

# Edgemont Community Association

## **Minutes of the Annual General Meeting** Wednesday, March 28<sup>th</sup>, 2007, at 7:00 p.m. Capilano Library, 3045 Highland Blvd.

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### **1. Introduction:**

*Edgemont Community Association* meeting chairman, David Culbard, called the meeting to order at 7:05 p.m. and welcomed all attendees to the 15<sup>th</sup> Annual General Meeting. 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. David noted regrets from MLA Ralph Sultan and Coun. Alan Nixon.

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

Steve Billington, GVRD Community Liason Officer, 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 highlighting operation of the tunnel boring machines. Highlights of the presentation included:

- There are basically five project elements, being: 1) the Capilano Pump Station, 2) the Energy Recovery/ Break Head Tank, 3) the Overflow Spillways, 4) the Seymour Filtration Plant, and 5) the Twin Tunnels. There are two additional smaller elements; a Seymour Falls Dam seismic upgrade and construction of Seymour Main No. 5.
- The presentation was concentrated on the work within the Capilano River Regional Park.
- The Capilano Pump Station, which is below the Cleveland Dam, is substantially completed. The Station is powered by eight 2,000 hp pumps. Testing is scheduled for the fall of 2008.
- The Energy Recovery/ Break Head Tank, the purpose of which will be to recover for use internally some of the energy created, is still in the design stage.
- The two Overflow Spillways, one at Cleveland and the second at Seymour, are intended for emergency use only in the event that circumstances arise wherein it is necessary to bypass the system for any reason (such as an extreme weather event). The Overflow Spillways will also be used for testing purposes. The Cleveland Spillway is substantially completed and is visible from Cleveland Dam.
- The Seymour Filtration Plant is being constructed in a manner so as to minimize its environmental footprint (green roof technology, geothermal heating, ground water percolation).
- The Twin Tunnels are being bored simultaneously commencing from the Seymour side. The Tunnels will each be 3.8 meters in diameter and 7.1 km. long. Approximately 1 km. has been completed to date. The tunneling was originally scheduled for completion in July/ 07; however, completion is now likely to be fall/ 07. The tunneling is substantially all through granite 100+ meters below ground level.

Q and A highlights included:

- The muck from the tunnel boring is being deposited in a gravel pit 4 km. north of the new Filtration Plant.
- The tunnels will have to be lined 1 km. back from the Capilano side. The balance of the tunnels will all be through granite.
- Once onstream, the intention will be to use only the Seymour water (and not the Capilano water) during the winter months. However, the Filtration Plant will easily be able to handle large turbidity events such as we had this past winter.
- The depth of the tunnels vary from sea level to 150 meters below sea level.
- Before the twin tunnel/ one filtration plant concept was decided upon, consideration was given to constructing two filtration plants, one at Seymour and the second at Capilano. However, the Capilano filtration plant option was discarded principally because the plant would have had to have been constructed extremely close to neighbouring houses and, as well, there would have been an uphill pumping issue which would have added to costs. In the end it was decided that the twin tunnel/ one filtration plant option would be cheaper.
- The elevation difference between the Capilano and Seymour ends of the tunnels will be 30 meters with the Capilano end being lower. Two pressure reducing valves will be in use to reduce the flow back to the Capilano end after filtration.
- The total cost of the project is \$600m and, to date, the project is substantially on budget. The construction schedule is a bit behind but has not been officially adjusted.

### **3. Edgemont Village Merchants Update**

Pat Gallagher, President of the Edgemont Village Merchants Association, outlined pending Village Merchants' initiatives. These are:

- April 25/ 07, 12 noon to 2:30pm – a fashion show at the Capilano Suspension Bridge
- The Summer Concert series will be 8 weeks this year, up from 7 weeks last summer.
- The Harvest Festival will be held in late September.

Pat also noted that the Edgemont Village entry sign on the south west corner of Queens Avenue and Edgemont Boulevard was installed this week.

### **4. 2007 Executive Elections:**

David introduced the following as nominations for the 2007 Executive Committee:

- Brian Albinson
- Stephen Allison
- Grig Cameron
- David Culbard
- Kitty Castle
- Corrie Kost
- Brian Platts
- Peter Thompson
- Bill Yager
- Ron Johnstone
- James Walsh
- Merchant's Representative

After calling three times for any further nominations from the floor, the above were all elected by acclamation.

## 5. 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 **\$182.42**

## 6. Coffee Break & 2007 Dues Collection

## 7. School District 44 Presentation re: Highlands & Cleveland Elementary

### 7a) Highlands Elementary School Development:

Ian Abercrombie, the Director of Facilities and Planning for School District 44, gave an update on the proposed Highlands Elementary School redevelopment. Highlights of the presentation included:

- A "project agreement", which is the definitive document for proceeding, will be considered by the School Trustees in April and, if approved as by them expected, the "project agreement" will then be submitted to the Ministry of Education for their approval. Once approved by the Ministry the project will then go to tender.
- It is hoped that all approvals and contracts will be in place to break ground this June.
- There are two non-profit portables, used for pre-school and before and after school care, on the construction site. Arrangements have been made to move these portables to a different part of the school property to allow continuance of the pre-school and before and after school care services during the construction phase.
- The construction phase is likely to take two years with a current targeted September, 2009 opening.

### Q and A highlights included:

- The new school will be constructed in the current parking lot area and, when completed, the site of the existing school will become the new playing field.
- The School Board is confident that the Education Ministry will approve the necessary funds for constructing the new school. The real issue is timing; i.e. when the Ministry signs off so that the project can be put to tender.
- The construction will not be modular but rather slab on grade with the new school being built in place. The intention will be that the new school will last 50 to 60 years.
- The new school will be built to the updated Earthquake Code.

### 7b) Proposed Cleveland Elementary School "Surplus Land" Sale

Ian Abercrombie gave a presentation on the proposed Cleveland "surplus land" sale. Highlights of the presentation included:

- The School District has two funding pots, being 1) Capital Funds and, 2) Operating Funds. The Operating Budget is basically balanced. The problem is the Capital Budget. Capital Funds are approved and allocated by the Ministry on a project by project basis and it is variable as to what will be received for each project. Any shortfall has to be made up by the School Board from other sources and hence the reason for the proposed "surplus land" sales.
- The five year Capital Budget for School District 44 for identified required/ desired upgrades is \$165m.
- The Ministry is aware that School District 44 has "surplus lands" and will make their contribution toward particular capital projects contingent on the School Board coming up with the funding for a particular project from sale of "surplus lands" or otherwise.
- The School Board originally identified the forested area on the western edge of the Cleveland lower field (the "Cleveland forest") as possible "surplus land". They solicited the views of the community in regard to sale of the Cleveland forest for residential development in the fall of 2006 and the feedback they received was that the Cleveland forest was a valued and much used community asset.

Accordingly, on the suggestion of some of the respondents to their Cleveland forest proposal, the School Board Trustees directed Mr. Abercrombie to look into sale of a portion of the lower playing field on the eastern side instead (the “Cleveland playing field parcel”).

- A shortened lower Cleveland playing field would still allow for a 95 meter soccer pitch which is acceptable to the Soccer Association.
- There are two options being considered for the Cleveland playing field parcel; 1) an eight unit clustered townhouse development (approximately 1,600 square foot units) with vehicular access off of Loraine Avenue and, 2) four single family lots with vehicular access off of one, two or all of Kendal Place, Loraine Avenue and Mt. Crown Road.
- The School Board has heard from local residents that all possible access roads are very busy during school and playing field events drop-off and pick-up.
- The School Board believes that the net proceeds from sale of the Cleveland playing field parcel (a figure of \$2m was mentioned) would be similar under each of the two options and it is more a “social responsibility” question as to which would be preferred.
- The zoning for the Cleveland playing field parcel is Public Assembly.
- At this point the School Board has not made a Preliminary Planning Application for either the Cleveland forest or the Cleveland playing field parcel.

Q and A highlights included:

- If the School Board decides to proceed with sale of the Cleveland playing field parcel, the School Board would likely themselves file a Preliminary Planning Application and take the proposal through rezoning and establishment of unit size, design standards, etc. and thereafter put the package out for bid to developers.
- The point was made that, looking long-term, it makes no sense to dispose of school property which will never be able to be recouped. Mr. Abercrombie’s response was that the School Board has looked 15 years out and they are projecting declining enrollment throughout that period. Further, the playing field that will be left will conform to Ministry playing field requirements.
- A question was asked regarding the plans for Lucas Center and the School District 44 offices which are much more valuable assets than parts of school properties that are being discussed. Mr. Abercrombie’s response was that it is difficult to be forthright concerning discussions going on behind closed doors and he can not speak to this specifically.
- Mr. Abercrombie conceded that it is a fair request from the public for the School District to provide a comprehensive plan of action to address their Capital Budget shortfall.
- At present the School Board’s focus for Cleveland, as regards a sale parcel, is the Cleveland playing field parcel as opposed to the Cleveland forest.
- The School Board is proceeding with Preliminary Planning Applications for the “surplus lands” identified last fall at each of Braemar and Argyle Schools.

Motion Regarding Cleveland Elementary School Lands

The following motion was Moved by Shirley Clarke and Seconded by Richard Kim-Jones:

*“That the Edgemont Community Association express to the North Vancouver School Board its objection to sale of any of the Cleveland School lands.”*

After a discussion of the motion, a vote was taken on a show of hands and the Chairman declared the motion carried (4 people voting against out of approximately 41 present).

## **8. Capilano Branch Library:**

Steve Allison, the Chairman of the Library Board Building Committee, gave a short update on the proposed Capilano Branch Library upgrade. Highlights of the presentation included:

- A full presentation on the proposed upgrade will be presented to the community at the end of May, likely on May 30.
- Approval has been received to spend up to \$3m on the upgrade and current architectural and engineering estimates are significantly below this amount.
- Two years ago we were looking at solely a seismic upgrade but the project has morphed into a more complete upgrade and updating of the facility.
- Construction could commence in September with completion likely in the fall of 2008. The library will remain open during construction.

## **9. Other Business:**

Tom Walker detailed incidents of recent vandalism and mischief in our area and requested that the matter of youth vandalism and mischief be an agenda item for a future General Meeting.

## **Adjournment**

The meeting adjourned at 9:35pm.