

Edgemont Community Association
 Annual General Meeting March 22nd 2011
 Potlatch Room, Capilano Library
 Minutes

The Meeting was brought to order by Mr. Peter Thompson at 7pm with a brief summary of the Rules, and an introduction of Mr. Joe Khalifa, Kevington Building Corporation and Tom Bell, GBL Architects. About 40 members attended.

1. Annual Financial Report Prepared by Corrie Kost (Treas.)
 Oct/2007 to Mar/2011

DATE	Transaction	Memo	Amount	Balance
Oct 31/2007	Interest		0.04	352.48
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

2. Election of Executives for 2011

The following were nominated and elected unanimously

Brian Albinson, 3441 Wellington Crescent

Grigor Cameron, 1063 Clements Avenue

Ron Johnstone, 25-3750 Edgemont Blvd

Corrie Kost, 2851, Colwood Drive

Alan Magelund, 3459 Wellington Crescent

Louise Nagle, 3400, Aintree Drive

Brian Platts, 3187, Beverley Crescent

Peter Thompson, 922 Clements Avenue

James Walsh, 3449, Wellington Crescent

3. Presentation of Proposed Development 3053-3059 Edgemont Blvd by Mr. Tom Bell

Mr. Bell described the principal features of the building which will complete the block development between Highland House and Queens. The accommodation will be for business and commercial entities, no residential units are included. The main tenant will be the Credit Union. The height will be two stories plus a partial third. There will be approximately 50 car spaces, some will be reserved for commercial tenants and some open to the public.

The re-zoning required will be (a) to increase the current Edgemont Village DPA height from two stories to three; and (b) increase the current FSR in Edgemont Village DPA from 1.0 to 1.9.

The mini park at Queens and Edgemont Blvd with the wheel of life will be preserved in full. The curved SW end of the building will reflect the minipark circle and the curved corner of the intersection. The front treatment will harmonise, but not duplicate, the existing Highlands House. The rear elevation will remove the existing blank brick wall and replace with glassed areas and more attractive details.

The building will follow the highest standard of environmental excellence. Cross ventilation will be provided for all units. There will be a second floor garden where flowers and decorative plants can be grown by the tenants.

The program schedule is to start construction in the Fall of 2011 and a construction period of about 15 months. Provision for accommodating the Credit Union in temporary accommodation will be made.

COFFEE Courtesy of Robin Delaney

4. Members Opinion Polls

James presented the results of the member's opinion polls on the PetroCanada site, future activities and the Edgemont Community Association proposed name change.

4.1 Petro Canada Site : Preferred Height and Use (20 members)

• Height	Preferred by %
• Two Stories	26
• Three Stories	39
• Four Stories	31
• Five Stories	2
• Six Stories	1

• Use	Preferred by %
• Retail+Multifamily	44
• Multifamily/Seniors/Low cost	21
• A Pub	12
• A Hardware Store	15
• Another Gas Station	4
• Restaurant	1
• Other	0

4.2 Proposed Edgemont Community Association Future Activities (20 Members)

Note: Members suggestions in BLACK, Exec response in *RED*

- Partnership with The Edgemont Village Business & Professional Association (EVBPA)
- *The EVBPA has been invited to all meetings with the District, and the EVPBA has been requested to nominate a candidate for our Exec*
-
- Social Events
- *Nothing to report. We need a dynamic lady member to organise*
-
- Use Block Watch to publicise meetings by email
- *We are told that BlockWatch email addresses cannot be given*
-
- Advertise more
- *North Shore News rate for one advert of useful size around \$500. Not enough funds until we have more members*
-
- Start a Website blog
- *None of the Exec have a clue, any member volunteers???*
-
- Promote Multifamily housing
- *Not much we can do about this. All development is market driven. We will lobby for the PetroCanada site to be partly multi family.*
-
- Presentation by specialist keeping hens, bees
- *No progress, does anyone know of a specialist willing to do this?*
-
- Participation in future OCP monitoring
- *We are lobbying for the same monitoring function in the new OCP as we have under the present OCP*

4.3 Proposed Name Change (28 members)

- Edgemont & Upper Capilano Community Association (EUCCA) 38%
- Upper Capilano Community Association (UCCA) 21%
- Upper Capilano & Edgemont Community Association (UCECA) 23%
- Edgemont Community Association (No change) (ECA) 13%
- Edgemont & Capilano Community Association (ECCA) 6%

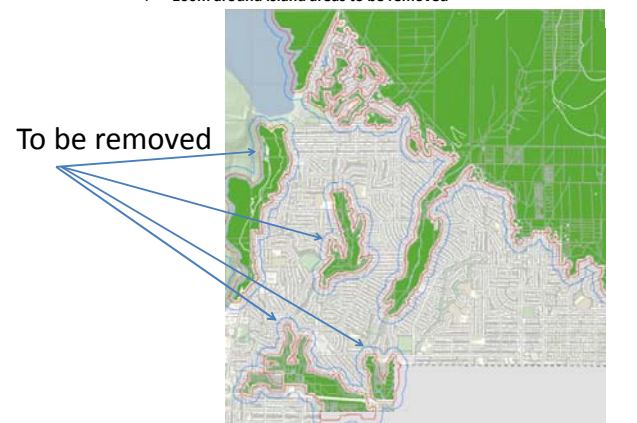
Motion to accept Edgemont & Upper Capilano Community Association (EUCCA) proposed by Brian Albinson seconded by Grigor Cameron, approved unanimously

5. Village Banner Update

Grigor Cameron reported that the designs for Handsworth High School are awaited and that the Exec had once again requested funding be made available in this 2011 years budget.

Motion to urgently request DNV Council to approve inclusion in this year’s budget passed unanimously.

6. Report on OCP and Council matters

<p>OCP: Draft 2 Key changes from Draft 1</p> <ul style="list-style-type: none"> • Wildfire Urban Interface DPA includes properties that lie within certain distances to forested areas that are at high risk for wildfire. - 100m contours around island areas to be removed • Continue involvement of LAP monitoring committees • Community Amenity contributions - strategies include “Villages” • Neighbourhood infill plans / Housing Tenure • More on Financial Implications • Removal of 40% tree cover requirement • Removal of 20,000 population increase as a “target” • Incomplete and additions to yet come <p>Note: Involved in OCP as: Citizen ; Member on ECA-EXEC ; Representative of FONVCA</p> <p>Reference Documents: http://www.identity.dnv.org/</p>	<p>OCP: Draft 2 Key changes from Draft 1 - 100m around island areas to be removed</p>  <p>To be removed</p>
<p>OCP: Draft 2 Key changes from Draft 1</p> <p>Continue involvement of LAP monitoring committees</p> <p><u>Added to section 12.3.1 Plan Implementation Strategies: Planning Hierarchy (extracts)</u></p> <p>The preparation of plans at all levels of the planning hierarchy will involve meaningful public and stakeholder consultation.</p> <p><u>New section 12.3.2 (extracts)</u></p> <p>These local plans have served this community well and the general land use directions from LAPs have been respected and incorporated into Land Use Map Schedule A of this OCP. Existing local area level design guidelines, in addition to design guidelines being prepared for the four centres of growth and change designated in this plan, will also be integrated into the OCP.</p>	<p>OCP: Draft 2 Key changes from Draft 1</p> <p>Community Amenity contributions - strategies now include “Villages”</p> <p>-Preparation of these plans will involve extensive consultation with associated neighbourhoods and community stakeholders. Until such time as more detailed sub-area planning occurs at the centres or neighbourhood level, existing Local Area Plans will be retained as reference policy documents to inform land use decisions in their respective areas.</p> <p>-Ongoing liaison with communities implementing centres plans and existing LAP policies (where relevant) will occur.</p> <p><u>Amended (now 12.3.3) “Plan Implementation Strategies: Community Amenity Contributions “</u></p> <p>...area specific CAC strategies will be prepared for Town and Village centres where growth is occurring to reflect specific amenities required to meet the planning objectives of the centres</p>

OCP: Draft 2 Key changes from Draft 1

Neighbourhood Infill Plans

Section 12.3.1: “The intent of infill level planning is to enable a more geographically focussed approach to meeting the housing and land use needs of neighbourhoods outside of the network of centres. Significant consideration will be given to ensure any land use changes fit sensitively with neighbourhood character.”

Housing Tenure

Baseline: 82% owned, 18% rental units

2030 Target: housing tenure mix of 65% owned, 35% rental units changed to

2030 Target: A net increase in rental housing units

OCP: Draft 2 Key changes from Draft 1

More on Financial Implications

12.4.1 Financial Statement

“Increases in revenue are anticipated to exceed increases in service costs” ... “Implementation of the OCP’s network of centres concept is anticipated to result in an overall enhanced financial, social and environmental setting for District residents “

Note: 10Year Financial Plan Council Workshop of Mar 14/2011 showed a \$51.4m item for William Griffin and anticipated yearly tax increases (including inflation) of about 2%

Section 12.4.1: “(Note: Further refinements on financial implications to be added)”

OCP: Draft 2 Key changes from Draft 1

Removal of the 40% tree cover requirement

2010 Baseline: Estimate 30% tree canopy coverage in the developed portion of the District

2030 Target: 40% tree canopy coverage in the developed portion of the District

Changed to:

2010 Baseline: Stormwater management is site specific; integrated stormwater management plans not yet developed for our urban watersheds

2030 Target: Integrated stormwater management plans and implementation on all urbanized watersheds

OCP: Draft 2 Key changes from Draft 1

Population growth of 20,000 no longer a “target”

Section 1.: “This OCP will strategically direct growth in a controlled manner to achieve the community’s goals and vision. Looking out to 2030, the OCP identifies capacity for approximately 10,000 net new housing units, corresponding to a population increase of around 20,000 people and an associated 10,000 jobs. These figures are estimates only used as a guide for planning and are not targets. This growth may or may not occur over the 20 year planning horizon to 2030 and will depend on market and other forces. The policies and implementation strategies articulated in this plan will ensure that future development will be guided in the public interest and work towards realizing the desired community benefits. “

OCP: Draft 2 Key changes from Draft 1

Incomplete and additions to yet come

Section 12.4.1: “(Note: Further refinements on financial implications to be added)”

Section 12.4.2: Existing DPA guidelines are included in the OCP . New DPA guidelines, for example, guidelines for Town and Village Centres and for Shoreline areas will be added to the OCP once completed.

OCP: Draft 2 Key Impacts by 2030

- Detached Residential maximum FSR increased from ~0.35 to ~0.55
- Residential typically expected above commercial uses
- 70-90% new residential located in 4 key centres
 - Lynn Valley
 - Lower Lynn
 - Maplewood
 - Lower Capilano/Marine Dr
- Detached homes 75→55%
- Attached Housing 30→45%
- SQ-FT Area of Employment Lands expand by 33%
- Trips by Walking/Cycling/Transit 21 → 35%
- Net increase in rental housing units (no longer 82/18 → 65/35% owned/rental)
- Increase local jobs from 27,000 → 36,000 jobs
- 33% reduction in community greenhouse gas emissions
- Municipal maintenance & replacement cost fully funded

AOB: None

Meeting Ended ~ 8:50pm