

Annual General Meeting

Edgemont and Upper Capilano Community Association
Highlands United Church Friday 7pm October 22 2021

Co-Chairs: Louise Nagle / Eric Skowronek

DRAFT MINUTES

1. Meeting was called to order at 7:07pm
2. **Agenda** was adopted (moved/seconded by Eric Skowronek/Corrie Kost) and minutes of Jan 22/2020 were adopted.
Approx. 35 in attendance. DNV Council members Betty Forbes, Jim Hanson, Jordan Back, and Megan Curren were in attendance. Exec members absent: Adrian Chaster and Arzoo Babul. Louise gave welcome and introductions and reviewed EUCCA procedure rules.
3. **Presentation** by guest speaker Wesley Wenhardt – Executive Director of the new North Shore Museum and Archives. The facility is located in the shipyard district in the City of North Vancouver at the foot of Lonsdale. It's a joint venture between CNV and DNV – with museum ~ 16,000sq-ft. Opening is scheduled for this fall with several exhibits, past and present, including a street car. Rooms are available for event rental. Memberships are welcomed. **See attachment item 3**
4. **Presentation** by John Lesow, a resident of Capilano Manor who expressed concerns about demolition of duplexes and row houses at 3430-3482 Capilano Rd to make way for a possible parking lot to accommodate visitors to the Capilano Suspension Bridge. The housing structures could have provided affordable housing for people in need rather than be boarded up and left to dilapidate over a year. **See attachment item 4**
5. **Presentation** by Gordon Ruby on the app "nextdoor.com" which allows groups sharing various problems in their neighborhood by connecting with one another by the internet. Gordon has been volunteering as a Neighbourhood Lead for Nextdoor since the start of the pandemic. It is used in several areas of North Vancouver – eg Upper Lonsdale – Upper Capilano by various resident groups.

Intermission – collected \$80 in voluntary \$5/family annual dues
EUCCA fund balance now \$1023.13

6. Annual Financial Report by Corrie Kost - see attachment item 6

7. Election of Executive – see attachment item 7

Peter Thompson, a long time member of the executive, has resigned. The members acknowledged his many positive contributions to the betterment of the community.

8. Overview of Village News by Eric Skowronek

- The Executive emailed our membership to enthusiastically endorse an appeal for donations by Sharyn Webber of Highland Optical in funding another mural in the village.
- Update on construction of 3 storey condominium at corner of Crescentview Dr and Connaught Cr
- Delanys is expanding to take over the space left by Twiga.
- Extra “Free Public Parking” signs have been placed in village to encourage use of the some 200 parking stalls below the Thrifty supermarket.

9. Any Other Business/Closing remarks

Syd, a member of our association came forward and expressed concern over the upcoming closure of the CNV Harry Jerome Rec Centre (HJRC) early in 2022 for a period of 3 yrs while it gets rebuilt. Importantly, he was concerned that there were vulnerable people who relied on the shower facility at HJRC and that they would no longer have access to such a facility.

10. Room cleanup and Adjournment at 9pm

Presentation to
Edgemont Village Community Association

Oct 22, 2021

Wesley A. Wenhardt, Director

MONOVA: Museum of North Vancouver Opening Fall 2021!



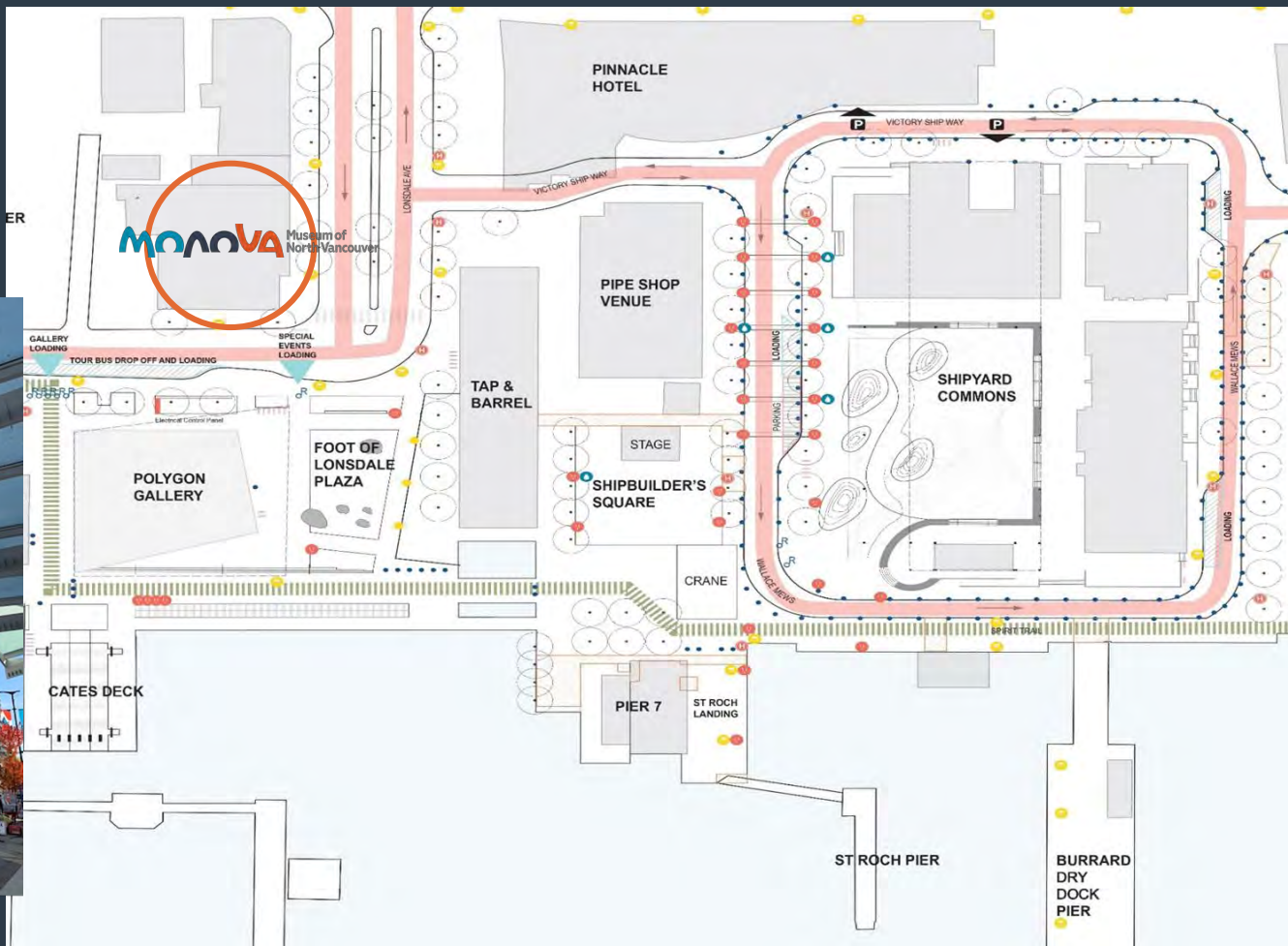
Our Mission

To engage, strengthen and inspire our community by exploring the past, present and future of North Vancouver and its people.

Our Vision

To create a **dynamic and innovative** hub where the stories of North Vancouver's people, places and past **come to life**.

New Location in the Shipyards District, in Lower Lonsdale



“Hub and Spoke” Experience



**MONOVA: MUSEUM
of North Vancouver**



**Educational programs
(school & public)**



**MONOVA: ARCHIVES
of North Vancouver**



**Online experiences
(monova.ca)**



Mobile Exhibits



Two locations, two functions, two municipalities...

...one cohesive organization



The Importance of Museums & Archives

- ✓ **Help us value** and understand where we live, work and visit
- ✓ **Help us connect** and form a sense of identity and community
- ✓ **Preserve** authentic evidence of human actions & decisions
- ✓ **Act** as society's documentary history and collective memory
- ✓ **Provide** tangible links to the past through artifacts
- ✓ **Inspire** community engagement, debate & reflection
- ✓ **Honour** the Truth & Reconciliation Commission calls to action
- ✓ **Support** UNESCO's Universal Declaration on Archives

Archival materials like photos, film, oral histories, and textual records give context & meaning to **Museum artifacts**

Public & School Programs provide social cohesion and connection by bringing to life the community's stories



Strategic Plan – Goals

Community Engagement & Visitor Experience Create and deliver engaging, relevant, and inclusive visitor experiences that connect people to North Vancouver and its communities

Collections & Stewardship Serve as professional stewards for the cultural, archival and museum collections of the City and District of North Vancouver and their communities

Community Partnerships & Collaboration Build strong links with North Vancouver organizations to enhance and promote the cultural heritage of our community, and to help make this part of everyday lives

Organizational Sustainability Develop and strengthen a sustainable financial foundation that is scalable, flexible and efficient, and is able to respond to organizational and community priorities

Effective Governance & Team Development Provide a positive work environment, attract strong staff and volunteers, and ensure leadership to demonstrate solid governance, accountability and transparency



Strategic Plan Community Feedback

Thank you for the electronic and hard copy versions of the plan. I love the new branding and I'm very excited to see the Museum open soon. It will be such a wonderful addition to the Lower Lonsdale community and I know residents and visitors will both love it!

Jessica McIlroy, Councillor, City of North Vancouver

Wesley, your plan is very, very good. Thanks for sharing, Hope to chat in person one day.

Ghalib Bhayani , Supt. M.O.M, Officer in Charge North Vancouver RCMP



Thanks for sharing. Kudos to you and your team at MONOVA for a well laid out, clear, and easily readable Strategic Plan.

Brian Hutchinson, Fire Chief, DNV Fire and Rescue Service

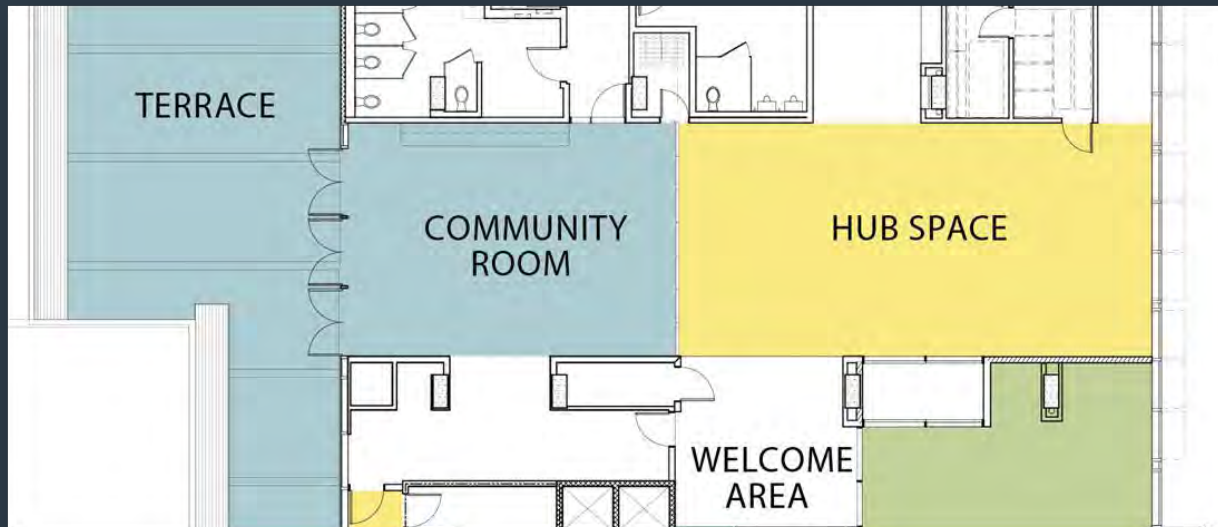
Congratulations on the creation of this inspiring Strategic Plan to guide MONOVA (love the name) in the years ahead.

Sanford Osler, Former NVMA Commission Chair

Response from Residents

- ✓ Innovative & vibrant community hub
- ✓ Hands-on activities & fun experiences
- ✓ First Peoples stories & contributions
- ✓ Authentic & relevant experiences

Below: The Outdoor Terrace, Community Room and Hub Space provide access to flexible spaces, with moveable partition walls, for programs, events and activities for residents, groups and visitors.



Above: “Living with Wildfires” panel experts including Dr. Lori Daniels, forest ecologist, and Jeff Eustache of the First Nations Emergency Services Society

*Hot Topics is a series of community discussions on the challenging issues we face. The 2019 launch tackled **Climate Change.***

Community Partners & Collaboration:

Engagement that strengthens the community



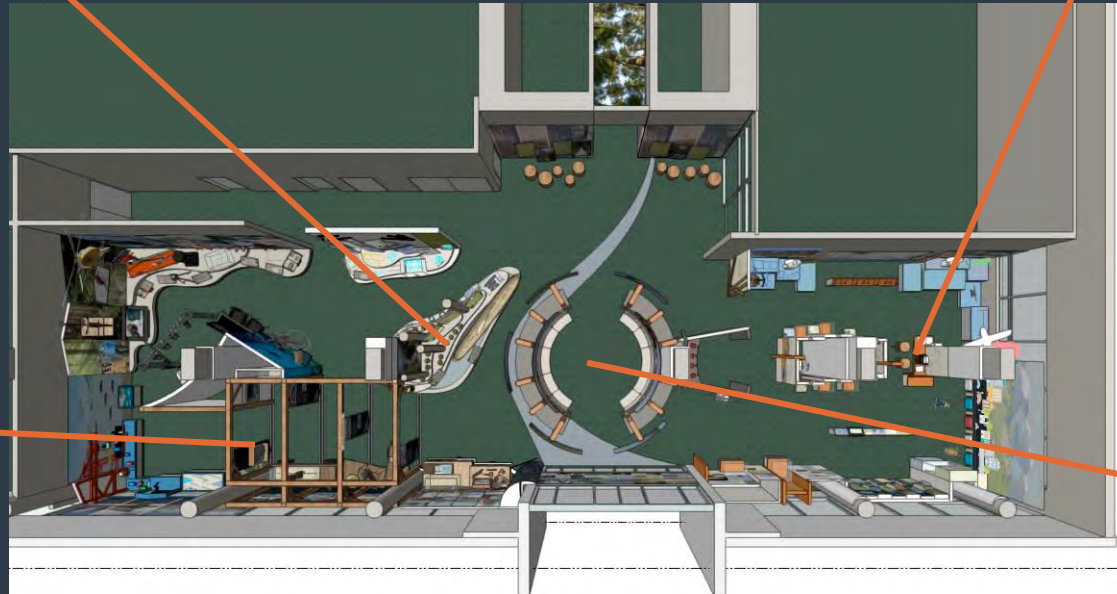
Permanent Gallery Exhibits

Three thematic areas will contain thought-provoking exhibits that tell the powerful stories of North Vancouver's people and places, reflecting outreach work with diverse communities.

Passion for Place
Nature & Stories of North Vancouver including First Peoples



Industry & Enterprise
The evolution of North Vancouver's economic development



Connections
Physical connections spanning North Vancouver and social connections between its people



Welcome Circle
Indigenous traditions
Space for reflection



Edgemont Village at MONOVA



Feature Exhibit Gallery

Engaging a vibrant, diverse and resilient community

- ✓ Programs that support changing exhibits & themes in Feature Gallery
- ✓ Inspiring ideas for a better global community to challenge & engage
- ✓ Understanding and negotiating the complex world around us

**Our First Feature Exhibit:
You Are Here @ The Shipyards**



**Future
Feature
Exhibits**



The Sisters/The Lions



**Living Rough:
Life off the Grid**

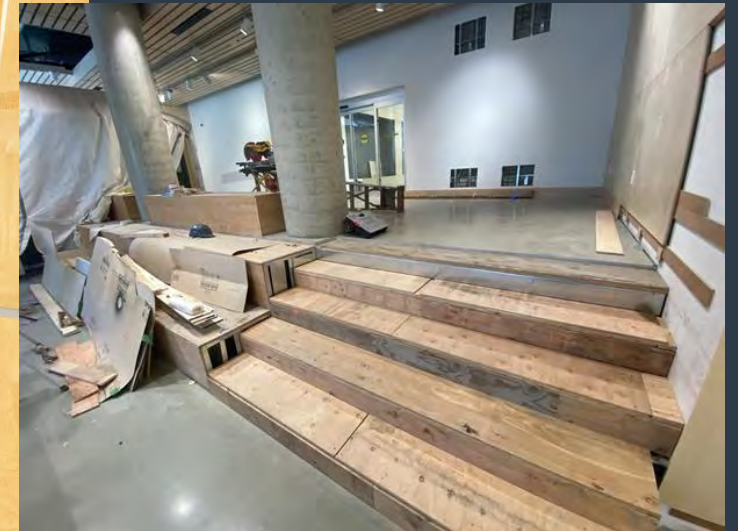


**Journeys to North Vancouver:
stories of immigration**

Museum Progress: Entrance Lobby



Wade Baker's *Two Sisters* sculpture is installed in the museum lobby



Streetcar #153 – Key dates



1912-1946

Streetcar #153 serves on the Lonsdale Line

1946-1970

Streetcars are replaced by buses and #153 sold as scrap

The car body becomes a motel cabin, then a restaurant, and later a chicken coop.



1986

Streetcar #153 is rescued by Brian Kelly, moved to North Vancouver's Mahon Park where it is stored under Fenn Burdett Stadium; exterior reconstruction by volunteers takes until 1992

2019

Reconstruction is completed by a team from West Coast Railway Association, Squamish.

Streetcar #153 features in the Canada Day Parade as part of its final journey to installation in the not-yet-complete Museum of North Vancouver



Museum Progress: Community Hub Space



Above: A blackout curtain is installed at the entrance to the terrace

Left: The moveable wall that allows flexibility in the Community Hub Space is installed

Public Programs in the New Museum

Program Goals to create vibrant community spaces with appealing and ambitious programs



- Indigenous School programs and public programs
- Seniors opening hours
- Speakers program
- Campfire Capers – family and children sessions
- Science Shows
- Sensory Friendly Programs
- Art and Craft Demonstrations
- Guided tours both virtual and onsite (and off site)
- Streetcar Theatre
- Slice of Life
- Partnerships and inclusion projects



Encouraging lifelong learning and creativity

Photos of Edgemont Village in the Archives of North Vancouver



Edgemont Blvd. in Edgemont Village: street and businesses, October 1965

(NVMA 106-24-12)

Photos of Edgemont Village in the Archives of North Vancouver



3028 and 3026 Edgemont Blvd.
(Dr. Reid Townsley's Office and
Edgemont Beauty Salon), 1949

NVMA 533

Photos of Edgemont Village in the Archives of North Vancouver



Two interior views of Casper's Pharmacy, 3139 Edgemont Blvd., October 1948

(NVMA 11341 and 11342)

Photos of Edgemont Village in the Archives of North Vancouver



The Danish Pastry Shop in Edgemont Village, 1960s. Inger Petersen is second from the left.

(NVMA 14293 and 14294)

Photos of Edgemont Village in the Archives of North Vancouver



West side of 3100 block,
Edgemont Blvd, ca. 1955:
Garnier Hardware (no. 3151),
Lionsview Foods (no. 3161) and
Mayewe Confectionery (no.
3171)

(NVMA 11344)

How you can get involved:

Volunteer



Join the Friends Leadership Circle

- Annual Memberships: \$149 (Regular) or \$90 (Senior) with tax receipt for eligible donation (\$100 / \$60)
- One adult (or senior) Museum admission pass* for one year (a value of up to \$35)
- Special member rates to select programs, events, and archives services
- Many other benefits!

Bringing Stories to Life

Donations help us to create programs and exhibits that will engage, strengthen and inspire our community

Comprehensive Fundraising Campaign

Goal \$1.5 million

We are over 99% of our goal!
(\$10,000 left to raise)

Annual Fundraising Campaign

Goal \$500,000

We are over 47% of our goal!

Questions

- Learn more and sign up for our e-news at monova.ca
- Join the Friends Leadership Circle at monova.ca/donate



Thank you.

ITEM 4

EUCCA ANNUAL GENERAL MEETING, OCT 22nd 2021

Parking lot proposal and demolition of duplexes and apartments at
3430 – 3482 Capilano Road

CAPILANO GROUP

September 9, 2021

Neighbourhood Update: Planned Demolition of Vacant Properties to the South of Capilano Suspension Bridge Park

Dear Neighbours:

We hope you are having an enjoyable summer. Please read this notice for information on the planned demolition of the structures on properties located at 3482, 3478, 3476 and 3430-3450 Capilano Road (the vacant properties just south of Capilano Suspension Bridge Park).

What is currently on the site? Why is the property vacant?

The site today is occupied by three vacant buildings (two duplex buildings and six townhomes), which are displaying significant wear and deterioration. The homes have reached the end of their viable lifecycle and have not been habitable for some time. All former residents were successfully relocated to new homes almost three years ago.



Above: The existing structures have been deemed hazardous by Spratt Emanuel Engineering Ltd. and face serious challenges including mold, leaks and structural problems.

Why are you planning to remove these structures? When will this happen?

As the vacant buildings are not habitable, they are a safety hazard. Despite being boarded up and inspected regularly, there have been on-going break ins that have resulted in theft and vandalism throughout the properties.

The Capilano Group has been working with the District of North Vancouver to complete the requirements to obtain a demolition permit. The permit has now been issued. Bon Constructors has been engaged as the contractor who will be commencing structural demolition, with work expected to begin next week. We anticipate the first phase of the demolition (interior and exterior structure) to take 9 weeks, followed by the removal of the concrete footings and grading.

CAPILANO GROUP

How will you minimize disruption to neighbours?

Bon Constructors will strictly adhere to the District of North Vancouver’s Noise Regulation Bylaw. Hours of work will be within Monday to Friday 7:00am – 8:00pm and Saturdays 9:00am – 5:00pm. No work will occur on Sundays or statutory holidays.

We recognize that some disruptions to our neighbours may occur during the demolition process, and we will work diligently with Bon Constructors and affected neighbours to keep these to a minimum.

What’s going to happen to the site after the demolition?

Once demolition is complete, work will be done to improve the external appearance of this site.

The Capilano Group’s program to explore a Temporary Use Permit for this site has been put on hold due to the pandemic. We will look to re-submit an improved Temporary Use Permit application in future; however, timing at this stage is unknown. This application will consider additional surface parking during peak periods, along with other road improvements, which are designed to reduce traffic delays on Capilano Road. Please note that this application has not been re-submitted or considered by Council, and we look forward to continuing the dialogue with you, District staff, and Council in the future.

Who can I contact to learn more?

Should you have any questions about the demolition, please contact Lance Burger at Bon Constructors at 604-916-0801 or bonconstructors@icloud.com.

If you would like more information about the Temporary Use Permit application for this property, please contact Virginia Bird, Community Relations at 604-619-0837 or virginia@pottingerbird.com.

If you would like to add your name to our electronic mailing list to receive information and updates about what is happening at Capilano Suspension Bridge Park and this property, please email Stacy Chala at schala@capbridge.com.

The Capilano Group, a local family-owned company since 1952, and owner/operator of Capilano Suspension Bridge Park, became the owners of the properties in March of 2018. We welcome you to contact us with any questions or feedback.

Sincerely,

Nancy Stibbard
President & CEO
Capilano Group

Stacy Chala
Communications Manager
Capilano Group



Looking South on Capilano Rd towards Ridgewood



Looking North on Capilano Rd towards the Suspension bridge and pedestrian crosswalk



Looking west towards Canyon Manor apartments



**Existing parking lot for
Capilano Suspension bridge**



**Tour bus parking at
Capilano suspension bridge**



**Spaces for at least 10
Tour buses**



**Ground level access and
Generous setbacks**



**Back yards and parking
Next to existing residential
area**



Kids tree house in the back of duplex



**North on Capilano Road at
Entrance to CSB at crosswalk**

Casey Peters
Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

-----Original Message-----

From: john lesow <jlesow@whidbey.net> Sent: January 31, 2019 10:54 AM
To: Mike Little, Mayor <LittleM@dnv.org>; "backj@dnv.org;bondm@dnv.org; currentm@dnv.org; forbesb@dnv.org; hansonj"@dnv.org; Lisa Muri <MuriL@dnv.org>; Casey Peters <PetersC@dnv.org>; john lesow <jlesow@whidbey.net>; donandmichellekulyk@gmail.com; sungoh <sh1575@hotmail.com>; capcorridorneighbors@gmail.com; matrix@shawbiz.ca
Subject: Public Comments: Temporary Use Permit 3430-3482 Capilano Road - Do not allow construction of parking lot/retain existing zoning for replacement affordable housing

Mayor and Council,

"Affordable" housing is on everyone's mind these days. Particularly on the North Shore.

It should be evident that any proposals to demolish existing housing stock and replace with paved parking is ill-advised from a public policy standpoint.

On August 10, 2017, I sent Casey Peters an e mail suggesting that a proposal to replace the existing affordable rental housing at 3430-3482 Capilano Road should be rejected due to the density of the application (File 083060.10/022.17 -- Case PRE 2017-0000022.

The proposal called for the construction of 29 new townhouses and 61 parking spaces on the site at 3430-3482 Capilano Road.I suggested that the number of units and parking spaces be scaled back to 15 units and 30 parking spaces. This is roughly representative of the units and spaces on the site now. These units are unoccupied and scheduled for demolition. They should be replaced. But not with a parking lot for CSB overflow.

At the recent public meeting, We were told by the consultants that the townhouse plan had been scrapped. The only proposal on the table was the Temporary Use Permit that would permit the parking lot.

Why would any municipality on the North Shore want to support demolishing houses and building a parking garage?

If Council is truly interested in providing "affordable" housing, just allow replacement housing on the present site. You have the zoning. You have the footprint. Why change anything?

I do not, for a minute, fall for the suggestion that replacement condos or rental apartments are not "economic". As a former two-term Planning Commissioner in Whatcom County, that is the oldest and weakest argument in the book.

The solutions are fairly straightforward. I offer them again for your review.

1. Add an additional vehicle lane on the east side of Capilano Road from Ridgewood north, past the Capilano Suspension Bridge Parking lot.
2. Permit the construction of 15 replacement units on the existing site. Allow for 30 parking spaces.
3. Eliminate any parking garage structure or ground level parking for the CSB from any consideration. It is bad public policy, when affordable housing is in short supply.

Thank you for your consideration.

John Lesow

3519 Capilano Road

North Vancouver, B.C. V7R 4H9

778 340 1239

778 751 9399 c

Correspondence with the DNV has been going on since 2017

No action has been taken to rehabilitate these units or make provisions to replace with comparable Affordable housing

The plan to put more parking here in a residential area is ridiculous.

Canyon Manor

VERY IMPORTANT NOTICE

There is to be a public meeting regarding the Capilano Suspension Bridge Park's temporary park use permit for additional surface parking. It will be held at 6 pm on Wednesday, January 16th at Cleveland Elementary in the gymnasium. It is located at 1255 Eldon Road here in North Vancouver.

It opens at 6 pm with the presentation beginning at 6:30 pm. We would like to strongly encourage tenants to attend this meeting.

Part of the proposal is to re-locate the bus stop near the crosswalk at the entrance of the bridge to mid-way down our property. The proposed new bus stop would be where the Canyon Manor street sign is now located.

They want to eliminate **ALL** of the street parking from our north driveway to the middle driveway - plus half of the parking from the middle driveway to the driveway furthest south.

There may be in total 3-4 spaces to park on Capilano Road at the south end of the property if this proposal is approved.

More details will follow shortly. In the meantime I would ask tenants to make attending this meeting a priority.

If you are not comfortable speaking you can show your support just by attending. Please mark your calendars and watch for more information to arrive.

Don & Michelle

Canyon Manor Managers

ITEM 6

FINANCIAL STATEMENT / TRANSACTION REPORT

Financial Statement for EUCCA - Prepared by Corrie Kost (Treas.)

Jan 27/2015 to Oct 22/2021

| DATE | Transaction | Memo | Amount | Balance |
|--------------|--------------------------------------|---|----------------|----------------|
| Jan 27/2015 | Library Room Rental (Jun 3/2015) | EUCCA GM of Jun 3 (cheq mailed) | -42.00 | 795.88 |
| Feb 6/2015 | Members contribution | EUCCA AGM of Feb 4/2015 | 145.00 | 940.88 |
| Apr 30/2015 | Surplus from Albinson collection | Deposit by Louise Nagle | 22.00 | 962.88 |
| June 2/2015 | Library Room Rental (Sep 29/2015) | EUCCA GM (cheq. #70 mailed) | -42.00 | 920.88 |
| July 20/2015 | Member contribution (June 3/2015) | EUCCA GM Jun 3/2015 | 30.00 | 950.88 |
| Sep 29/2015 | Member contribution(dep. Feb 2/2016) | EUCCA GM Sep 29/2015) | 55.00 | 1005.88 |
| Oct 15/2015 | Contrib to Highlands Church | Fed ACM in Church – Oct 14 | -100.00 | 905.88 |
| Nov 23/2015 | Library Room Rental(Feb 24/ 2016) | EUCCA AGM(cheq #72 delivered) | -44.16 | 861.72 |
| Feb 24/2016 | Member Contributions (Feb 24) | EUCCA AGM Feb 24/2016 | 125.00 | 996.72 |
| Mar 16/2016 | Library Room Rental (Jun 8/2016) | EUCCA GM(cheq #73 delivered) | 44.16 | 952.56 |
| Jun 8/2016 | Members Contribution | EUCCA GM June 8/2016 | 10.00 | 962.56 |
| Oct 26/2016 | Library Room Rental (Nov 24/2016) | EUCCA GM Nov 24/2016 mtg. deferred to Feb 8 2017 | -44.76 | 917.80 |
| Feb 09/2017 | Members Contribution | EUCCA AGM Feb 8/2017 | 120.00 | 1037.80 |
| May 08/2017 | Contrib to Highlands Church | Prov ACM May 2/2017 | -120.00 | 917.80 |
| Oct 03/2017 | Filming Frozen Man Contribution | | 500.00 | 1417.80 |
| Feb 01/2018 | Library Room Rental(Feb1/2018) | EUCCA AGM(Feb 20/2018) | -66.55 | 1351.25 |
| Feb 20/2018 | Members Annual Contribution | EUCCA AGM (Feb 20/2018) | 75.00 | 1426.25 |
| May 28/2018 | Library Room Rental (Jun 19/2018) | EUCCA GM deferred to Nov 22 | -120.07 | 1306.18 |
| Oct 17/2018 | Contrib to Highlands Church | Mun. Election ACM Oct 17/2018 | -120.00 | 1186.18 |
| Oct 17/2018 | Moderator Appreciation Gift(CHQ#75) | Mun. ACM Oct 17/2018 | -30.00 | 1156.18 |
| Nov 22/2018 | Meeting at Delbrook Com. Centre | EUCCA GM Nov 22/2018(cheq#6) | ----- | 1156.18 |
| Feb 07/2019 | Library Room Rental(13Mar2019) | EUCCA AGM Mar 13/2019 | -62.40 | 1093.78 |
| Mar 14/2019 | Members AGM contribution | EUCCA AGM Mar 13/2019 | 135.00 | 1228.78 |
| Apr 3/2019 | Members AGM contributions | EUCCA-Exec Apr 3/2019 | 25.00 | 1253.78 |
| Apr 6/2019 | Members AGM contributions | April 6/2019 | 10.00 | 1263.78 |
| Apr 11/2019 | Cap Lib 12Jun & 25Sep→ 30Oct | EUCCA GM's room rental costs | -131.91 | 1131.87 |
| May 2019 | Appreciation of Brian's service | \$48 for book | -48.00 | 1083.87 |
| Oct 21/2019 | Contrib to Highlands Church | Fed ACM Oct 9/2019 | -120.00 | 963.87 |
| Jan 22/2020 | Library Rental (Paid Apr 11/2019) | EUCCA AGM Jan 22/2020 | Credit used(*) | 963.87 |
| Jan 22/2020 | Members AGM contributions | Deposit into bank account Feb 18 | 110.00 | 1073.87 |
| Feb 29/2020 | Printing two EUCCA Banners | Repay C.Kost for 2 banners -Cheq#11 | -150.08 | 923.79 |
| Apr 2/2020 | Re-Payment by DNV – Banners&Rm | From DNV Community Bldg Fund | 215.79 | 1139.58 |
| Sep 15/2020 | ECA domain name registration 1yr | Repay C. Kost \$28.24 | -28.24 | 1111.34 |
| Jul 28/2021 | EUCCA-Exec at Highlands Church | Cheq to Highlands United Church | -20.00 | 1091.34 |
| Jul 31/2021 | Edgemontcap.org website | GoDaddy C\$311.76 2yr from Aug09 Requested DNV re-imbusement | | |
| Sep 13/2021 | Edgemontcap.org domain name | GoDaddy C\$28.21 1yr from Sep12 repay by cheq to C. Kost on Oct 19 | -28.21 | 1063.13 |
| Oct 22/2021 | EUCCA-AGM at Highlands Church | Cheq to Highlands United Church | 120.00 | 943.13 |

Election of Executive

Note that all EUCCA members were previously duly notified to proclaim their interest or nominate another member to serve on the Executive Committee. The following members were elected by acclamation (1 new member added and 1 member resigned – so still 10.) Note max allowed is currently 12.

- Arzoo Babul
- Grig Cameron
- Margaret Campbell (new)
- Adrian Chaster
- Susan Hyam
- Corrie Kost (treasurer)
- Elizabeth Mclenehan
- Louise Nagle
- Eric Skowronek
- Dave Wilson