

Edgemont Community Association

Minutes of the Annual General Meeting Wednesday, January 26th, 2000, at 7:00 p.m. Capilano Library, 3045 Highland Blvd.

1. Introduction:

Edgemont Community Association Co-chair, Bob White, called the meeting to order at 7:10 p.m. and welcomed all attendees to the ECA's 8th Annual General Meeting.

Bob 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.

Bob confirmed that 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 Association's phone list.

2. Treasurer's Report:

Corrie Kost gave the annual treasurer's report noting expenditures for meeting room rental, photocopying, and mailing costs. The remaining total in the Association's account is \$60.00.

3. Executive Elections:

After calling three times for any further nominations or volunteers, Bob announced the following to be elected by acclamation for a one year term to the Executive Committee of the Edgemont Community Association:

- Corrie Kost & Bob White (Co-Chairs)
- Brian Platts (Secretary)
- Robin Delany (Village Merchants' Representative)
- Jennifer Jones
- Gord McGillivray
- Gary Hawthorn
- Peter Thompson
- David Culbard
- Glenys Deering-Robb
- Pat Munroe

4. Presentation on Redevelopment of the Capilano Suspension Bridge Property:

The representative for the Capilano Suspension Bridge, Mr. Gerry Eckford, Landscape Architect, gave a brief history of the bridge, then outlined the various aspects of the proposed redevelopment, including:

- Current Suspension Bridge facilities have outgrown themselves;
- Property is currently made up of three different zones (C-5, C-3, and Single Family);
- Proposal requires an OCP amendment and rezoning to a Comprehensive Development Zone;
- Concerns over traffic/pedestrian safety are shared by both the Suspension Bridge and the community;
- Design team includes both traffic and engineering consultants;
- Proposal is in early stages and must still be reviewed by the District's advisory committees (heritage, ADP, and APC), followed by on-site Public Information Meeting, and then a Public Hearing;
- All construction is planned to occur during the off-peak months;
- Reviewed parking and traffic issues -- all parking to be on the east side of Capilano Road, all the other facilities (including old house) to be moved to the western side;
- Bus parking will remain on the west;
- Parking will be eliminated on Capilano Road;
- Parking lot will be screened by landscaping, and the garbage bins will be relocated to the west side of the property;
- All planting will be native to the area;
- The current parking lot has 203 stalls, the proposed lot has 298 stalls;
- New building has three floors -- retail on ground, banquet on second, and administration on the third;
- Current square footage of all buildings combined is approximately 29,000 sq. ft., the proposed is approximately 36,000 sq. ft. in one new building.

Question and answer highlights included:

- The proposal does not include a sidewalk on the west side of Capilano Road;
- Pay parking is a concern -- suggestion that parking fee should include entry to the bridge as an incentive for patrons to use the lot;
- Either a pedestrian overpass or underpass of Capilano Road was suggested. Deemed not practical nor feasible (underground water main);
- Must ensure that parking lot lighting provides safety, without interfering with adjacent residents;
- Development must include some tangible public benefit ("public benefit" does not include requirements like sidewalks and improvements to traffic/pedestrian safety).

5. Coffee Break & Annual Collection of Dues

6. Neighbourhood Constable Report:

RCMP Constable Dan Guilfoyle introduced himself and noted that he has served as the Edgemont Neighbourhood Constable (with Constable Julie Dedecker at the CPC) for one year. Dan commented on the Suspension Bridge property that video surveillance of the parking lot has reduced reported vehicle break-ins.

The Edgemont CPC has 38 volunteers who staff the Centre and run a number of crime prevention programs in the area. Graffiti in the Village, Griffen Rec Centre and Delbrook has been a problem lately. In total, there have been 74 recorded incidents of graffiti. Merchant's are encouraged to remove graffiti as soon as possible.

Dan reported that there have been no business B & E's recently. Traffic (speeding), parking, and pedestrian issues are always a concern in Edgemont Village and the overall community.

7. Upper Capilano Local Area Plan Discussion:

Former Plan Steering Committee Co-chair, Peter Thompson, briefly reviewed the background of the Plan, noting that it is almost one year since the document (three years in the making) was adopted by Council. The role of the Edgemont Community Association is to monitor on a continuing bases, the implementation of the Upper Capilano Local Area Plan. Peter stressed that while the Plan does not recommend any major capital expenditures, proper maintenance of existing facilities and infrastructure is deemed a priority. The ECA should push the District to study the one-way lanes concept, and action is needed to improve the Dudley Rd. viewpoint.

Action: Brian will write to Council requesting these two items be included in the District's 2000 budget.

Peter informed attendees that possible redevelopment might occur shortly on part of Site 1. It was thought that Site 3 would be redeveloped in the short term, however, at this time there is no word. A question was asked from the floor about the fate of the "Torchy's" site in Edgemont Village. Ross Taylor, District Planning, stated that there are no redevelopment plans to date.

8. Neighbourhood Zoning Update:

N.V. District Planner, Ross Taylor, gave a brief history and explanation of the neighbourhood zoning program. Following Ross's presentation, ECA member Gary Hawthorn reviewed the current status of the neighbourhood zones in Upper Capilano. Gary also informed attendees about the proposed change to the current bylaw, whereby the current neighbourhood zoning program would be abandoned, and the so-called "notwithstanding" clause replaced with a set maximum building height (28ft) and 75% coverage of the second floor. Neighbourhood zoning, however, would still be implemented in those neighbourhoods that request it.

9. Edgemont Village Merchant's Update:

The Village Merchants & Business Association president, Robin Delany, informed attendees that an official ceremony for the Trans Canada Trail will be held in the Village at noon on April 13th. No other details are available.

Robin was pleased to report that the summer concert series in the Village was a big success. Feedback varied on the type of music. It was very much a family event, one that will be held again this summer.

Garbage in the Village continues to be an unsightly problem. The merchant's acknowledge the problem, and are committed to doing more to clean up around their shops. Robin wanted to single out the Gehry's (Sylvan's) for praise for keeping the cleanest corner in the Village.

10. Any Other Business

None

11. Adjourned at 9:35 p.m.