are now far fewer regular council meetings.
- Move to reduce required added (local) park space for new developments (eg. Seylynn)
- Development Cost Charges, set years ago, are now too low to pay for additional growth.
- Traffic is increasing faster than population (more vehicles/capita!)
- Population growth relatively high near Edgemont Village.
- Natural Hazards Risk Tolerance may be set too high. (1:10,000/yr for existing)
- Traditional meaning of “Sustainability” being “misused”
- New Streamside Protection Bylaw weaker for small commercial/industrial/multi-family sites; 2600 impacted homes, many in Upper Cap, were not individually notified
- Threat to existing facilities at Griffin. At 19Nov/2007 Council meeting Mayor Walton declares that change to Griffin are many years away (“Trust us” response disturbing).
- The Annual Report, being mostly available only on the Web, leaves many seniors out.
- Move to “fee based services” – away from property “wealth” tax – will impact seniors most.

Good News:

- On Dec 3/2007 council rescinded (waived) the fees to hold "Block Watch" parties
- Capilano Library gets \$2million from Prov/Feds
- Improvements in sidewalks (and reduction in tree hazards, which blocked Cap Rd. for 2 days after a wind storm) on both sides of Capilano Rd south of Ridgewood.
- Sidewalk extended North side of Ridgewood from Edgemont to Paisley
- Funds in place to extend sidewalk on North side of Ridgewood from Ayr to Edgemont Blvd.
- North Vancouver identified for a possible waste disposal burner (not shipped to US)
- Public Hearings now allow public to have the last word.
- **There is a Municipal Election in November!**
- All Candidates meeting at Highlands Church – 7pm Wednesday Nov 12th
- Municipal Elections on Sat Nov 15th/2008

A request for contributions to support **Save Our Shores (SOS)** in their annual walk along the beach from Cates Park to Deep Cove was put before the membership. [This issue should be brought up again near the beginning our next meeting.]

10. A.O.B

A request was made for any items that the membership would like to place on the next meeting agenda. None was offered.

Adjournment

The meeting adjourned at approximately 9:20pm.