

Edgemont Community Association

Minutes of the Annual General Meeting

Wednesday, January 31st, 2001, at 7:00 p.m.

Capilano Library, 3045 Highland Blvd.

1. Introduction:

Edgemont Community Association meeting chairman, Bob White, called the meeting to order at 7:10 p.m. and welcomed all attendees.

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 noted 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 ECA'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 \$257.45.

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:

- Brian Albinson (new)
- David Culbard
- Robin Delany (Village merchant's representative)
- Gary Hawthorn
- Jennifer Jones
- Corrie Kost
- Brian Platts
- Peter Thompson
- Bob White

4. Edgemont Village Beautification Project:

Landscape architect, Bill Harrison, briefly outlined his proposed landscape scheme for the corner green space at the Edgemont Blvd. / Queens Rd. intersection. The concept plan involves two circular, decoratively paved seating areas. Bill expressed the need to keep this entry point to the Village consistent in design to the "north" entry which will be part of the site 1 development. A small working group consisting of ECA Executive members, Village merchants, local developers, and District Engineering, met in December to discuss how the project should proceed. It was suggested at this meeting that a modest "Village entry sign" -- consisting of two sculptured stones, perhaps reflecting the Lions motif, interconnected by a solid wooden beam with the insignia "Edgemont Village" -- could also be located on the corner. The cost of the project and the source of funding have yet to be determined.

5. Presentation of Redevelopment Site 1 (3201 Edgemont Blvd.):

Local developer, David Birch, reviewed the details of his proposed 3 storey, 20 unit apartment building. A model was on display that illustrated how the roof height of 47.5 ft could be lowered (about 5 feet) to the same height as the church. While the Upper Capilano Local Area Plan specified that each unit should be no larger than 900 square feet in size, Mr. Birch is asking for an amendment to the Plan in accordance with a 900 square foot average of the total units. Question and answer highlights included:

- Unit affordability was an issue. It is expected that unit prices will range from \$155--\$265,000
- Parking? Total on-site parking is 27 spaces with 5 designated for guests.
- All environmental requirements concerning the ravine have been met.
- The elevator box will be built into the roof and will not be visible.

6. Coffee Break Complements of Delanys

7. Presentation of Redevelopment Site 3 (Capilano Crescent):

InterCorp Senior Vice President, Tom Miller, reviewed his company's development proposal for what is designated as Site 3 in the Upper Capilano Plan. The proposal involves 29 apartments and 21 condos. Tree retention is a priority, and thus an apartment building was deemed to be a better use of the site, although this requires an amendment to the Upper Capilano Plan. The apartment building is now located (changed from the original design concept) to the south of the site allowing for a better transition into the single family homes to the north. Vehicle access to the site would not be permitted directly from Capilano Rd., so residents would have to turn at Ridgewood Dr. and then down Capilano Crescent. A traffic circle will be constructed at the end of Capilano Crescent so that vehicles could exit southbound on Capilano Rd. Part of the traffic improvement would include a left turn arrow for the northbound light on Capilano Rd. at Ridgewood Dr. Question and answer highlights included:

- Maximum building height is approximately 44 feet; duplex adjacent to single-family is 2 storeys.
- There is no encroachment into the environmental setback.
- Disability adaptable design guidelines will be followed.
- There are 176 trees currently on the site; however, the arborist has not determined how many must be removed.
- Concern was expressed about lack of parking. There are 13 guest parking spaces with 2 full spaces for each unit. Opportunities for "informal" parking are available in the driveways.

- Unit prices will range from \$200,000-\$300,000 for the apartments and \$350,000 and up for the ground-oriented condos.

- Public Info Meeting is scheduled for February 22, a Public Hearing maybe in May, then construction could begin in the summer.

8. Old Business / District Council / FONVCA:

Corrie very briefly discussed the following topics of interest:

- NVD Budget schedule and expected rate increase -- \$540,000 "drainage" charges being transferred to "sewer fees".
- Capilano Road speed limit decreased from 60 to 50 kph. with no consultation!
- Proposed secondary suite fees -- \$140 for water \$120 for sewer.
- Steamkeepers propose to improve the Mosquito Creek culvert to permit fish to get through.
- Public Hearing for Capilano Suspension Bridge redevelopment on Feb 6th. No overpass planned, even though, while current vehicle volumes fall short by a factor of two, pedestrian traffic exceeds the warrants by a factor of six. The proposed bylaw would also allow for the current 26,000sqft of buildings to expand to 50,000sqft – not the 33,092sqft proposed at previous public meetings.
- Redevelopment sites 4 and 6 in the Upper Capilano Plan have been approved.
- FONVCA has an informative web site at: fonvca.org

9. Cleveland Dam Project:

Peter reviewed the details of, and answered questions regarding the GVRD's plans for the stabilization of the dam's east abutment and the water treatment facility. Peter will be the ECA's representative on the newly established citizens monitoring and advisory committee which will closely follow the construction to ensure compliance of all GVRD promises.

Following this a lengthy discussion ensued. Concerns were voiced over increased traffic, particularly large trucks, as a result of all upcoming construction projects along Capilano Rd. It was suggested from the floor that a temporary sidewalk railing be installed on the east side of Capilano Rd. north of Ridgewood Dr. where the road will be expanded to 2 lanes to accommodate large truck traffic. It was also suggested that truck traffic not be permitted to travel on Capilano Rd. between the hours of 8 - 9 a.m. and 3 - 4 p.m. -- the times children are walking to and from Cleveland and Handsworth schools.

Action: *Brian will write a letter on behalf of the ECA to the GVRD with copies to NVD and the school district, requesting both the sidewalk railing and the restricted travel times for trucks on Capilano Rd.*

10. Village Merchant's Update:

Robin noted that last year's Christmas events in the Village were very successful. In total there were over 120 hours of entertainment. The summer concert series will return in 2001 with 8 concerts on Fridays throughout the summer months. The Harvest Fest will also return this year on the last Sunday of September. Robin noted further that that spring is when there are the most incidents of vandalism and thefts in the Village. A visible RCMP presence is always appreciated.

11. Any Other Business:

None.

12. Adjourned at 9:30 p.m.