

# Edgemont Community Association

## **Minutes of the Annual General Meeting** Wednesday, March 29<sup>th</sup>, 2006, at 7:00 p.m. Capilano Library, 3045 Highland Blvd.

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### **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 14<sup>th</sup> 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.

### **2. Presentation by GVRD on Water Filtration Project:**

GVRD staff gave a presentation on the drinking water utility projects that are occurring in the Capilano River Regional Park and the Lower Seymour Conservation Reserve. The presentation included photos to highlight construction progress to date over the different SCWUP sites at both Capilano River Regional Park and the LSCR. It was a well-received presentation that instigated a lot of varied questions. At a future presentation it may be helpful to make the overall SCWUP schedule into a handout as it is small font for a slide and people were interested in it.

Questions & Answers included:

1. **Q.** How many days of regional water supply can the clearwells hold?  
**A.** 10-36 hours. Other factors include the amount of water coming in from the Coquitlam source and regional storage reservoirs.
2. **Q.** What can you tell us about cross-contamination between the two reservoirs as they are now going to be essentially tied together? For example, if there is a bacteria bloom in Capilano, can it reach Seymour? What will stop that from happening?  
**A.** The hydraulics of this system will prevent that from happening. Water is pumped from Capilano Lake to the headworks of the filtration plant in the LSCR (at an elevation of 194 metres) There will be regulating valve on the Seymour pipeline that will close if the water elevation in the headworks exceeds the set level of 194 metres. Also, the Seymour Lake elevation is higher than 194 metres. This will prevent water from Capilano entering the Seymour pipeline north of the filtration plant as it can not flow uphill. After treatment at the filtration plant, treated water returns directly into the Capilano distribution system, not to the reservoir.
3. **Q.** What about the other direction? From Seymour to Capilano?  
**A.** There are numerous valves to fail-safe the operation of this system and all of them would need to be left open for a long time to let this happen. High bacteria levels in either water supply source would be treated and removed by the new filtration plant.
4. **Q.** What micron do you filter the water to with this system

- A.** [Response provided after the meeting] The filtration plant removes cryptosporidium oocysts that are 3 to 5 microns in size, and a large portion of smaller microbes. Plant disinfection systems kills/inactivates anything smaller that may pass through the filters.
5. **Q.** Is this water going to be safe for people who have immune deficiencies who currently need to filter their water with a home system?
- A.** [Response provided from the Richmond-Vancouver Medical Health Officer after discussion with the Provincial Health Officer] The water is safe because it is treated to remove bacteria, Giardia, Crypto, and viruses but even with this level of treatment the drinking water isn't sterilized. Immune compromised people may wish to consult with their doctor about the need to take precautions when drinking tap water.
6. **Q.** Is this project on budget?
- A.** Yes it is.
7. **Q.** Where is the tunnel excavation material going to go?
- A.** All the muck (a term for the excavated material) from the tunnel construction will come out of the Seymour shaft. It will be trucked to the 'kilometer 4' pit in the LSCR, which is a hole about 4 kilometres north of the Rice Lake gates that was created when the original Seymour Dam was constructed in the 1950's. Some of the muck will be used as backfill or granular material for concrete for the filtration plant and the tunnels. Some material will also be used to repair LSCR roads.
8. **Q.** Why wasn't the schedule arranged to have all components finish at the same time? It's unusual to have components ending at different times in terms of project [financial] interest. Normally they should all end at once.
- A.** Construction is expensive and we have done what we can to compact the schedule under given constraints. Ideally we would have had it all completed at one time. However, we had significant federal and provincial funding to use under time constraints and we took advantage of that offer.
9. **Q.** Are the locomotives for the tunnel excavation gas powered?
- A.** [Response provided after the meeting] The locomotives will be diesel powered with adequate tunnel ventilation.
10. **Q.** Who manufactured the pumps?
- A.** they have an interesting story. They are a German design, made in Brazil, tested in the USA and ordered through a company here in Surrey.
11. **Q.** What is the seismic level for the design
- A.** It is called a 1 in 10 000 years maximum credible earthquake.  
Further Q. So is that equal to about a 7 on the Richter scale?  
**A.** It depends on the centre of the quake. It's near 7.  
[Response provided after the meeting] The intensity of an earthquake is governed by the magnitude of the earthquake and the distance between the site and the epicenter. The higher the magnitude and the closer the site is from the epicenter, the greater is the earthquake intensity. For example, at the Seymour Falls Dam, the Maximum Credible Earthquake is defined as an earthquake with a magnitude of 6.5 at a distance of 4 km.
12. **Q.** Is the spillway on the east abutment of the energy recovery facility going to be a problem for the recent work on stability the stability of the abutment over there?
- A.** No. The spillway was planned in conjunction with the abutment work. The spillway is designed to match the requirements of the abutment so it will flow in a way that can't damage the east abutment. The width of the overflow was designed not to impact the size of the rip rap on the embankment.
13. **Q.** How does the spillway work?
- A.** The Break Head Tank is designed not to overflow. However, in the event of mechanical failure an overflow may happen during the short period of time, until the other back-up

mechanical equipment is engaged to regulate the flow. If the water level in the break head tank exceeds the maximum level, water will overflow over the internal weir and it will be discharged into the reservoir over the overflow outlet structure that is designed to dissipate the energy and discharge the flow without any damage to the east abutment.

14. **Q.** Doesn't the spillway wash the bank away?  
**A.** No, it is secure and made with large, immovable rip-rap.
15. **Q.** Is there going to be an open house at the Seymour-Capilano Filtration Plant? As it is tax-funded I think we should be able to see it.  
**A.** Once complete there will be some guided tours. While it is under construction, the site is not safe to have people walking around it. Contractors are coming and going with heavy equipment and there are stringent site-safety regulations that all parties must adhere to.
16. **Q.** Are the shaft and tunnel lined?  
**A.** The single shaft of the Seymour end of the tunnel will have 2 vertical steel pipes, or liners, in it. The two shafts at Capilano will each have a steel liner. The twin tunnel will have approximately 1.3 km of steel liner at the Capilano end and approximately 600 metres of steel liner at the Seymour end. The rest of the tunnel will be bed rock under mountains and does not require a liner.
17. **Q.** What about infiltration of untreated water into the unlined tunnels?  
**A.** For approximately 1/3 of the tunnel's length, the pressure of the water in the tunnel is higher than the pressure of the groundwater outside the tunnel. For these sections, infiltration of ground water into the treated water tunnel will not occur. For the remaining 2/3 of the tunnel, situated under Grouse Mountain and Mount Fromme, small amounts of naturally filtered clean groundwater may enter unlined portions of the treated water tunnel through fissures (cracks) in the rock, however, this will be insignificant (less than one percent) compared to the large quantity of treated water in that tunnel. This design has been reviewed with and approved by the health department.
18. **Q.** What is the price of the TBM's and are they re-usable?  
**A.** Each TBM is worth between 2 and 2.5 million. They are purchased by the tunnel contractor and they can be re-used, but remain in the ownership of the contractor.
19. **Q.** Regarding tours for the public; what about tampering with the facility or water? How secure is water from terrorist activity?  
**A.** Yes, there are security measures. We don't go into them in public meetings.
20. **Q.** Is the pipeline bridge upgrade work happening?  
**A.** We are re-examining options for this project in order to minimize the construction cost and to address some operation issues.

Note: at the end of the question period, the presenter re-iterated that there will be further work in Capilano. The Capilano shaft will be about 270 metres deep. The machinery will be set at the surface but will start to construct the shaft from the bottom. This work will occur 24 hours-per-day, 7-days-per-week. The muck from this process will be taken out at the Seymour shaft. The steel lining for the Capilano shaft will be brought in through Capilano in late 2008.

### **3. Coffee Break & '06 Dues Collection.**

### **4. Executive Elections:**

Peter announced that as a result of other commitments, Bob White has graciously declined a new nomination. Peter noted that Bob is an original member of the ECA and has served 14 years on the executive committee and has regularly chaired the general meetings. Bob was thanked for his service and it is good to know that he will remain a regular member of the association. Kevin Bell has also

declined a new nomination for service on the executive. Kevin was also thanked for his three years of service on the executive, although he may occasionally called upon for his environmental expertise.

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

- Brian Albinson
- Stephen Allison
- Grig Cameron
- David Culbard
- Kitty Castle
- Robin Delany (Village merchant's representative)
- Corrie Kost
- Brian Platts
- Peter Thompson
- James Walsh
- Bill Yager

#### **5.0 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 March 29, 2006 is **\$155.56**

#### **6.0 Presentation on Library Building Projects:**

Stephen Allison, Chair of the Library Board Building Committee (and new ECA Executive committee member) gave a very brief talk on the current library project in Lynn Valley and the future of the Capilano Branch.

#### **7.0 Update on the Edgemont Village Entry Sign:**

Former ECA Executive committee member, Jennifer Jones, showed drawings of the final design for the entry sign at the corner seating plaza at Queens and Edgemont. Jennifer noted that the sign was originally part of the design for that seating plaza but at the time of construction there was insufficient funding to pay for it. Last year, Jennifer began a fund-raising effort to purchase the sign and have a small plaque on the reverse side in honour of Tsunami victims John and Jackie Knill. Enough money has been raised to purchase the sign and the plaque. Well-known landscape architect and ECA member Bill Harrison (the designer of the plaza) and sign maker John Peachy have designed a sign that will be a wonderful addition to the Village. All that is needed now is some help from the District to have it properly installed on the corner.

#### **8.0 NV District Council Issues by Corrie Kost:**

##### **8.1 Homeowners' Grant & Property Tax Deferment Program:**

###### Homeowners Grant

Basic: \$470 → \$570 (to \$780,000 assessments → \$0 at \$894,000)

Seniors: \$745 → \$845 (to \$780,000 assessments >\$0 at \$949,000)

#### Property Tax Deferment Program

Simple interest is charged on deferment accounts at a rate not greater than 2% below the rate at which the province borrows money. Current rate is set at 2.25%.

### **8.2 Placement of Newspaper Boxes:**

- ECA requests removal of all boxes Jan 2004
- Total ban deemed unconstitutional – but regulation allowed
- New bylaw allows 2 newspaper boxes per block face
- Placed no less than 9 meters from intersections.
- **GOOD NEWS: Boxes now reconfigured – limited to 4/corner**
- **MORE GOOD NEWS!**
  - Capilano Library extended Sunday hours: Sundays 12-5PM (at least to April)
  - Village sidewalk tripping hazards and tree grates repaired
  - Safer steps constructed at Ayr Dr./Ridgewood

### **8.3 Budget:**

- Lynn Valley Library & Town Centre Project
  - Total cost now ~ \$40million
  - Would need rebuild after major earthquake
  - Meets LEEDS Silver specification
- Significant gap in funding parks infrastructure
- Taxes on average home to increase 4.3% (**revised later to 4.75%**)
- 100% of FEDERAL Infrastructure money siphoned off by TRANSLINK
- 11 meetings on 2006-2010 Financial Plan – tabled March 20th – only one meeting (March 28th) allows 5 min/speaker public input.

### **8.4 Ipsos Reid (April 2005) Survey:**

- Quality for taxes: 63% (norm 38%)
- *“overall, the research shows that residents perceive the District of North Vancouver quite positively. District residents enjoy a high quality of life and are highly satisfied with District services, their government, and the value they receive for their tax dollars”.*

### **8.5 MISC 1:**

- Translink Parking Area taxes apply to bicycle racks etc...
- Mayor's Salary increased to \$85K, council to 40% of Mayor's (adopted Aug 22/2005 – in effect for 2006 council)
- Trend to have more Council public meetings start at 5 or 6pm
- Need to closely monitor any negative aspects relating to use/replacement of Delbrook / Griffin community facilities.
- Alarm Bylaw – registration/annual fee largely tax grab- defeated – but needs watching.
- Will \$600m water filtration project now allow ALL to drink – or did we waste our money?

### **8.6 MISC 2:**

- Garbage (2) can allowance reduced from 35KG to 20KG each (less than airport baggage) – rates not correspondingly reduced.
- Review of Community Policing voted on Sep 12/2005
- New Sign Bylaw (years in the making!) – allows phase-out over 5 years of non-conforming signs (adopted Nov 28th)

- We are one of the few municipalities to avoid gambling as a revenue source.
- Democracy of Councillors a “Hoax” (Oct 17/2005)
- Infrastructure upgrades deferred so landslide and Western Stevedoring issues can be addressed.

#### **8.7 MISC 3:**

- Secondary Suites – remove owner occupied requirement nixed 6/1, voluntary registration nets another \$300K
- \$25 fee for Block Parties – referred on 24Oct/2005 to Dec/2005 Council discussions – then adopted. ECA vote?
- Lower Capilano Community Centre – a 9 year process about to expire at year 10 – on Nov 7th final gasp referred to 2006 Financial Plan
- Improved Waterfront access 2872-2882 Panorama Dr – funded. Lowry Lane access → 2006 Financial Plan
- Bus depot use removed from BC Rail lands after 3 evening Public Hearing – a councillor declared (perceptive) conflict (Feb 20th) – service deliveries not impacted by decision.

#### **8.8 MISC 4:**

- Grouse Woods RM1/2 single family homes rezoned to allow secondary suites, boarders, B&B – public hearing waived & ECA not contacted as required - but March 27th council voted 5/2 to send it to Public Hearing
- Norcross latest proposal – 3 single family homes ???
- Highland School Redevelopment – in process – more at next ECA meeting.
- Bears – 14 killed, 46 relocated (most may die) last season.
- Alpine Recreational Strategic Study endorsed (4/3) in principle 17Oct/2005

#### **9.0 Edgemont Village Merchants’ Association Update:**

In the absence of Robin Delany, the owner of BC Playthings gave a brief report on issues concerning the Merchants’ Association. One notable problem for some of the businesses is the pigeon droppings on sidewalks. The Merchants’ rep also reported on the successful Christmas events that took place in the Village.

#### **10.0 Any Other Business:**

None

#### **11.0 Adjourned at 9:35 PM**