

Edgemont Community Association

Minutes of the General Meeting

Wednesday, 7p.m. May 29th, 2002
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.

At this point in the meeting David introduced the new Neighbourhood Constable, Kevin Strand. Kevin noted that he is a 17-year RCMP veteran and experienced in community policing.

2. Presentation on Redevelopment Site #5, Norcross Way

Project architect, Mehrdad Rahbar, reviewed the recent history of the various housing schemes considered for the single-family property, including different designs for a 6 unit multi-family complex. The project developer is now considering a subdivision of

the property into 3 single-family units. The benefit of 3 units is it would be easier to deal with tree retention issues and may also be more acceptable to adjacent neighbours. Each house would be in the range of 4,000 sq. ft. and include a basement suite. Such a subdivision is contrary to the Upper Capilano Local Area Plan and would therefore require an amendment. Comments and questions included:

- 3 lots would front on Norcross; panhandle lot is not wanted by developer
- the units would each have a different look
- should consider age covenant and adaptable design features for secondary suites
- concern expressed about potential loss of trees – possible protective covenant?

3. Redevelopment of Capilano Suspension Bridge:

Brian reported that the architect had planned on making a presentation to the ECA, however, the owner of the Suspension Bridge, Ms. Nancy Stibbard, was out of town and wanted to attend. This item will return to a future ECA general meeting.

4. Update on Upper Capilano Redevelopment Sites:

Brian reminded attendees that the Upper Capilano Local Area Plan identified 6 possible redevelopment sites. Highlights of the update included:

- Site #1, no word yet on second half of seniors' designated site at 3115 Crescentview Drive
- Site #2, the "Super Value" and adjacent commercial and residential property - no development yet
- Site #3 on Capilano Crescent is well under way
- Site #4 on Edgemont Blvd. near Cap. Rd. is almost finished
- Site #5 on Norcross Rd. was discussed earlier
- Site #6 on Cap. Rd. near Montroyal has not been granted final approval for half the site

5. Coffee Break By Delany's In The Village

6. Old Business:

6.1 Southgate Plaza - Brian reported that the Plaza has been constructed. The volunteer planting team installed the soft landscaping. Still to come is the Edgemont Village entry sign donated by the developer of Site #1, the Barlow property.

6.2 Traffic concerns near Highlands School

- Brian reported that a series of meetings has been held between members of the ECA Executive, District Engineering Staff, the school principal, PAC representatives, the RCMP and a School District 44 representative. Of particular concern is the intersection of Highland / Ridgewood / Colwood. The PAC and the principal are requesting a full pedestrian-controlled green/amber/red traffic signal. Costs and lengthy time-lines for such a project would be considerable. The ECA Executive committee recommends that safety improvements be implemented immediately improvements, including:

- lane markings
- curb bulging to reduce length of existing crosswalk
- hedge removal to open sight lines
- newly painted crosswalks and wheelchair-accessible sidewalk letdowns

A discussion ensued over the merits of the proposals. Adjacent residents felt the traffic light was unnecessary for a problem that exists 30 minutes before and 30 minutes after school. It was felt such a light would result in additional traffic/pedestrian difficulties. A representative of the Highlands PAC was in attendance to speak in support of a traffic light. It was mentioned that RCMP Constable, Bob Beaudoin, made a presentation to the ECA in January noting that the school crossing patrol program has been operated in Calgary for over half a century without a child being hit in a crosswalk.

7. Cleveland Dam Waterworks Project:

Peter gave a brief update on the latest plans for our drinking water. The GVRD will be constructing twin tunnels from the new Seymour water filtration plant to the Cleveland

reservoir. Water will go from Capilano to Seymour, be treated with filtration then be pumped back to Capilano for secondary treatment and distribution.

8. Council Business (DNV Budget, Yard Waste Pick-up and Billboards):

BUDGET:

The District ranks 4th highest in lower mainland for Municipal Taxes+Utilities on an average home. We rank 16th on the reserve funds per capita (only Delta is lower).

The tax increase this year will be 5.4%
Expenditures-Revenues amounts to another 10%
Projected Tax Levy increase for 2003: 5.39%

YARD TRIMMING COLLECTION:

The Yard Trimming Collection Program costs each single family home \$36.40/year and is expected to save a household \$2.50/year by not using clear plastic bags. However, for the great majority of homeowners the conversion to alternatives far exceeds any savings. On May 6th, under AOB council committed to a 5 year contract.

BILLBOARDS:

A public meeting was held April 18th on this issue.

Speakers for: 3
Speakers opposed: ~ 20

9. Village Merchants' Update:

Robin Delany made special mention of the Southgate Plaza and those individuals responsible for making it happen. The Village merchants will once again be sponsoring the "Summer Concert Series in the Village". Like previous years the concerts will take place every Friday evening throughout July and August.

10. Any Other Business:

Dave Culbard called three times for Any Other Business. Hearing none the meeting was adjourned at 9:30 p.m.